

Reduced Price: \$2,650,000 (\$132.50/SF) and 8.66% CAP Rate

For Sale

Single Tenant NNN Lease

2.5% BUYER'S BROKER FEE

±20,000 SF Industrial Building | 6700 C E Dixon St, Stockton, CA

Property Summary

Jones Lang LaSalle America’s Inc., (“JLL”), as exclusive advisor, is pleased to present the opportunity to acquire the NNN leased asset at 6700 CE Dixon Street, Stockton, CA (the “Property”), featuring a ±20,000 SF building.

The asset is situated in the highly sought after industrial market in Stockton, with excellent proximity to Interstate 5 and HWY 99. Furthermore, its strategic location next to the Stockton Metropolitan Airport provides an invaluable support to drive the Tenant’s business.



Address	6700 C E Dixon Stockton, CA
Building Size	±20,000 SF
Lot Size	±1.29 AC
Year Built	2002

Drive-In Doors	5
Clear Height	20’
Power	1,200 amps/480v 3p

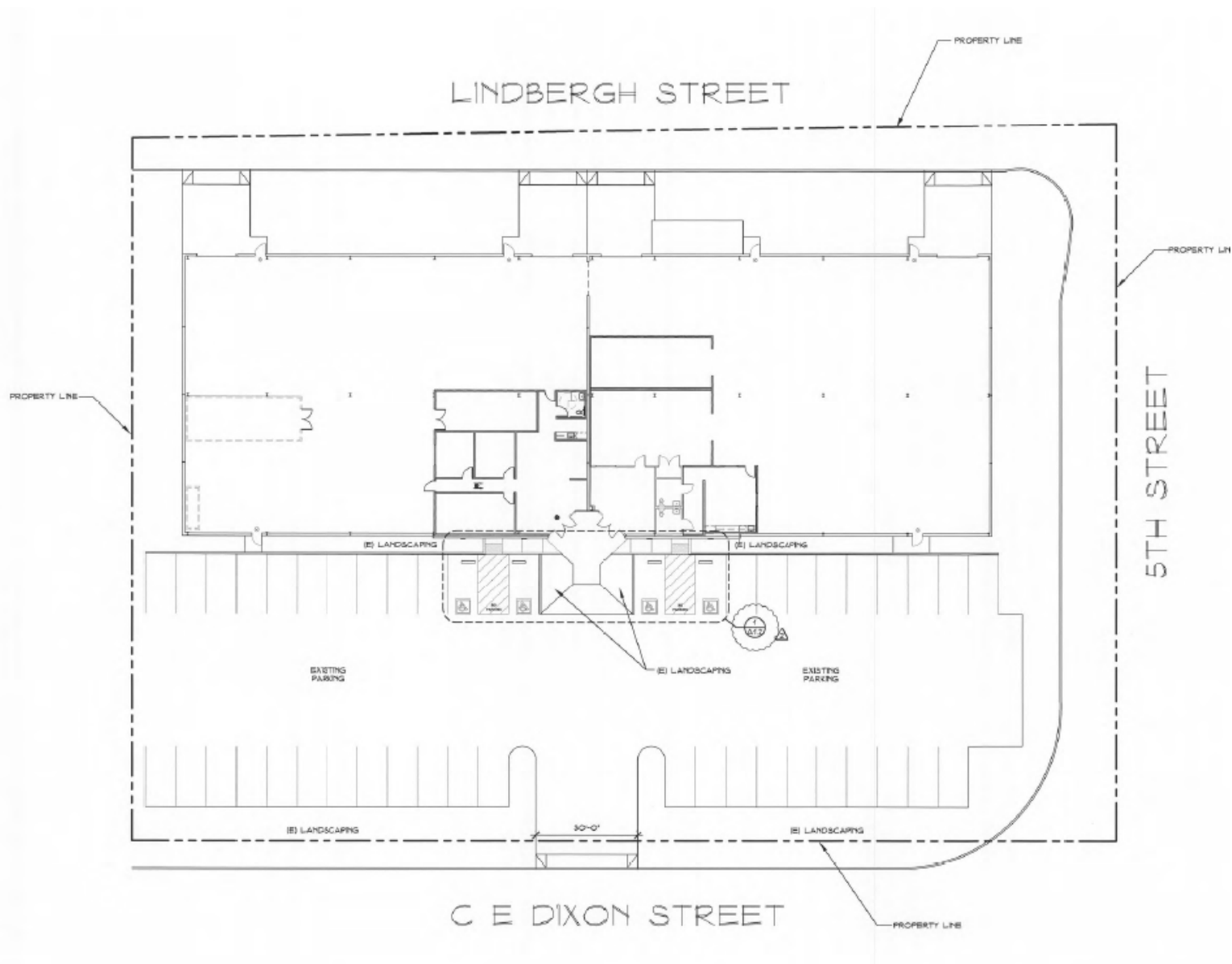
Sale Price	\$2,650,000 (\$132.50/SF)
2025 Cap Rate	8.66%
NOI	\$229,476.72 (2025)
Single Tenant NNN Lease	

