

Speedway Ground Lease

Sonora, CA





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Convenient Location in Car-Dependent Region

Access from Mono Way (46,000 ADT) Near CA-108



Across from County's Largest Shopping Center

with Kohl's, T.J. Maxx, Starbucks & More



Sonora is the Economic & Tourism Hub of the Sierra Foothills

- Rare Low Price Point Gas Station in Northern California with Strong Corporate Backing
- Approximately 7 Years Remaining with Two 5-Year Options to Extend
 - 1.5% Annual Rent Increases Providing a Hedge Against Inflation
- Sustainable, Below Market Rent
- Successful Location with 28 Year Operating History
 - Ranked #28 for the Chain, 85th Percentile in CA (per Placer.ai)
- In 2021, 7-Eleven, Inc. Acquired Speedway, LLC for \$21 Billion
 - Global Leader in Convenience Retail with More than 85,000 Locations
- Speedway is a Best-in-Class Gas Station & C-Store Tenant
 - Founded in 1952; Operates More than 3,000 Locations in 36 States
- Excellent Visibility with Convenient Access on a High-Traffic Corridor
 - Located on Mono Way (46,000 ADT), Just Off of CA-108 (20,800 ADT)
 - Well-Positioned to Serve Travelers and Locals Alike in a Car-Dependent Region
- Adjacent to The Junction Shopping Center, the Largest Shopping Center in the County
 - Anchored by Kohl's, with T.J. Maxx, CVS, Dollar Tree, Anytime Fitness, Starbucks, Round Table Pizza, Jack in the Box, and More
- 2 Miles from Adventist Health Sonora Medical Center (152 Beds)
- 3 Miles from Historic Downtown Sonora & Sonora High School



High-Visibility Tourist Market

In 2024, Tuolumne County Experienced 6 Million Tourist Visits, Contributing \$307.8 Million to the Local Economy (per Visit Tuolumne County)



\$2,098,000

5.00% CAP RATE

[View on Map ↗](#)

Net Operating Income	
Gross Rents	\$114,902.25
Taxes on the Land*	(\$10,000)
Total NOI	\$104,902.25

*Landlord is responsible for the taxes on the land only. 2025 taxes were \$7,546.60. We have estimated new taxes upon sale will be approximately \$10,000. Please note, this is only an estimate.

📍	LOCATION	13778 Mono Way, Sonora, CA 95370
↔	LOT SIZE	±0.79 acres or ±34,412 square feet
↗	IMPROVEMENTS	Retail building for Speedway with 6 fueling stations and 12 pumps <i>The improvements are owned by the tenant; only the land is for sale</i>
P	PARKING	±21 parking spaces
🏠	TENANT	Western Refining Retail, LLC dba Speedway
	RENT COMMENCEMENT	April 1, 1997
	GROUND LEASE EXPIRATION	November 30, 2032
	RENT INCREASES	1.5% annual
	OPTIONS	Two (2) five-year options
	TAXES	Tenant is responsible for all taxes associated with the building; Landlord is responsible for taxes on the land only
	INSURANCE	Tenant is responsible
	MAINTENANCE	Tenant owns all of the improvements and is responsible for all parts of the Premises including underground storage tanks.
	LANDLORD RESPONSIBILITIES	Landlord is responsible for taxes on the land
	RIGHT OF FIRST REFUSAL	Tenant shall have the Right of First Refusal to purchase the property on the same terms and conditions as any bona fide third part offer received by the landlord by providing written notice to the landlord within twenty (20) days of receiving written notice of such offer
💰	FINANCING	Delivered free and clear of permanent financing

Speedway



Speedway was Acquired by 7-Eleven in 2021 for \$21 Billion

7-Eleven is the Global Leader in Convenience Retail with More Than 85,000 Stores

Speedway founded in 1952, is one of the largest convenience store and gas station chains in the United States. The brand serves more than two million customers daily and meets the fueling and convenience needs of both travelers and local residents. Speedway is known for its clean stores, friendly service, convenient locations, and ongoing sustainability initiatives, which have helped establish it as a trusted national operator. Its stores offer a wide range of products including premium hot and iced coffees, Big Gulp fountain beverages, teas, Slurpees and frozen drinks, breakfast and deli sandwiches, hot sandwiches, burgers, hot dogs, pizza, merchandise, and fuel.

