OFFERING MEMORANDUM

Chevron (7–Eleven) Ground Lease

Sonora, CA

Fisher James Capital



www.fisherjamescapital.com

Fisher James Capital

01 Property Highlights

02 Overview & Pricing

03 Tenant Information

04 Site Plan

05 Aerials

08 About the Area

10 Demographics

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Fisher James Corp. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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 (7-Eleven)
  - → 7-Eleven is a Global Leader in Convenience Retail with More than 85,000 Locations Across 19 Countries
- Approximately 6 Years Remaining with Two 5-Year Options to Extend
  - → 1.5% Annual Rent Increases Providing a Hedge Against Inflation
- Sustainable, Below Market Rent
- Successful Gas Station Location with 28 Year Operating History
- 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)



$1,950,000

5.47% CAP RATE

View on Map ↗

Net Operating Income	
Gross Rents	$116,625.78 (Nov 2026)
Taxes on the Land*	($10,000)
Net	$106,625.78

*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 with 6 fueling stations and 12 pumps *The improvements are owned by the tenant; only the land is for sale*
PARKING	±21 parking spaces
TENANT	Western Refining Retail, LLC (7-Eleven)
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

7-Eleven

7-Eleven, Inc. is the world's largest convenience retailer, with approximately 86,900 stores globally across 19 countrie. The company is headquartered in Irving, Texas and has played a pioneering role in the development of modern convenience retail. Today, 7-Eleven operates, franchises, and licenses more than 13,000 stores across the U.S. and Canada, including locations under the 7-Eleven, Speedway, and Stripes banners.

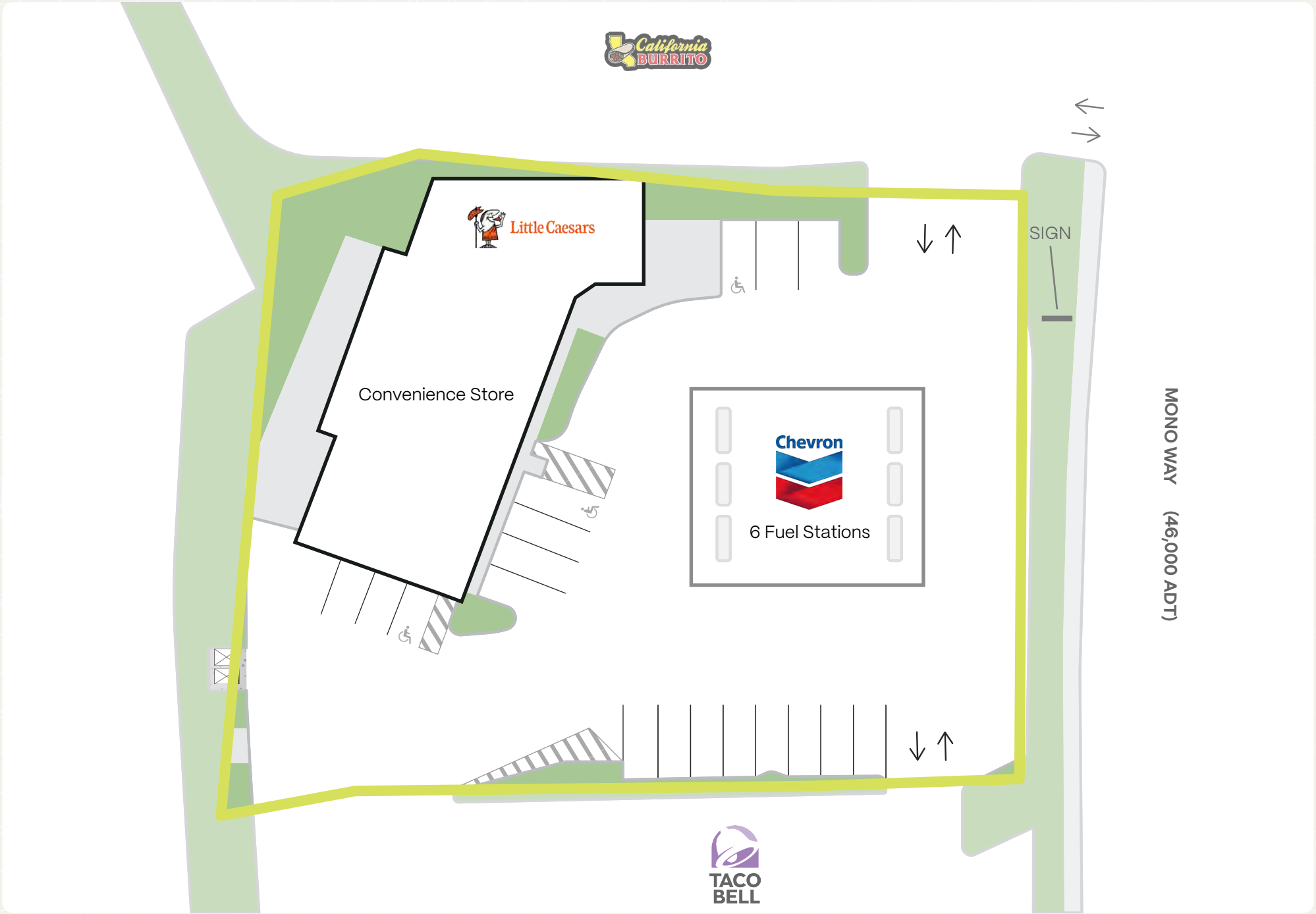
7-Eleven significantly expanded its North American platform through the $21 billion acquisition of Speedway from Marathon Petroleum in 2021, adding approximately 3,800 stores across 36 states. At closing, the transaction increased the company's North American portfolio to approximately 14,000 locations and established a presence in 47 of the 50 most populated U.S. metropolitan areas. The company also acquired approximately 1,030 Stripes stores in 2018, further strengthening its presence in Texas and the broader Sun Belt.

