



Bruce's Tires

215 West Pacheco Boulevard, Los Banos, CA 93635

Net Leased Single Tenant | Long Term Lease | \$2,545,000



Renz & Renz
Local Roots; National Reach



Exclusively Listed By



GEORGE L. RENZ, CCIM, SIOR, ALC
Renz & Renz Investment & Commercial Brokerage
408-846-1031 office | 408-846-1042 fax
george@renzrenz.com
BRE License # 00854816

Bruce's Tires

215 West Pacheco Boulevard, Los Banos, CA 93635

List Price	\$2,545,000
Cap Rate	5%
Rent	\$12,000 Monthly \$144,000 Annually
Zoning	CM
Building Size	Approx. 8,700 SqFt
Lot Size	37,061 SqFt

Property Highlights

- 12+ years remaining on lease
- Reasonable price per SqFt
- Hwy 152 & corner location
- Corporate lease guarantors
- Attractive 12.5% increases every 5 years
- Landlord responsible for part of the property taxes
- Sun Auto Tire & Service has 350 locations
- Excellent credit tenant
- Low price per SqFt
- Next 12.5% rent increase in 12.31.2026





Tenant Summary

Tenant Trade Name	Bruce's Tires
Lease Guarantor	GB Auto Service, Inc
Lease Type	NNN
Current Rent	\$12,000 Monthly \$144,000 Annually
Landlord Responsibilities	Partial payment of property taxes
Original Lease Term	15 years
Lease Comencement Date	12.30.2021
Current Lease Expiration Date	12.30.2036
Term Remaining on Lease	12 years
Rental Increases	Increases every 5 years
Options	Three 5-year options

Lease Increases & Option Breakdown

	Increases	Monthly Rent	Annual Rent
Year 1-5	current	\$12,000	\$144,000
Year 6-10	12.5%	\$13,500	\$162,000
Year 11-15	12.5%	\$15,187	\$182,000
Option 1	12.5 - 15% (market)		
Option 2	12.5 - 15% (market)		
Option 3	12.5 - 15% (market)		

GB Auto Services, Inc. | Subject Tenant Credit

GB Auto's portfolio of partners currently includes Hyundai, Mazda, Chery, MG, Changan, Haval, Karry, Bajaj, Marcopolo, Iveco, Volvo Truck and Volvo Bus, Volvo Construction Equipment, Mitsubishi Fuso, SDLG, Higer, shacman, Lassa, Yokohama, Westlake, Double Coin, Goodyear, Thunderer, Verde, Techking, Sun full and Gazpromneft. The company also has non-bank financial subsidiaries, launched with the aim of offering financing options to all client categories, from major corporations and small and medium enterprises, to retail clients and individuals eligible for micro credit.

With a history of over six decades in the industry, GB Auto has built a solid reputation for standing behind its customers and is renowned for providing unmatched after-sales services in Egypt, having long positioned Hyundai cars as the best value for money in the Egyptian market and having done the same with Mazda and Chery at unique price points. GB Auto's commitment to total care for customers is evident in its nationwide network of 25 owned retail showrooms, that include 5 3-S (sales, service and spare parts center), 17 2-S (sales and spare parts center), and 3 1-S (spare parts center), after-sales service center, as well as a network of 84 authorized dealers and 125 authorized service centers across Egypt.. With new vehicle sales, the company's service and parts outlets make GB Auto a fully integrated "one-stop-shop" automotive provider that delivers on promises of lower ownership costs and real value to customers.

<https://ir.ghabbourauto.com/en/company-profile>

Sun Auto Tire & Service | Parent Company to GB Auto Services, Inc.

Sun Auto Tire & Service is the leading provider of quality aftermarket automotive repair, maintenance, and tire services in the Southwest. Sun Auto Tire & Service encompasses over 350 retail locations and 10 brands throughout the United States with 2,500+ Service Bays serving 2,000,000+ customers annually.

<https://sun.auto/>

Leonard Green & Partners, LP | Majority Shareholder to Sun Auto

Leonard Green & Partners, L.P. ("LGP") is a leading private equity investment firm founded in 1989 and based in Los Angeles with over \$70 billion of assets under management. Our firm partners with experienced management teams and often with founders to invest in market-leading companies.

Since inception, we have invested in over 120 companies in the form of traditional buyouts, going-private transactions, recapitalizations, growth equity, and selective public equity and debt positions. We primarily focus on companies providing services, including consumer, healthcare, and business services, as well as retail, distribution, and industrials.

<https://www.leonardgreen.com/>

Income & Expense

Gross Annual Income	\$144,000
Current property taxes paid by tenant (2023-2024 bill)	\$9,676
Estimated new property taxes (at \$2,545,000 sales price)	\$26,426
Landlord cost of taxes	\$16,750
Net Income	\$127,250



Population

	1 Mile	3 Miles	5 Miles
2020	12,206	46,558	47,758
2023	12,764	49,890	51,091
2028 (projected)	13,088	51,907	53,095

Households

	1 Mile	3 Mile	5 Miles
2020	3,792	12,976	13,361
2023	3,974	13,887	14,261
2028 (projected)	4,100	14,538	14,909
2023 Average Size	3.20	3.58	3.57