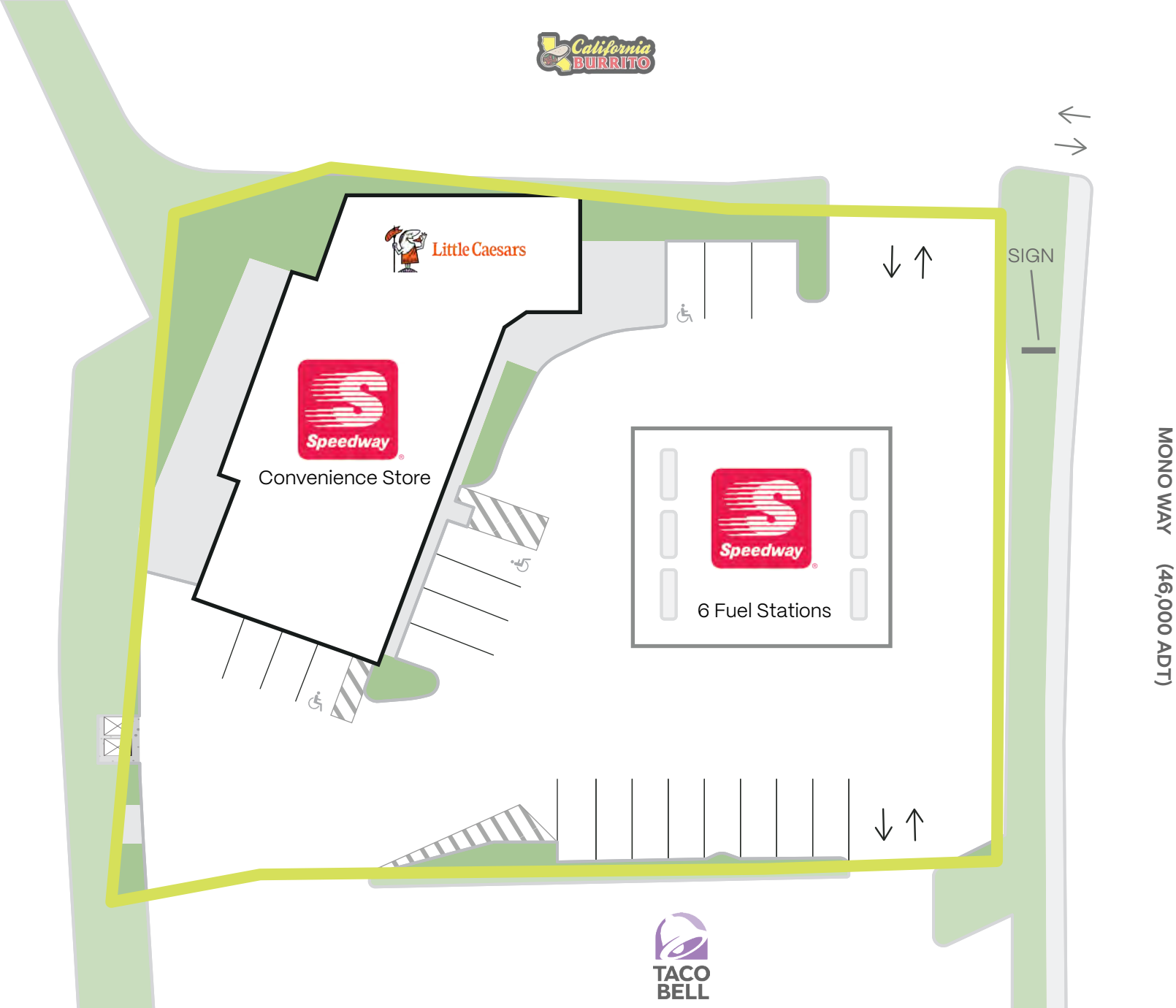
Speedway enhances convenience through the Speedway mobile app and its popular SpeedyRewards program, which allows customers to earn points on fuel and merchandise purchases to redeem for coupons, discounts, bonuses, and monthly perks. Speedway operates as a subsidiary of 7-Eleven, Inc.

