

CHEVRON GAS STATION

3610 Beach Blvd | Jacksonville, FL 32207

Retail
Investment Opportunity
Offering Memorandum

Absolute NNN | 20-Year Lease Term | 8% Increases Every 5 Years



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*Representative Photo

Exclusively Listed By
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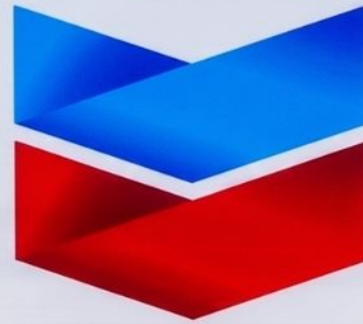
Broker of Record

License No. BK3554632 (FL)

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Chevron



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Turn Off Engine

No Smoking

with
TECHRON™

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Property Overview

Chevron

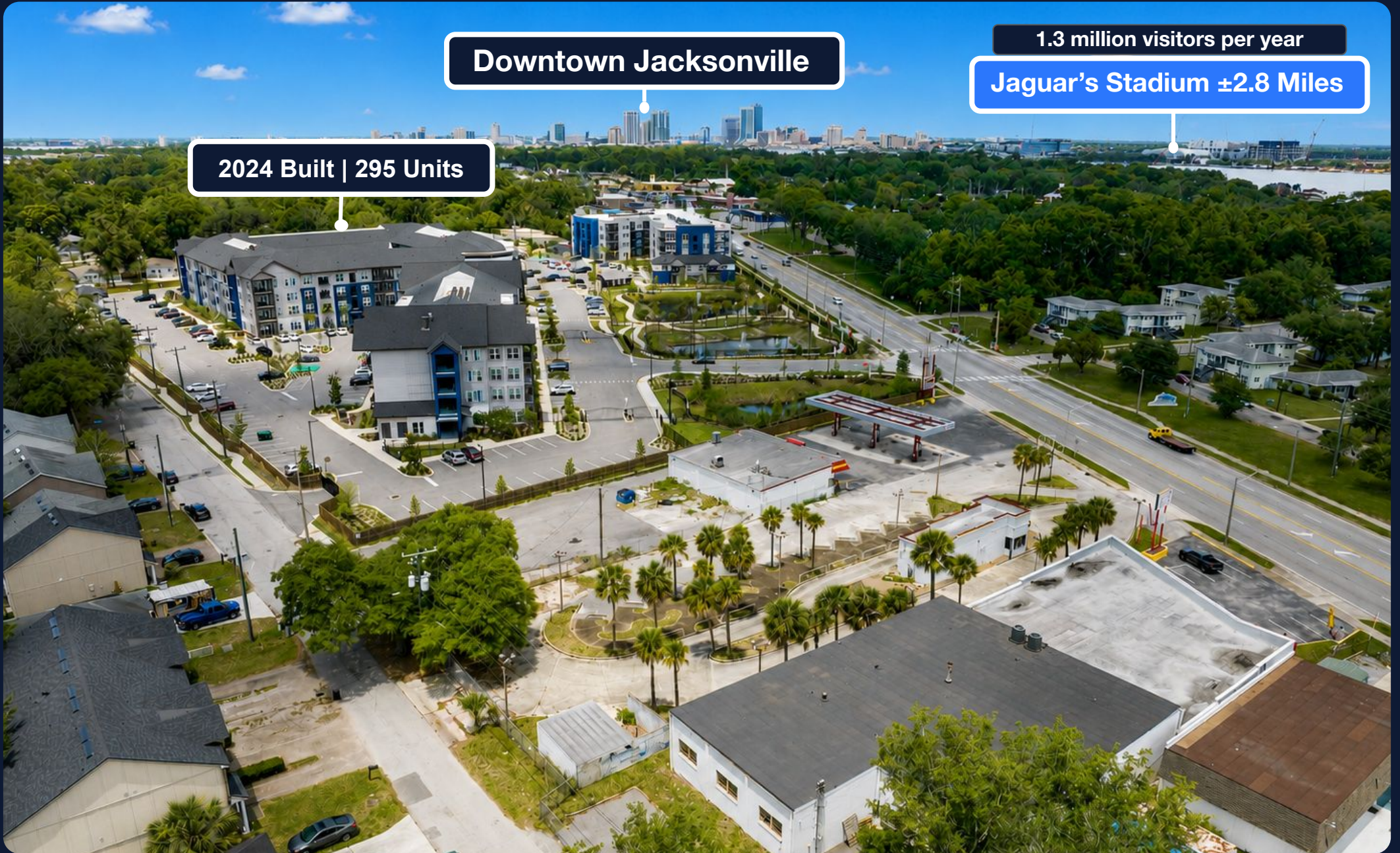
3610 Beach Blvd, Jacksonville, FL 32207

Downtown Jacksonville

2024 Built | 295 Units

1.3 million visitors per year

Jaguar's Stadium ±2.8 Miles



Investment Highlights

Property Highlights

- **Highly Desirable Cap Rate:** Offered at an attractive 7.50% Cap Rate with a strong starting annual rent of \$240,000, presenting a high-yield opportunity for passive investors.
- **Long-Term Cash Flow Security:** Features a brand new 20-year lease term, ensuring decades of predictable, uninterrupted passive income.
- **True "Hands-Off" Passive Ownership:** An Absolute NNN (Fee Simple) lease structure ensures the landlord has zero responsibilities. The tenant handles all real estate taxes, insurance, maintenance, and structural repairs.
- **Strong Built-in Inflation Hedge:** The lease features compounding 8% rent increases every 5 years, protecting your yield against inflation and systematically driving the asset's residual value up.
- **PG From Strong Operator:** The asset features a Personal Guarantee from a ± 47 Unit Operator. *Contact Broker for more details.
- **Major Commercial Corridor:** 3610 Beach Blvd sits on a major east-west commercial thoroughfare connecting Downtown Jacksonville directly to the highly affluent Jacksonville Beaches market.
- **Booming Sunbelt Demographics:** Jacksonville is one of the fastest-growing metropolitan areas in the Southeast, boasting a pro-business climate, massive population influx, and strong job growth.