6700 C E Dixon St, Stockton, CA / Single Tenant NNN Lease

Site Aerial



Floor Plan



Location




- 1 O'Reilly
- 2 Niagara
- 3 World Market
- 4 Home Depot
- 5 Allen Distribution
- 6 C&S Wholesale Grocers
- 7 Dollar Tree
- 8 Trader Joe's
- 9 Lifestyle
- 10 Whirlpool
- 11 Staples
- 12 CPFD (Costal Pacific)
- 13 BMW
- 14 Prism Logistics
- 15 Dollar Tree
- 16 Pactiv
- 17 Costco
- 18 Simpson StrongTie
- 19 Stericycle
- 20 Vander-Bend
- 21 Aramark
- 22 Premier Fishing
- 23 Keurig Dr Pepper
- 24 Stericycle
- 23 Target
- 24 Amazon



6700 C E Dixon St, Stockton, CA / Single Tenant NNN Lease



Superior Western Region Access

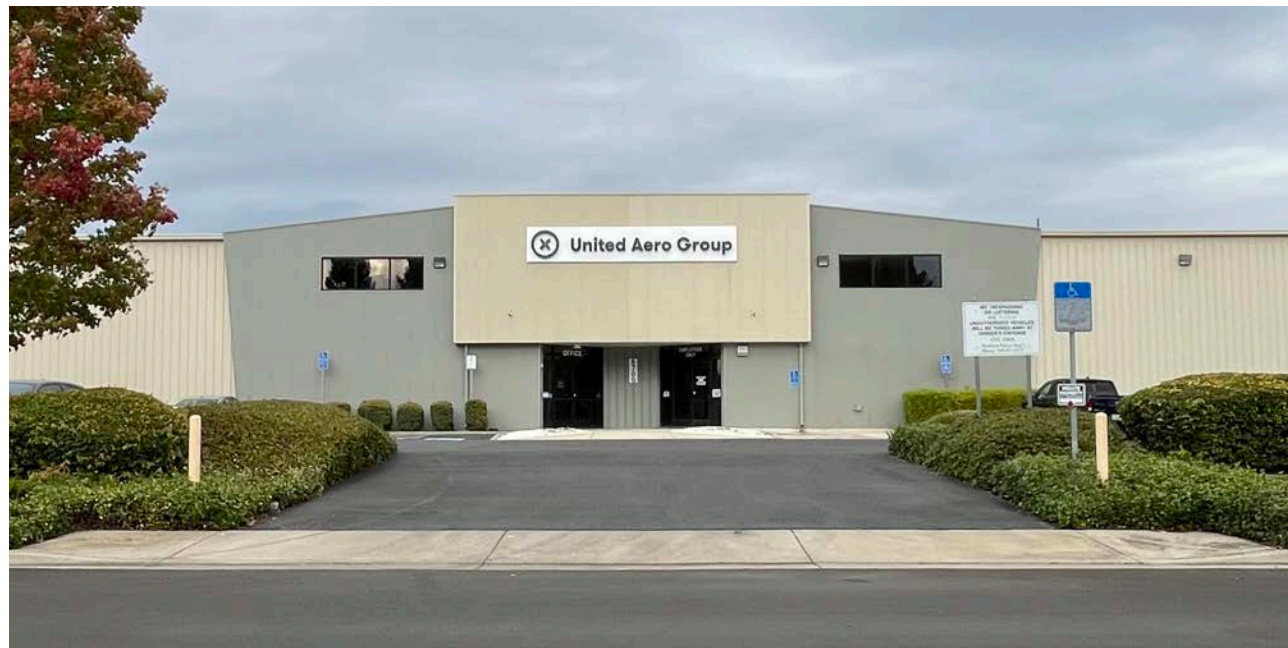
	Destination	Miles
	Union Pacific Intermodal (Lathrop)	4
	BNSF Intermodal (Stockton)	6
	Port of Stockton	8
	Port of Oakland	70
	Tracy	17
	Modesto	27
	Sacramento	54
	Merced	65
	San Jose	75
	San Francisco	80
	Fresno	120
	Visalia	130