In 2021, **7-Eleven** acquired Speedway LLC for \$21 billion, adding approximately 3,800 locations across 36 states to its portfolio. This acquisition expanded 7-Eleven's North American footprint to roughly 14,000 stores and broadened its reach to 47 of the 50 most populated U.S. metro areas while significantly increasing its company-operated store base. Globally, 7-Eleven operates more than 85,000 stores and is recognized as the leader in convenience retail. The company was founded in 1927 in Dallas, Texas, where it introduced the modern concept of around-the-clock convenience. Today, 7-Eleven is headquartered in Irving, Texas, and is investment grade, rated A- by Standard & Poor's and Baa2 by Moody's. The company reported approximately \$80 billion in annual revenue



for 2025. As a wholly owned subsidiary of Seven-Eleven Japan under Seven & i Holdings Co., Ltd., 7-Eleven benefits from strong financial backing and global integration. Strategic growth initiatives, including the acquisitions of Speedway and Stripes, along with leadership in loyalty programs, convenience, and digital innovation, continue to strengthen its position in the sector.

For more information, visit www.speedway.com and 7-eleven.com.







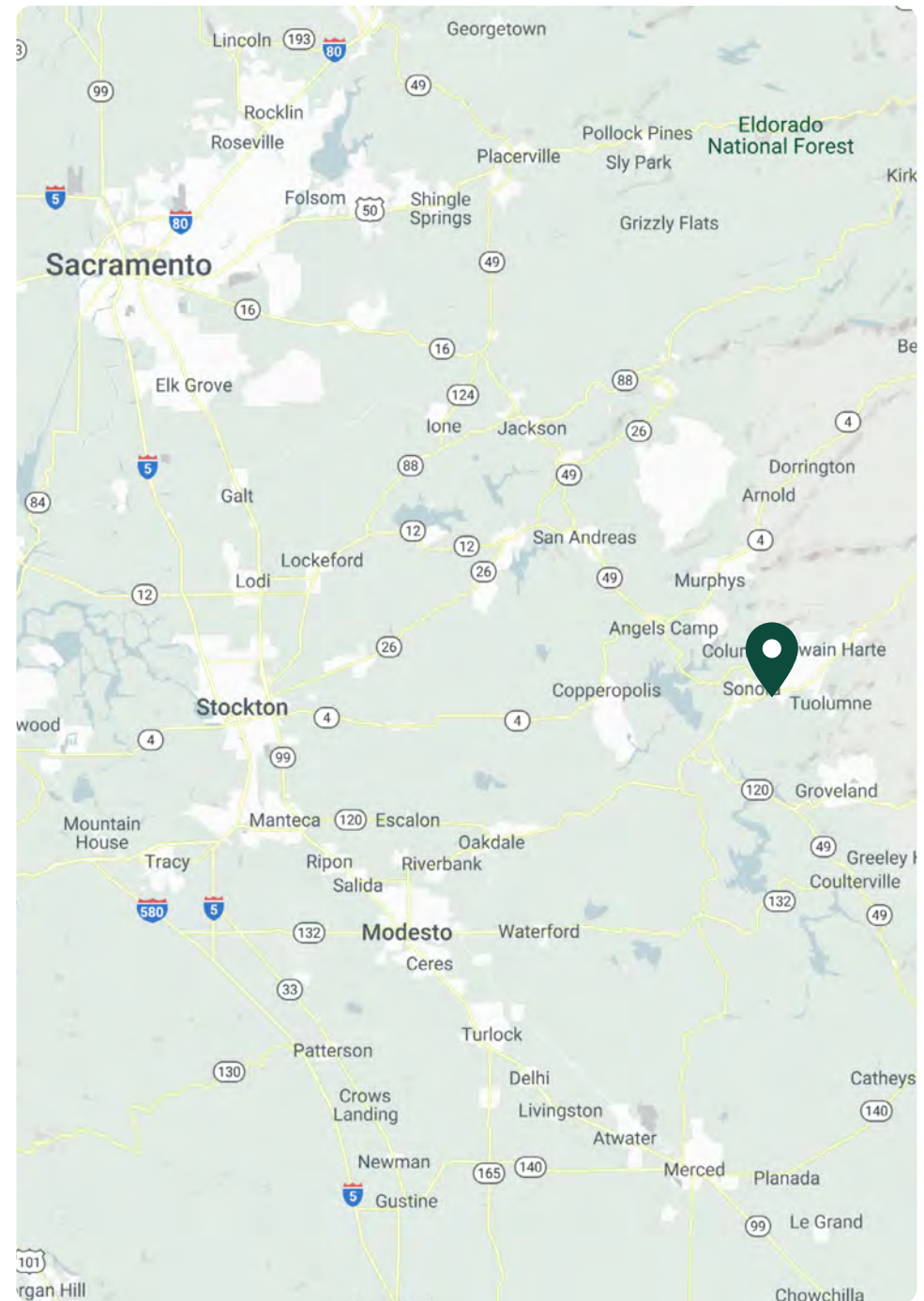


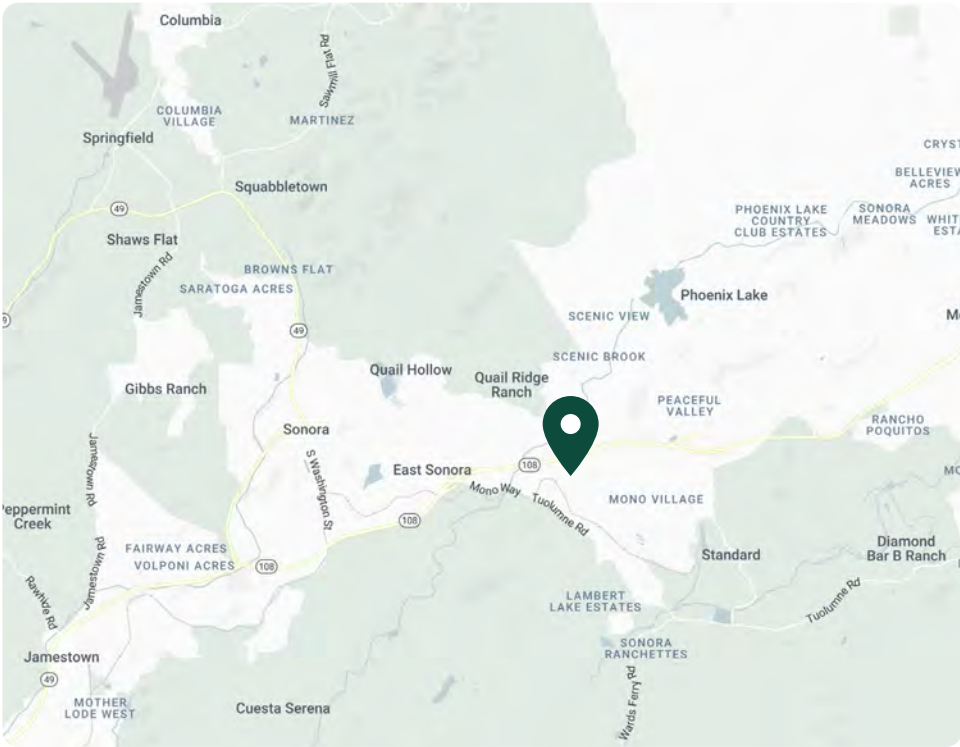
Regional Economic & Tourist Hub in the Sierra Foothills