2023 Households Income

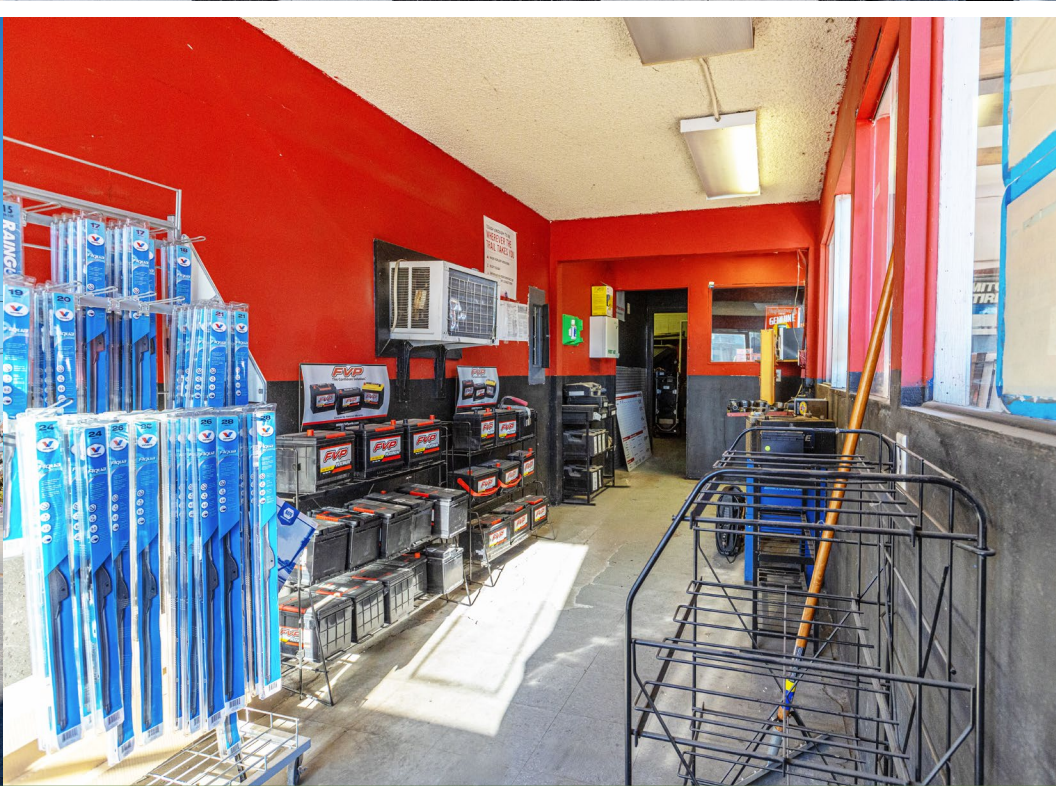
	1 Mile	3 Miles	5 Miles
Median Income	\$76,521	\$75,615	\$75,369
Average Income	\$91,708	\$95,367	\$95,293
Per Capita Income	\$28,569	\$26,667	\$26,685

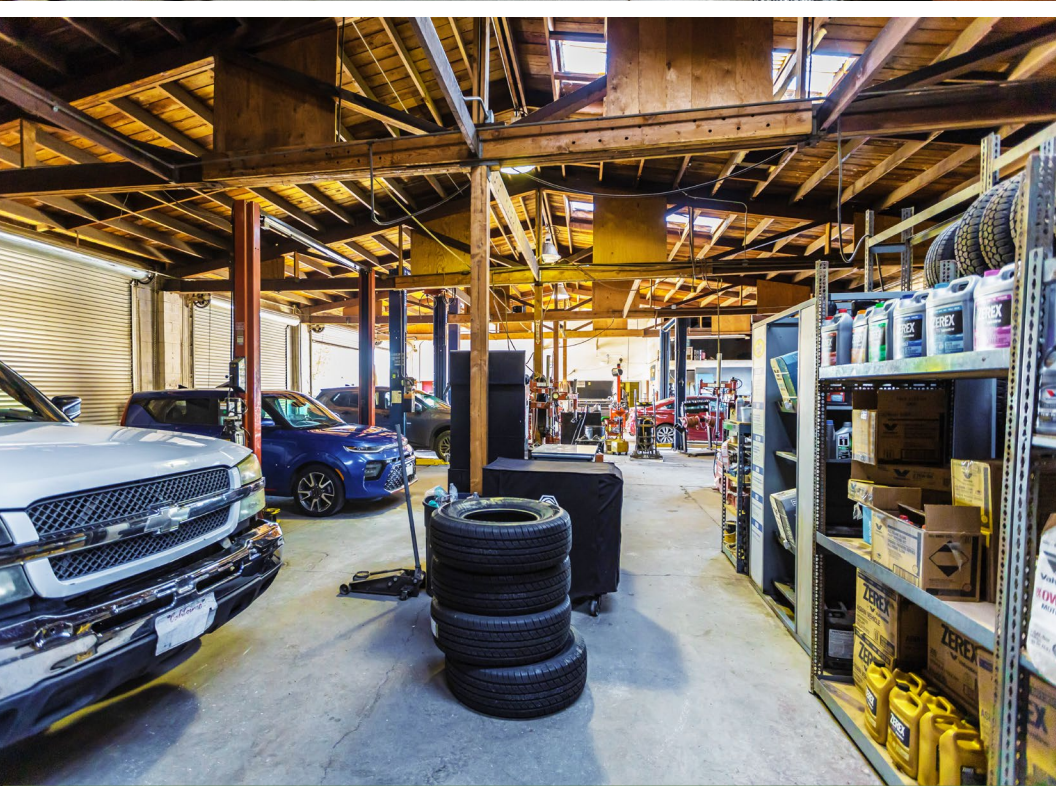




Traffic Count 20,960







DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.



Exclusively Listed By



George L. Renz, CCIM, SIOR, ALC
President
408.846.1031
george@renzrenz.com
BRE Lic: 008545816