**3610 Beach Blvd,
Jacksonville, FL 32207**

20 Years

Lease Term

Fee Simple

Lease Type

8% Every 5 Years

Increases

Absolute NNN

Lease Type

Personal Guarantee

Guarantee



*Representative Photo

Financial Summary

\$3,199,000

List Price

7.50%

Cap Rate

\$240,000

NOI

Property Details

Tenant Trade Name Chevron

Ownership Fee Simple

Lease Type Absolute NNN

Landlords Responsibilities None

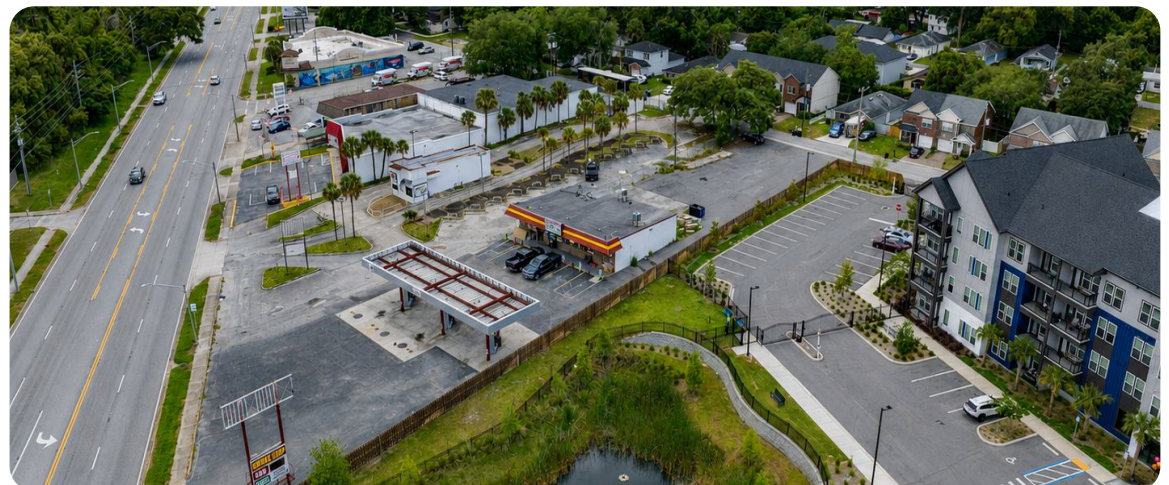
Lease Term 20 Years

Increases 8% Every 5 Years

Options None

