



Brand New Tractor Supply- 2025 Prototype Construction

Rare 20 Year Corporate Lease (NASDAQ: TSCO)- Investment Grade S&P BBB

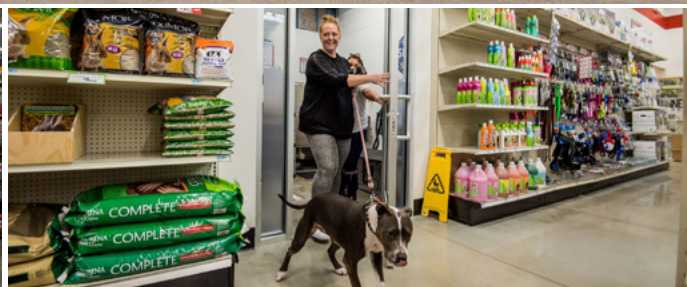
Anchor Tenant to The Soledad Marketplace Shopping Center (140K+ SF)



447 Nestles Road, Soledad, CA 93960



OFFERING MEMORANDUM | SNYDER CARLTON TEAM



Colliers

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PROPERTY OVERVIEW

The Snyder Carlton National Net Lease Team is pleased to offer investors a great opportunity to acquire a single-tenant net-leased Tractor Supply Co. in Soledad, CA. Tractor Supply Company (NASDAQ: TSCO) has an investment-grade credit rating from S&P of “BBB”, operates over 2,300 locations across 49 States, has annual sales exceeding \$14.8 billion, and is ranked 293 on the Fortune 500 list. With a new 20-year lease, four 5-year option periods, 7% rent increases every 5 years, and limited landlord responsibilities, this asset is an ideal investment for an investor seeking inflation-resistant cash flows for years to come.

Located on Nestles Road and Los Coches Road, the subject property comprises a new construction 21,300 SF building with a 22,200 SF fenced outdoor display area on a 3.28-acre parcel. Tractor Supply Soledad will be the first location in Monterey County, which is over 50 minutes from the next closest TSCO, and is an anchor tenant to Soledad Marketplace. Once completed, Soledad Marketplace will include a 10-screen cinema, multiple restaurants, and numerous retail spaces and will be Soledad’s premier retail destination. Nearby retailers include McDonald’s, Starbucks, Carl’s Jr., Taco Bell, Dutch Bros Coffee, Grocery Outlet, Food Co., CVS Pharmacy, and more.

This is an excellent opportunity to purchase a New Tractor Supply Co in California with minimal landlord responsibilities, rent increases, and multiple option periods providing years of worry-free cash flows.



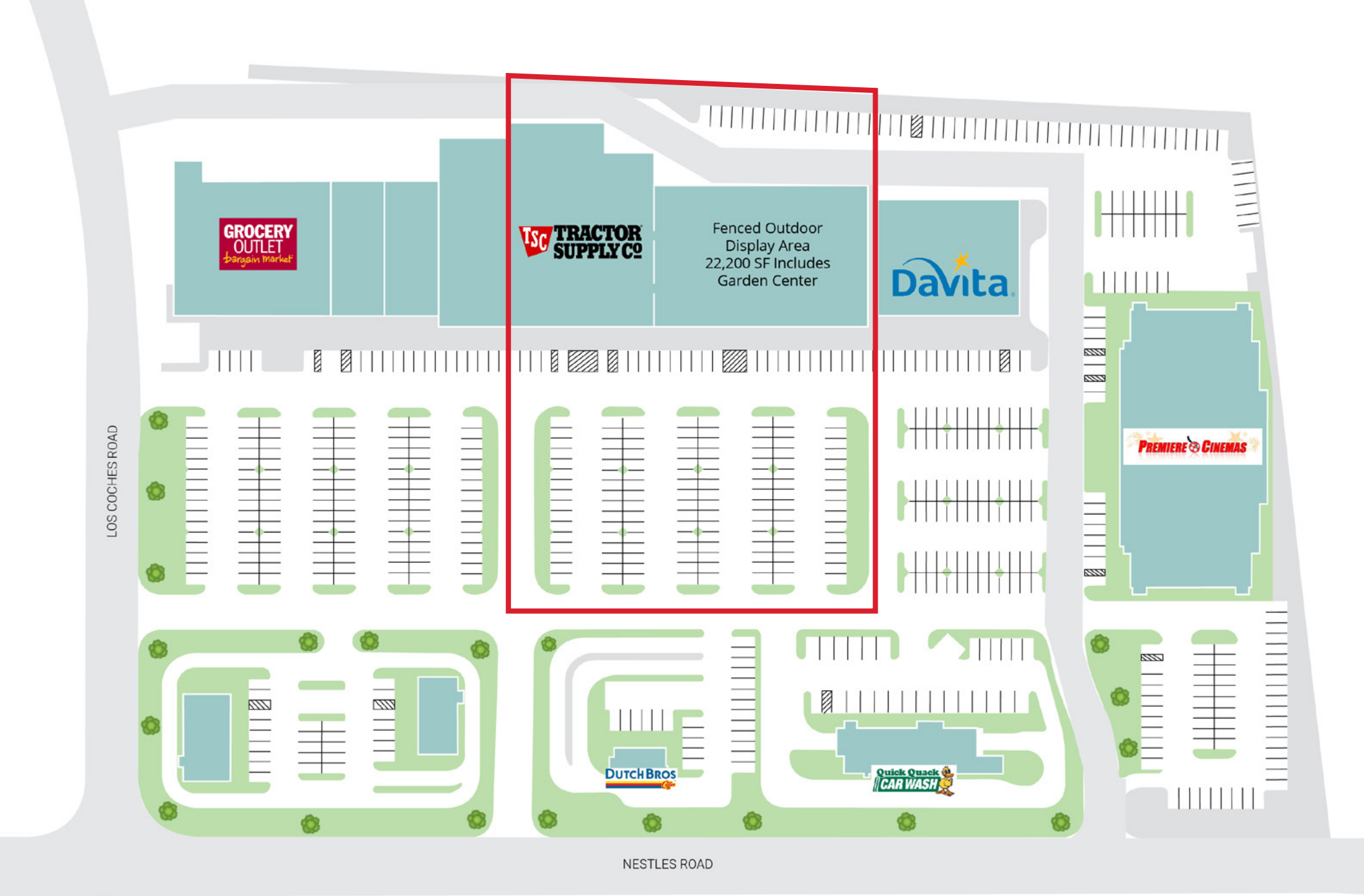
PRICING DETAILS	
List Price	\$9,485,000
CAP Rate	5.75%
NOI	\$545,588
Taxes	NNN
Insurance	NNN
CAM	NNN

