

FOR SALE > MCHENRY'S BAR & GRILL

3380 N. Tracy Blvd • Tracy, CA 95376



PLEASE CONTACT EXCLUSIVE BROKERS:

ADAM LUCATELLO
VICE PRESIDENT
209 475 5118
adam.lucatello@colliers.com
CA License No. 01336956

RUBEN SANDOVAL
ASSOCIATE
209 475 5127
ruben.sandoval@colliers.com
CA License No. 01806675



COLLIERS INTERNATIONAL
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Property Photos

View of building from hard corner



View of rear of building from Clover Road



View of building entrance from Tracy Boulevard



View of rear of building from parking lot



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Traffic Counts:

I-205 (All Day East / West)

ADT - 182,000

Tracy Boulevard On/Off Ramp

ADT - 20,350

Tracy Blvd. & Clover Road

ADT - 22,300

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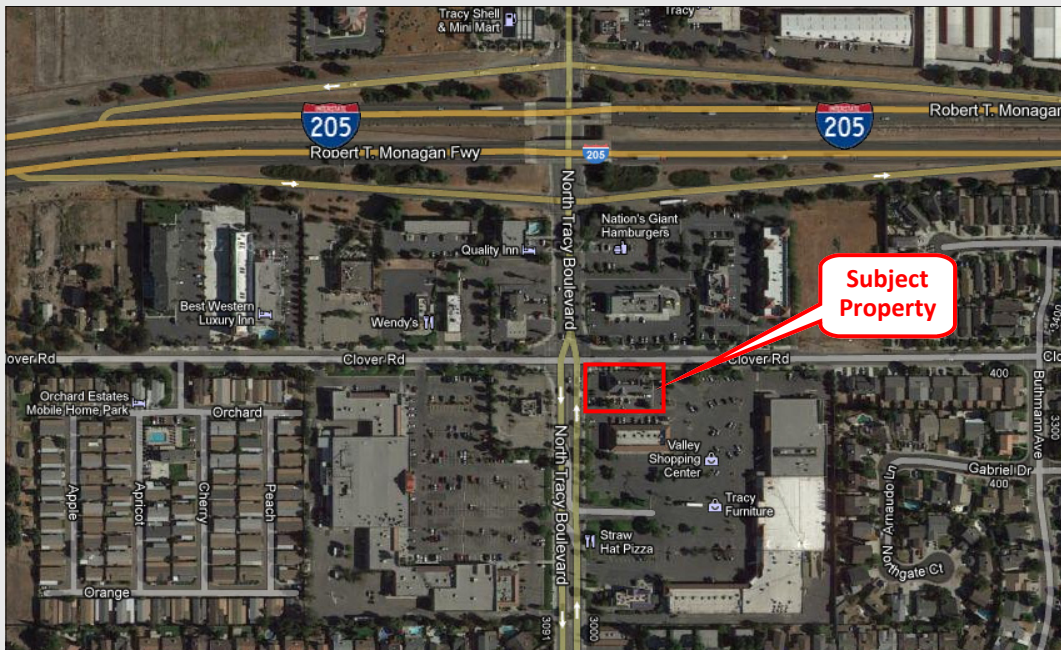
Investment Overview

Colliers International is proud to present McHenry's Bar & Grill located on one of Tracy's premier retail corners. This location is conveniently located off the interstate 205 at the Tracy Blvd exit. The Tracy Blvd exit is a popular, well known destination for travelers due to its excellent tenant draw from such notable tenants as In & Out Burger, McDonald's, Starbucks, Arby's, Wendy's, Burger King, Subway and Nation's Giant Hamburgers.

McHenry's Bar & Grill is the signalized, corner pad to "Valley Center," a 67,000+ square foot shopping center that is anchored by CVS, and a DD's Discount Store is scheduled to join the center very shortly.

