

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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96

Turn Off Engine
No Smoking

with
TECHRON



*Representative Photo



*Representative Photo

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Property Overview

Chevron

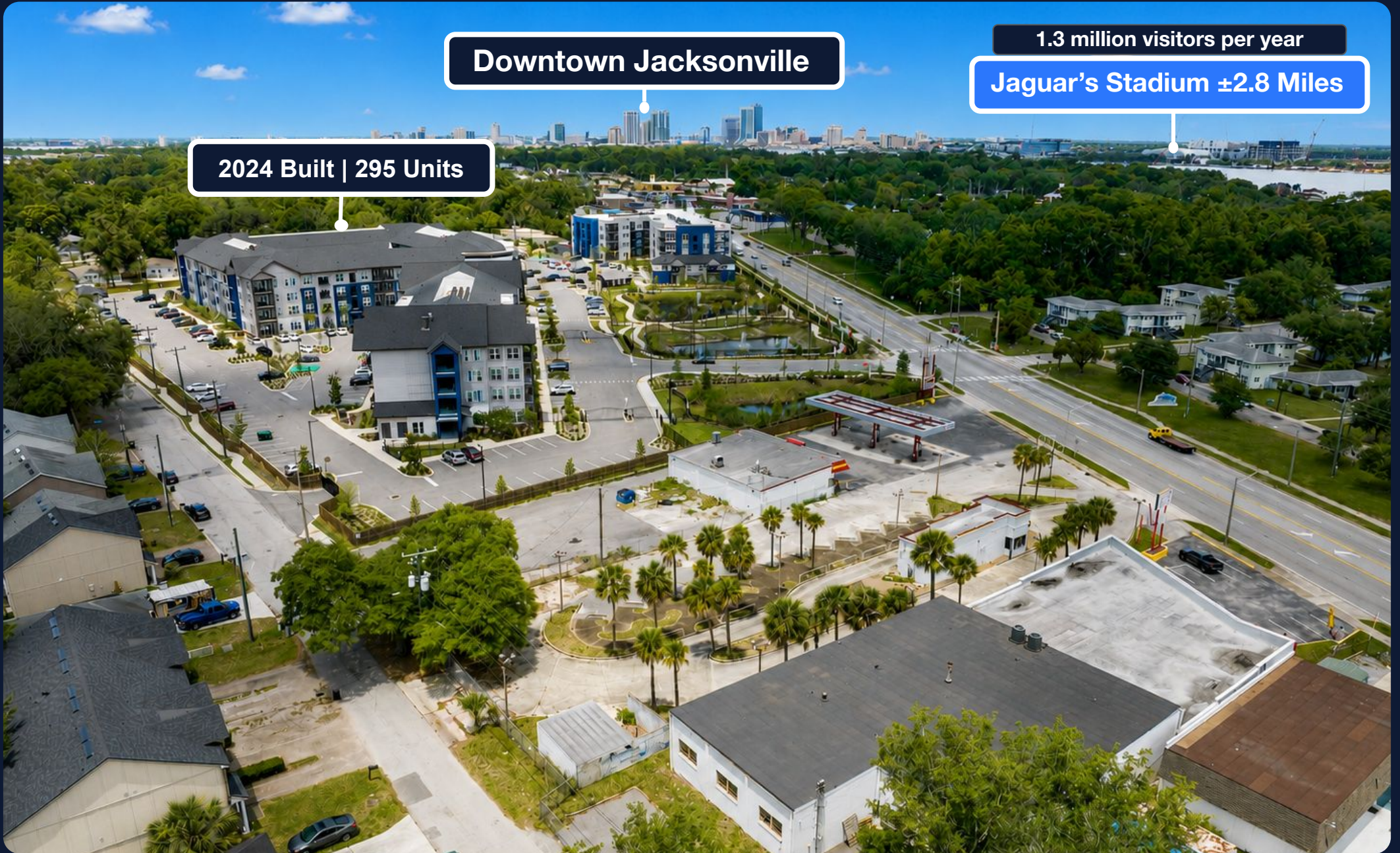
3610 Beach Blvd, Jacksonville, FL 32207

Downtown Jacksonville

2024 Built | 295 Units

1.3 million visitors per year

Jaguar's Stadium ±2.8 Miles



Investment Highlights

\$3,199,000

Price

7.50%

Cap Rate

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.
- **Strong Credit Profile:** The asset features a dual-layer security blanket with both a Personal Guarantee (PG) and a Corporate Guarantee, significantly mitigating default risk.
- **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.