Sonora, California is the county seat of Tuolumne County, a region of approximately 55,000 residents in the Sierra Nevada foothills. The city has experienced modest yet steady population growth over the past 15 years. Downtown Sonora preserves much of its nineteenth century Gold Rush character, with historic architecture, narrow streets, boutiques, galleries, restaurants, and museums, including the county museum located in the former jail, along with a line-up of year-round events. This historic identity supports a healthy retail and hospitality sector and anchors Sonora as the cultural and commercial hub of the region.

Tourism is a central pillar of the local economy. As a gateway to Gold Country, the Sierra Nevada, and Yosemite National Park, the region attracts visitors year round. In 2023, traveler spending in Tuolumne County exceeded \$287 million, supporting more than 2,500 jobs, with additional economic impact from nearby casinos, including Black Oak Casino Resort and Chicken Ranch Casino. Outdoor recreation remains a strong draw, with hiking, biking, camping, gold panning, wine tasting, horseback riding, boating, fishing, winter mountain sports, and scenic exploration accessible from major corridors such as California State Route 49 and California State Route 108. These key routes provide important north-south and east-west connectivity, linking Sonora to foothill communities, mountain destinations, and High Sierra recreation zones, including Dodge Ridge Mountain Resort.

The regional employment base is diversified across healthcare, retail trade, construction, government, and leisure and hospitality. Job growth is expected to continue in these sectors, contributing to increased demand for both single family and multi unit housing.