7-Eleven, Inc. is wholly owned by Seven & i Holdings Co., Ltd., one of the world's largest convenience-focused retail organizations. The company maintains investment-grade credit ratings of A- from Standard & Poor's and Baa2 from Moody's as of June 30, 2026. For fiscal 2025, 7-Eleven, Inc. reported approximately $52.6 billion in revenues from operations. Its substantial operating scale, investment-grade credit profile, extensive store network, leading loyalty and delivery platforms, and continued investment in foodservice, digital capabilities, and store modernization reinforce its position as the dominant global convenience retailer.

Western Refining Retail, LLC, the entity on the lease, is a wholly owned subsidiary of 7-Eleven, Inc.

For more information, visit 7-eleven.com.




California BURRITO
Little Caesars
Convenience Store
Chevron
6 Fuel Stations
SIGN
MONO WAY (46,000 ADT)
TACO BELL


SONORA CROSSROADS SHOPPING CENTER
4.2M Annual Visits
Walmart Supercenter
2.3M Annual Visits
REGAL
Staples
PETSMART
SAFEWAY
974,600 Annual Visits
Applebee's
238,800 Annual Visits
AutoZone
145,500 Annual Visits, Top 5% Nationwide
LOWE'S
TIMBERHILLS SHOPPING CENTER
Save Mart
ROSS DRESS FOR LESS
SONORA PLAZA SHOPPING CENTER
HARBOR FREIGHT
DOLLAR TREE
BIG O TIRES
O'Reilly AUTO PARTS
161,300 Annual Visits, Top 1% Nationwide
Adventist Health
Sonora
152-Bed Hospital
Downtown Sonora
(2.8 Miles)
the Habit BURGER GRILL
356,400 Annual Visits, Top 1% Nationwide, #3 in CA
Jack in the box
270,800 Annual Visits, Top 20% Nationwide
TOGO'S
ELEVEN
Chevron
TACO BELL
Sonora SPORTS & FITNESS
Ford
CALIFORNIA 108
(20,800 ADT)
Adventist Health
California BURRITO
Mono Way (46,000 ADT)