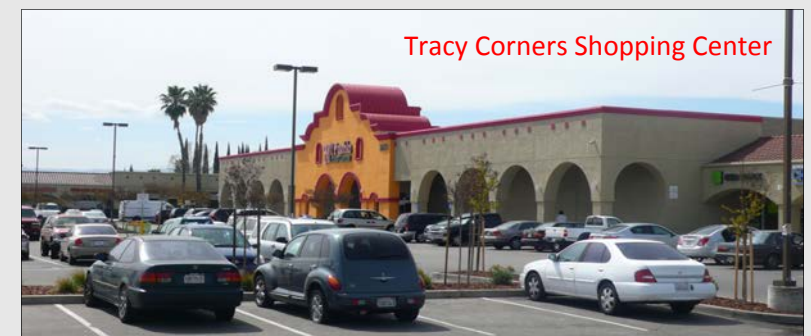
Directly across the street from McHenry's Bar & Grill is "Tracy Corners Shopping Center," an 86,000+ square foot center that is anchored by Mi Pueblo Food Center. Mi Pueblo is a popular, family owned grocery center that is headquartered in San Jose, CA. To date, Mi Pueblo has over 20 locations in Northern California and continues to grow.

Tenant is an experienced restaurateur who operates three (3) restaurants in Tracy, Modesto and Sunnyvale.



INVESTMENT HIGHLIGHTS:

- ◆ Established restaurant location on signalized corner
- ◆ Large pylon signage
- ◆ Located at the popular Tracy Blvd. Interstate 205 Exit
- ◆ Surrounded by national tenants
- ◆ Situated directly across the street from "Tracy Corners Shopping Center," that is anchored by Mi Pueblo Food Center



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Summary

Tenant Name:	McHenry's Bar & Grill
Location:	3380 N. Tracy Blvd., Tracy, CA 95376
Price:	\$880,000
Cap Rate:	6.14%
Price Per Sq. Ft.:	\$191
Building Sq. Ft.:	4,589
Land Sq. Ft.:	19,602
A.P.N.#:	214-450-01
Lease Guarantor:	Franchisee
Lease Type:	NNN
Lease Commencement:	1994
Lease Expiration:	2014
Current Monthly Rent:	\$4,520
Option Periods:	Three (3) five (5) year (call Agent for details)



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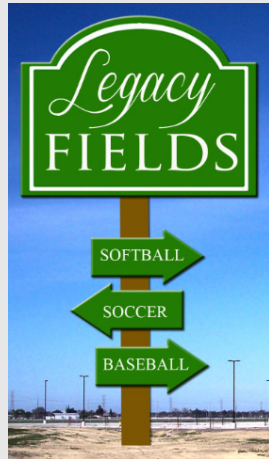
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Current Development

LEGACY FIELDS

Legacy Fields is a 166-acre sports park that will include gated field sites for baseball, softball, soccer, football and many other activities. It will be located on North Tracy Boulevard. Is due to break ground in May of 2013. The first phase of the park will include an approximate \$11.7 million investment on approximately 70 acres and will be home to many organizations such as the Tracy Futbol Club, Tracy Youth Soccer League, Tracy Babe Ruth Baseball League, Tracy Little League, and many more.



AMAZON

Tracy is the new home to Amazon's third California fulfillment center. Occupying approximately 1 million square feet of space, Amazon is expecting to bring an estimated 1,000 new jobs to Tracy. The site will used primarily for the package and distribution of products is sells online. Amazon joins several other national fulfillment centers already located in Tracy, such as Best Buy, Crate & Barrel, Costco, Home Depot, Kellogg's, Orchard Supply Hardware, Pepsi/Gatorade, Restoration Hardware, and Safeway.