Jacksonville University
±3,957 Students



±125,500 VPD

Walmart Supercenter Academy SPORTS+OUTDOORS
KOHL'S belk ROSS DRESS FOR LESS
TJ-maxx LA FITNESS

LOWE'S THE HOME DEPOT AMC
 TARGET ROSS DRESS FOR LESS planet fitness Michaels

Downtown Jacksonville
±3.2 Miles Away

EverBank Stadium
HOME OF THE JAGUARS



Walmart Neighborhood Market THE FRESH MARKET

Publix



Subject Property

The Jack
±295 Units

Dillard's Guitar Center
 ALDI UPS SNEAKERS KIA

Publix

HCA Florida Memorial Hospital
±454 Beds

Walmart Supercenter

90 ± 52,500 VPD

Walmart Supercenter

TARGET BEST BUY Publix
 COSTCO WHOLESALE NORDSTROM HOBBY LOBBY
 SPROUTS FARMERS MARKET ROOMS TO GO Dillard's
 NORDSTROM SE PHORA

Walmart Supercenter Michaels
 TARGET OfficeMax
 Chick-fil-A BANK OF AMERICA Arby's TACO BELL

Winn-Dixie



Jacksonville Naval Air Station (NAS)

LOWE'S planet fitness
 Winn-Dixie

THE HOME DEPOT target ALDI

IKEA

HomeGoods CVS pharmacy
 Academy SPORTS+OUTDOORS Michaels

295

±103,500 VPD

JCPenney Dillard's
 belk Walmart Supercenter
 FURNITURE SOURCE Foot Locker

Google Earth



± 18,300 VPD

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

20 Years

Lease Term

Fee Simple

Lease Type

8% Every 5 Years

Increases

Absolute NNN

Lease Type

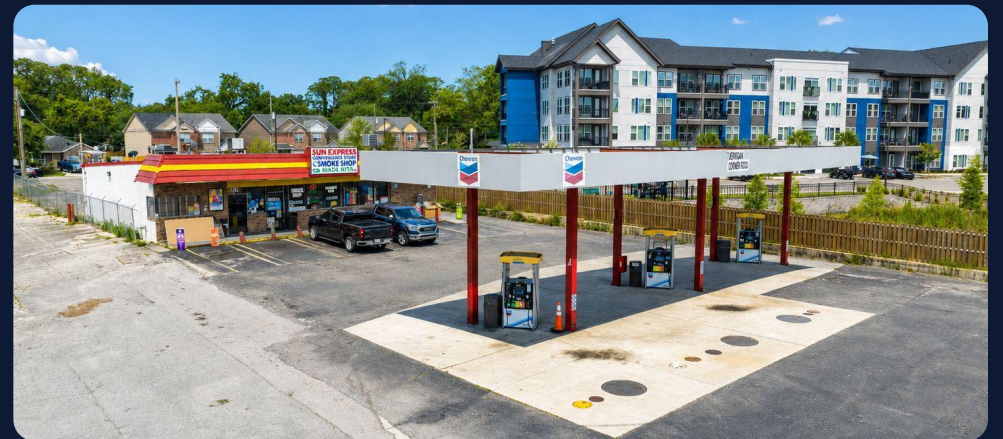
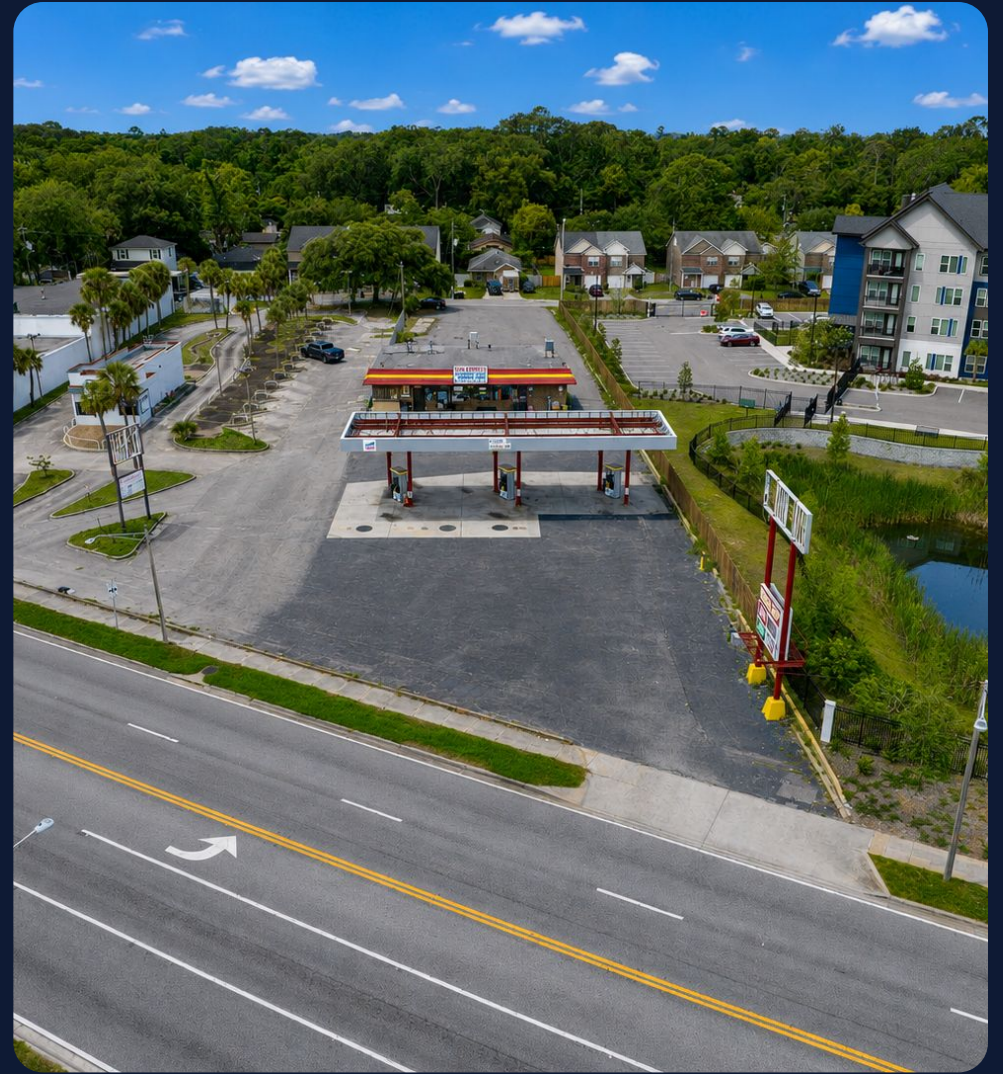
**PG & Corporate
(Florida Oil Corp)**

Guarantee



*Representative Photo

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.