Annualized Operating Data

	\$/SF/YR	Monthly	Increase
Years 1-5	\$240,000.00	\$20,000.00	-
Years 6-10	\$259,200.00	\$21,600.00	8.00%
Years 11-15	\$279,936.00	\$23,328.00	8.00%
Years 16-20	\$302,330.88	\$25,194.24	8.00%





Jacksonville University
±3,957 Students

±125,500 VPD

Downtown
Jacksonville
±3.2 Miles Away



Subject Property



90 ± 52,500 VPD



Jacksonville
Naval Air
Station
(NAS)



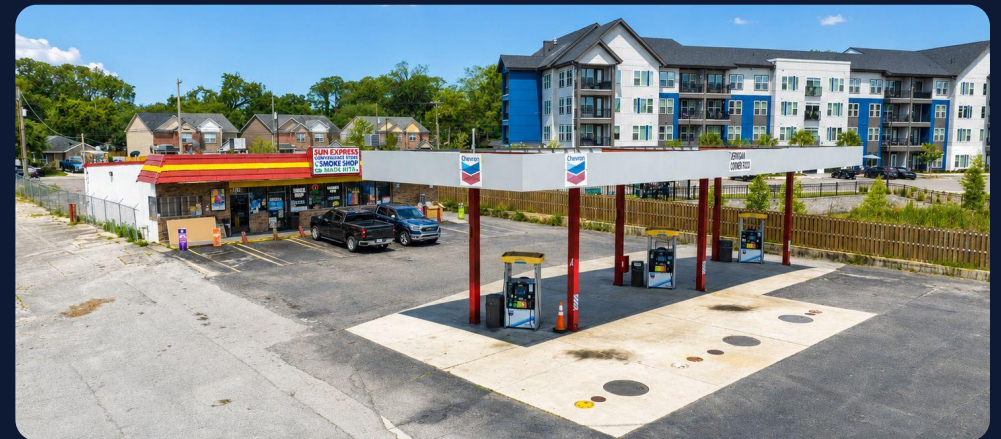
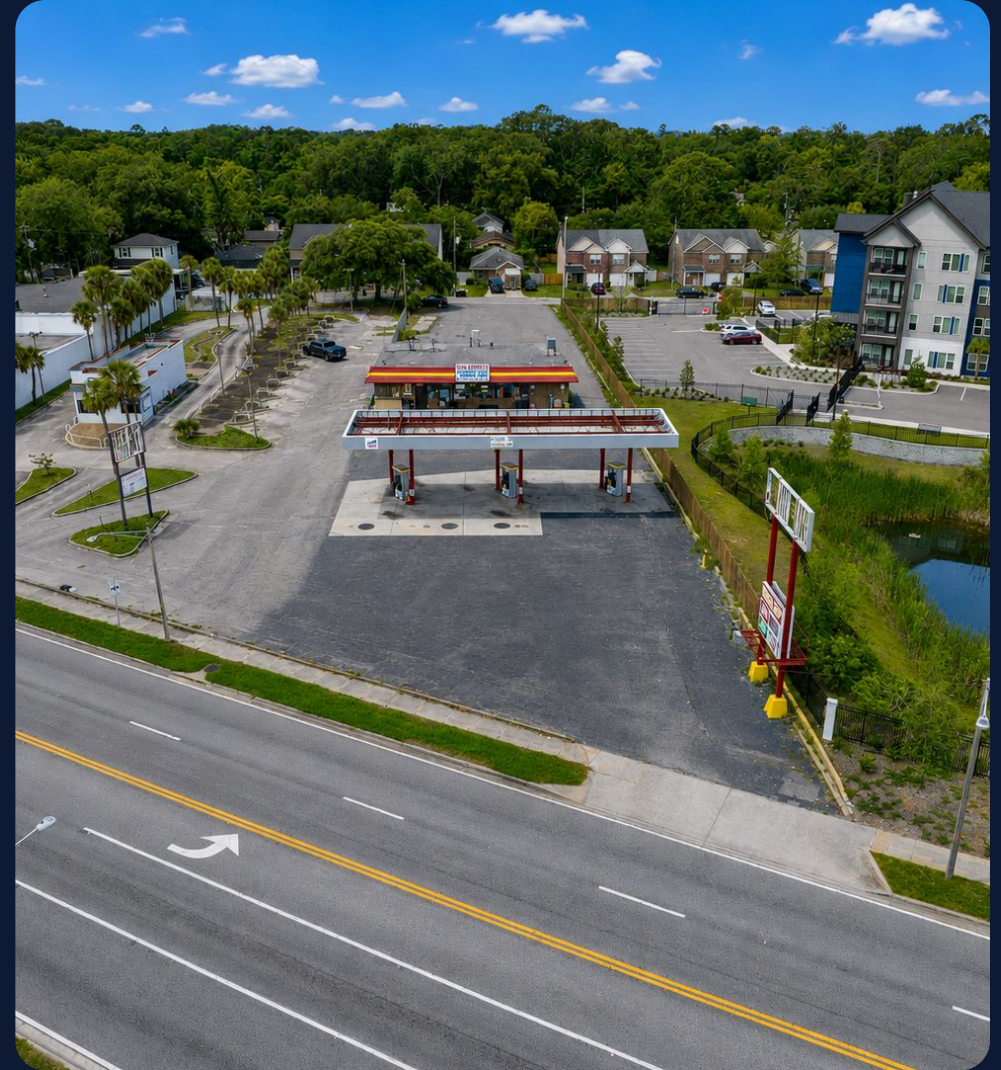
295 ±103,500 VPD