The subject property is conveniently positioned along Mono Way (46,000 ADT) adjacent to CA-108 (20,800 ADT), the area’s primary highway and main east-west thoroughfare connecting Pinecrest and the Sierras to Sonora and Jamestown. This Speedway location serves both travelers and local residents, benefiting from multiple access points and strong synergy with neighboring tenants including Taco Bell, Little Caesar’s, and California Burrito. Directly behind the property is the Sonora Sports & Fitness Center, a full service facility offering more than 40,000 square feet of workout space, a basketball court, an aquatic center with pools and swim programs, racquetball, yoga, personal training, steam room and sauna, childcare, youth sports programs, and a full schedule of group fitness classes.

Across the street is The Junction Shopping Center, the county’s largest retail destination, home to approximately 40 restaurants and shops including Kohl’s, T.J.Maxx, Dollar Tree, CVS, Famous Footwear, Anytime Fitness, Habit Burger, PriceCo Foods, Starbucks, Round Table Pizza, Jack in the Box, Subway, Togo’s, Umpqua Bank, and BBVA Bank. Additional traffic drivers in the immediate area include Boulder Plaza with financial and medical offices, Sonora Ford, The Peppery Restaurant, and multiple national hotel chains such as Best Western Plus and Aladdin Inn.

To the south, the property is supported by major employers and activity generators including Sierra Pacific Industries’ Sonora sawmill, other industrial operations, Tuolumne Utilities District, ABC Supply Co, Merlo Field Sports Complex, and more. Approximately 1.5 miles east is a Walmart Supercenter anchored shopping center featuring Safeway, PetSmart, Regal Cinemas, Big 5 Sporting Goods, Applebee’s, Panda Express, and other national retailers. Nearby centers include Timberhills Shopping Center with Save Mart and Ross, and Sonora Plaza anchored by Wilco Farm Store and Harbor Freight.

Adventist Health Sonora Medical Center is located less than 2 miles from the site. It includes a 152-bed hospital serving nearly 100,000 residents across the Sierra Foothills and provides comprehensive services including preventative care, emergency and surgical care, imaging, primary care, maternity care, home care, and more. Adjacent is Sonora Elementary School with nearly 400 students. Downtown Sonora is situated just 3 miles east of the property, along with Sonora High School, which enrolls approximately 1,000 students.

Nearby Retailers	Visit Data (per Placer.ai)
Sonora Crossroads Shopping Center	4.2M Annual Visits
Walmart Supercenter	2.3M Annual Visits
Safeway	974,600 Annual Visits
Panda Express	238,800 Annual Visits
AutoZone	145,500 Annual Visits, Top 5% Nationwide
The Junction	3.1M Annual Visits
T.J. Maxx	424,500 Annual Visits
Habit Burger Grill	356,400 Annual Visits, Top 1% Nationwide
Jack in the Box	270,800 Annual Visits, Top 20% Nationwide
Kohl's	252,100 Annual Visits
Speedway (Subject Property)	258,100 Annual Visits, Top 15% in CA
O'Reilly Auto Parts	161,300 Annual Visits, Top 1% Nationwide

63,202



2025 Total Population

\$587,980



Average Home Value

\$105,213



Average Household Income

📍 13778 Mono Way, Sonora, CA 95370



Tourism Visitation & Spending			
2024 (Tuolumne County)		6 million annual tourist visits & \$307.8 million in direct travel spending	
Population Summary	5 Miles	10 Miles	15 Miles
2020 Total Population	30,000	45,720	64,402
2025 Total Population	29,467	44,776	63,202
2030 Total Population	29,381	44,646	63,298
Average Household Income			
2025	\$103,593	\$103,965	\$105,213
2030	\$114,225	\$114,619	\$115,869
Average Home Value			
2025	\$587,980	\$574,342	\$587,288
2030	\$699,667	\$681,576	\$683,771

Major Employers in Tuolumne County	# of Employees
Adventist Health Sonora	1,000–4,999
Sierra Conservation Corrections Dept	1,000–4,999
Black Oak Casino	500–999
Dodge Ridge Ski Resort	500–999
Hetch Hetchy Project	250–499
Walmart	250–499
ATCAA	100–249
Chicken Ranch Casino	100–249
Columbia College	100–249
Diestel Turkey Ranch	100–249
Hetch Hetchy Water & Power	100–249



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