Florida Oil Corp is an active, privately owned retail gasoline company based out of Tampa, Florida, founded by career businessman and entrepreneur Faiz Salti.

Florida Oil Corp currently operates ±47 locations across the State of Florida.

- **The Business Model:** Incorporated in December 2018, the company operates as an independent, multi-banner retailer. Rather than partnering with just one multinational brand, it owns and operates stations under various names, including Shell, Chevron, BP, Mobil, Sunoco, Circle K, and Thornton's.
- **Rapid Expansion:** Within its first three years of business, the company scaled rapidly acquiring dozens of stations across regions like Tampa, Orlando, Sarasota, Bradenton, New Port Richey, Jacksonville and Palmetto.

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)

5 Top U.S. Cities Attracting College Graduates
- LinkedIn Workforce (2023)

21 Best U.S. Cities for Renters
- Apartment List (2025)

15 Top Metro Areas for Business Investment
- Area Development Magazine

10 Largest Numeric Population Gain in the U.S.
- U.S. Census Bureau (2024)

TOP 10 Among Most Populous U.S. Cities
- U.S. Census Bureau (2024)

TOP 7 U.S. Metros with Best High School Performance
- Brookings

TOP 10 Hottest Job Markets in the U.S.
- Wall Street Journal (2023)

1 Jacksonville is the Largest City in the Continental United States
- U.S. Census Bureau data

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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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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