Google Earth



Property Photos



Tenant Summary

Year Founded
1879

Headquarters
Houston, TX

Ownership Status
Public (NYSE: CVX)

Employees
±45,600

Locations
±180 Countries

Credit Rating
Aa2 (Moody's)

Annual Revenue
\$197.5B (2023)



Tenant Overview

Chevron Corporation is a globally integrated energy leader engaged in every facet of the oil, gas, and alternative energy sectors. Headquartered in Houston, Texas, Chevron operates across 180+ countries and maintains a vast portfolio of upstream and downstream assets. The company's scale, operational efficiency, and strategic growth initiatives—including major acquisitions and investment in low-carbon technologies—position it as a financially resilient and forward-focused energy provider.

Market Overview

Chevron

3610 Beach Blvd, Jacksonville, FL 32207



Jacksonville , FL



Local Market Overview

The Jacksonville, Florida housing market continues to demonstrate strong stability and steady growth, supported by a diverse economy and a consistently expanding population. The city's real estate landscape remains active, with healthy levels of demand from both local residents and newcomers drawn by the area's affordability and quality of life. Jacksonville's wide range of housing options, from urban neighborhoods to coastal communities, continues to attract a mix of first-time buyers, growing families, retirees, and investors seeking long-term value.

Affordability remains one of Jacksonville's key advantages compared to other major Florida cities. The cost of living and housing in the area allows residents to enjoy a high quality of life without the price pressures seen in markets like Miami or Tampa. The city's economic base—anchored by industries such as healthcare, logistics, education, finance, and military operations—provides stability and supports a strong labor market. This economic diversity helps maintain steady real estate activity throughout various market cycles.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	10,912	79,485	218,131
Current Year Estimate	9,791	77,059	215,973
2020 Census	7,967	69,066	198,172
Growth Current Year-Five-Year	11.45%	3.15%	1.00%
Growth 2020-Current Year	22.90%	11.57%	8.98%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,586	33,838	92,342
Current Year Estimate	4,138	32,825	91,714
2020 Census	3,494	29,799	84,100
Growth Current Year-Five-Year	10.85%	3.09%	0.69%
Growth 2020-Current Year	18.40%	10.16%	9.05%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$87,634	\$107,406	\$97,097

Jacksonville, FL

The Jacksonville metropolitan area continues to exhibit robust and sustained population growth, reflecting its increasing economic vitality and regional appeal. From 2019 to 2024, Jacksonville's metro population grew by more than 8%, bolstered by strong domestic migration and favorable economic conditions. In the most recent annual period from 2023 to 2024, the region added approximately 45,000 new residents, elevating its total population to over 1.7 million.

This demographic expansion is largely driven by Jacksonville's combination of job availability, tax-friendly policies, and relatively low cost of living. The market's affordability, combined with its strategic location along the Atlantic coast and access to multiple transportation corridors, attracts a steady influx of young professionals and families. As new residents continue to form households and contribute to local economic activity, Jacksonville solidifies its position as a dynamic and upward-trending metropolitan hub.

Total Population

1.7 Million

Median HH Income

\$77,013

Annual Visitors

8.0 Million+

GDP

\$129.4 Billion



Jaguar Football Stadium



EverBank Stadium has become one of the defining landmarks in Jacksonville and a major part of the city's sports culture. Since opening in 1995, the stadium has served as the permanent home of the Jacksonville Jaguars and has hosted numerous high-profile sporting events, including **Super Bowl XXXIX** and multiple NFL playoff games. Positioned near the St. Johns River, the venue combines a large-scale NFL atmosphere with a distinct Florida-inspired game-day environment that attracts fans from across the Southeast.

Beyond football, EverBank Stadium serves as a year-round entertainment and community hub for North Florida. The venue regularly hosts college football matchups, major concerts, festivals, and public events that bring **thousands of visitors into downtown Jacksonville annually**. Its combination of NFL history, innovative design features, and future-focused redevelopment has helped establish the stadium as one of the most notable football venues in the southeastern United States.

The \$1.4 billion transformation of EverBank Stadium into the Jacksonville Jaguars' "Stadium of the Future" is officially underway and tracking on schedule for a grand reopening in August 2028. The massive project essentially wraps a modern, mirrored shell around the stadium's existing infrastructure, adding a translucent canopy roof designed to lower temperatures by over 70% and shield fans from the Florida sun.

1995
Year Opened

67,800 Seats
Stadium Capacity



Jacksonville - Florida's Gateway for Business, Talent & Expansion



Jacksonville Accolades & Rankings

# 4	In the Country for Annual Population Gain - WJXT (May 2025)	TOP 10	Among Most Populous U.S. Cities - U.S. Census Bureau (2024)
# 5	Top U.S. Cities Attracting College Graduates - LinkedIn Workforce (2023)	TOP 7	U.S. Metros with Best High School Performance - Brookings
# 21	Best U.S. Cities for Renters - Apartment List (2025)	TOP 10	Hottest Job Markets in the U.S. - Wall Street Journal (2023)
# 15	Top Metro Areas for Business Investment - Area Development Magazine	# 1	Jacksonville is the Largest City in the Continental United States - U.S. Census Bureau data
# 10	Largest Numeric Population Gain in the U.S. - U.S. Census Bureau (2024)		

Jacksonville has emerged as one of the most attractive metro areas in the U.S. due to a combination of economic strength, geographic advantages, and lifestyle appeal. Florida's pro-business tax environment, Jacksonville's deep-water port, and a steadily growing population position the region as a strategic hub for companies and residents alike.

Thriving Economy and Job Opportunities | Affordability and Cost of Living | Population Growth and Diversity | Transportation and Accessibility
Business-Friendly Environment | Education and Research | Quality of Life | Central Location | Resilient Real Estate Market

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **3610 Beach Blvd, Jacksonville, FL 32207, Jacksonville, FL, 32207** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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