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Tenant Overview

The Tenant, Roto-Tech, is a leading provider of rotor blade and composite structure repair technologies for fixed-wing and rotary-wing aircraft. In 2015, the parent company, United Aero Group (UAG), acquired Rotor-Tech to further expand UAG's share in the North American helicopter market. Since the acquisition, Rotor-Tech has successfully increased its reach in the national market, resulting in consistent year-over-year revenue growth. With in-place long term rents closely aligned with prevailing market rates, investors can expect to benefit from market-priced cash flows right from the start. This enticing opportunity promises both financial stability and remarkable prospects for long-term success.

Further information about UAG can be obtained here:
<https://unitedaerogroup.com/>



Cash Flow Projection

Starting January 1, 2025		1	2	3	4	5	6	7	8	9	10
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Occupancy		100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Revenue	Year 1 \$/SF (Annually)										
Scheduled Base Rent Revenue (per month)	\$11.47	\$229,477	\$237,508	\$245,821	\$254,425	\$263,330	\$272,546	\$282,085	\$291,958	\$302,177	\$312,753
Expenses											
Land Lease Expense *Expiration: Dec 31, 2048	\$1	\$18,652	\$18,652	\$18,652	\$18,652	\$18,652	\$43,401	\$43,401	\$43,401	\$43,401	\$43,401
Operating Expenses Reimbursement (3.5% est calculations)	\$1	\$16,800	\$17,388	\$17,997	\$18,626	\$19,278	\$19,953	\$20,651	\$21,374	\$22,122	\$22,897
Real Estate Taxes (2% escalator)	\$0	\$9,702	\$9,896	\$10,094	\$10,296	\$10,501	\$10,712	\$10,926	\$11,144	\$11,367	\$11,595
Total Operating Expenses	\$2.26	\$45,153.60	\$45,935.64	\$46,742.13	\$47,573.89	\$48,431.72	\$74,065.66	\$74,978.25	\$75,919.56	\$76,890.55	\$77,892.18
Potential Gross Revenue	\$13.73	\$274,630.32	\$283,444.08	\$292,563.33	\$301,998.85	\$311,761.52	\$346,612.06	\$357,063.69	\$367,878.00	\$379,067.59	\$390,645.42
Net Cash Flow	\$11.47	\$229,476.72	\$237,508.44	\$245,821.20	\$254,424.96	\$263,329.80	\$272,546.40	\$282,085.44	\$291,958.44	\$302,177.04	\$312,753.24
CAP RATE at purchase value: \$2,650,000		8.66%	8.96%	9.28%	9.60%	9.94%	10.28%	10.64%	11.02%	11.40%	11.80%

Tenant Options | Land Lease

Tenant’s Lease Began: September 1, 2022

Tenant Options to Renew

Lease Term Period	Monthly Base Rent
First Option	
January 1, 2035 to December 31, 2035	\$27,784.21
January 1, 2036 to December 31, 2036	\$28,617.74
January 1, 2037 to December 31, 2037	\$29,476.27
January 1, 2038 to December 31, 2038	\$30,360.56
January 1, 2039 to December 31, 2039	\$31,271.38
Second Option	
January 1, 2040 to December 31, 2040	\$32,209.52
January 1, 2041 to December 31, 2041	\$33,175.80
January 1, 2042 to December 31, 2042	\$34,171.08
January 1, 2043 to December 31, 2043	\$35,196.21
January 1, 2044 to December 31, 2044	\$36,252.09
Third Option	
January 1, 2045 to December 31, 2045	\$37,339.66
January 1, 2046 to December 31, 2046	\$38,459.85
January 1, 2047 to December 31, 2047	\$39,613.64
January 1, 2048 to December 31, 2048	\$40,802.05

Land lease with San Joaquin County:

Lease Years	Monthly Rental	Annual Rental
June 1, 2022 to December 31, 2024	\$1,351.58	\$16,218.96
January 1, 2025 to December 31, 2029	\$1,554.32	\$18,651.85
Option Years		
January 1, 2030 to December 31, 2034	\$3,616.75	\$43,401.00
January 1, 2035 to December 31, 2039	\$4,159.26	\$49,911.15
January 1, 2040 to December 31, 2044	\$4,783.15	\$57,397.79
January 1, 2045 to December 31, 2048	\$5,500.62	\$66,007.47

**Tenant responsible for the Land lease costs*



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