THE JUNCTION SHOPPING CENTER
3.1M Annual Visits
KOHL'S
252,100 Annual Visits
PriceCo Foods
Jack in the box
DOLLAR TREE
270,800 Annual Visits, Top 20% Nationwide
T.J.maxx
424,500 Annual Visits
ANYTIME FITNESS
ROUND TABLE PIZZA
the Habit BURGER GRILL
FAMOUS footwear
SUBWAY
356,400 Annual Visits, Top 1% Nationwide, #3 in CA
7-ELEVEN
Chevron
Habitat for Humanity of Tuolumne County
BW Best Western Hotels & Resorts
TSC TRACTOR SUPPLY CO
Tires LES SCHWAB
NAPA
sierra rep
SONORA TILE
California BURRITO
SIERRA ENERGY express
KOHL'S
CALIFORNIA 108
(20,800 ADT)
Mono Way (46,000 ADT)
TACO BELL
AdventistHealth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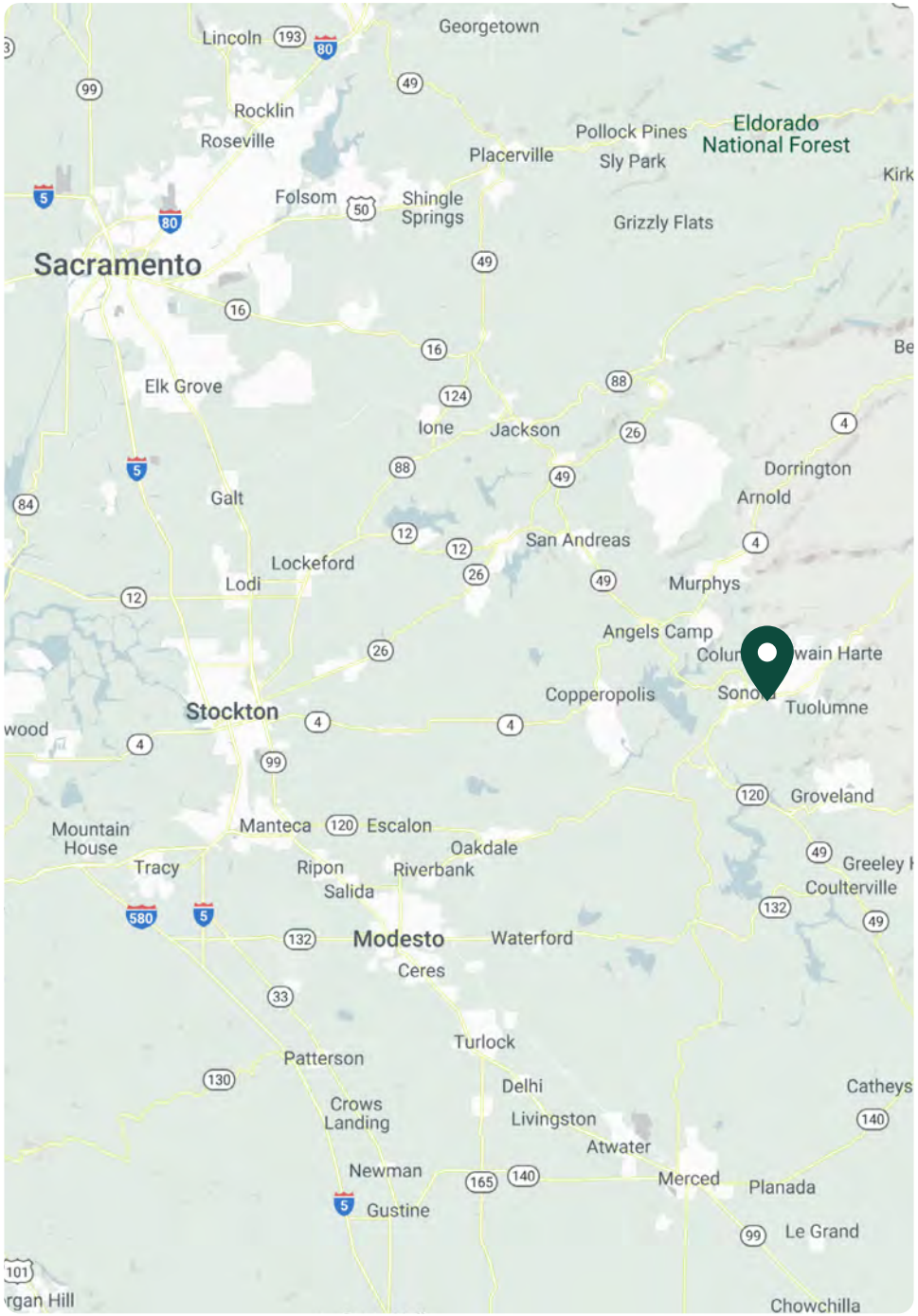
SIERRA PACIFIC INDUSTRIES
BIRCHWOOD
ABC Supply Co. inc.
7-ELEVEN
Chevron
Sonora SPORTS & FITNESS CENTER
sierra rep
SONORA TILE
SIERRA ENERGY express
The TIRE SHOP
Tuolumne Rd
Mono Way (46,000 ADT)
California BURRITO
TACO BELL
AdventistHealth