Aerial



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Area Highlights

- Short distance to Bay Area
- Nearly 95,000 population within a 5-mile radius
- Easy access to Interstate 205 and Interstate 580
- Vivacious retail corridor
- Surrounded by national tenants

City of Tracy

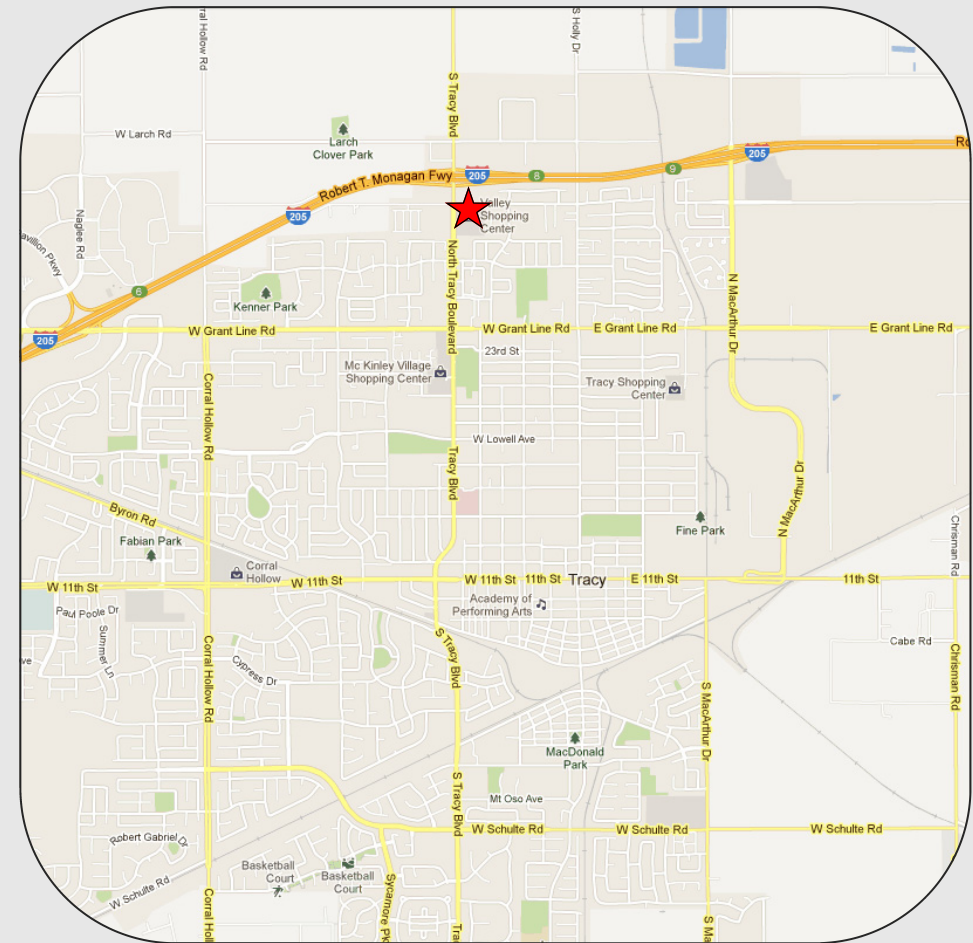
City Of Tracy is located in California's Central Valley. With a short distance from the San Francisco Bay Area, Tracy is the first Central Valley city that Bay Area travelers are introduced to when crossing over the Diablo Mountain Range, via the Altamont Pass. Tracy is conveniently located just an hour from San Francisco, San Jose and Sacramento.

Today, Tracy is home to over 89,000 residents within a 5 mile radius from the subject property. Tracy's recent residential popularity can be attributed to many factors such as; its closeness to the San Francisco Bay Area; access to Interstate 205 which connects to Interstate 580 to the west and Interstate 5 to the east, making these three Interstates forming a triangle around much of the city.

Demographics - 2013 Est.

	<u>1 Mile</u>	<u>3 Mile</u>	<u>5 Mile</u>
<i>Population:</i>	13,789	64,954	94,138
<i>Avg. HH Income:</i>	\$63,286	\$79,018	\$84,037

Location Map



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