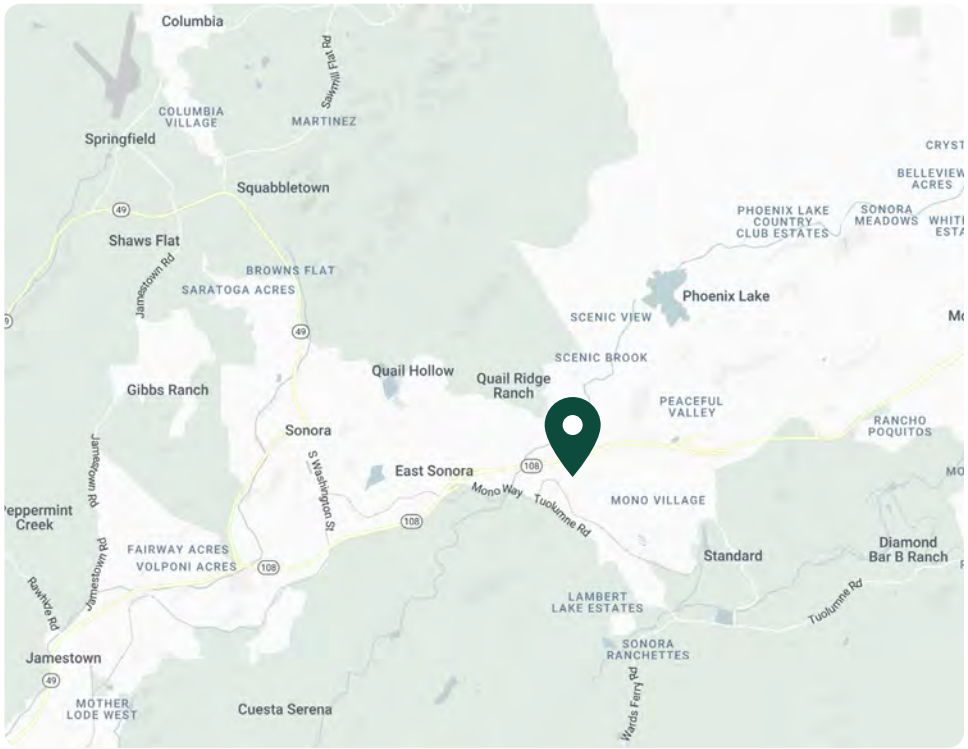
Regional Economic & Tourist Hub in the Sierra Foothills

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.





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
Chevron (Subject Property)	**258,100 Annual Visits**
O'Reilly Auto Parts	161,300 Annual Visits, Top 1% Nationwide

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 Chevron 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.

63,202
2025 Total Population

$587,980
Average Home Value

$105,213
Average Household Income



13778 Mono Way, Sonora, CA 95370

Tourism Visitiation & 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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