LEASE ABSTRACT	
Tenant	Tractor Supply Co
Lease Start	Year 1
Lease Expiration	Year 20
Lease Term Remaining	20 Years
Rent Adjustments	7% Rent Increases Every 5 Years
	Year 6: \$583,779
	Year 11: \$624,644
	Year 16: \$668,369
Option Periods	4 - 5 Year Option Periods
	7% Rent Increases Every 5 Years
	Year 21: \$715,155
	Year 26: \$765,215
	Year 31: \$818,780
Base Rent	Year 36: \$876,095
	\$545,588
Lease Type	NN
Roof & Structure	Landlord*

* Includes transferable 20-yr roof warranty

INVESTMENT HIGHLIGHTS

- **Single-Tenant Net-Leased Tractor Supply Company**
 - Publicly Traded Company (NASDAQ: TSCO)
 - Investment Grade Tenant (S&P: “BBB”)
 - Over 2,300 Stores Across 49 States – Over 52,000 Employees
 - \$14.8 Billion in Annual Sales (2024) – In Business for Over 85 Years
 - Ranked 293 on the 2025 Fortune 500 List
- **New 20-Year Lease – Four 5-Year Option Periods – Opening Sept 2025**
- **Inflation-Resistant Cash Flows**
 - 7% Rent Increases Every 5 Years in Primary Term & Option Periods
- **New Construction – 21,140 SF Building**
 - 22,200 SF Fenced Outdoor Display Area
- **Limited Landlord Responsibilities** – Roof, Structure, Paved Areas & Insurance
- **Anchor Tenant to Soledad Marketplace**
 - New Development Neighborhood Center
 - 10-Screen Cinema, Multiple Restaurants & Numerous Retail Spaces – Over 140,750 SF
 - 13.6-Acre Site on Nestles Road and Los Coches Drive
 - Adjacent to Highway 101 – 100,000+ VPD – Major Thoroughfare along the West Coast
- **Nearby Retailers Include** McDonald’s, Starbucks, Carl’s Jr., Taco Bell, Dutch Bros Coffee, Grocery Outlet, Food Co., CVS Pharmacy & More
- **Demographics** – Population Exceeding 20,500 within a 5-Mile Radius
- **Average Household Income** Exceeding \$105,000 within a 5-Mile Radius



PROPERTY PHOTOS



AERIAL





PARCEL DETAILS



Market
Monterey County
California



Parcel No. (APN)
TBD



Total Building Size
21,140 SqFt



Lot Size
3.28 Acres



Year Built
2025



Traffic Counts
100,000+ VPD
Highway 101



Zoning
H-C
Highway
Commercial District



Parking
Approx. 161
Spaces

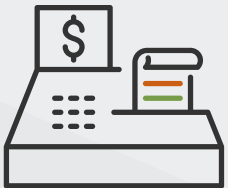
TENANT OVERVIEW

About Tractor Supply Company

For more than 85 years, Tractor Supply Company (NASDAQ: TSCO) has been passionate about serving the needs of recreational farmers, ranchers, homeowners, gardeners, pet enthusiasts and all those who enjoy living Life Out Here. Tractor Supply is the largest rural lifestyle retailer in the U.S., ranking 293 on the Fortune 500. The Company's more than 50,000 Team Members are known for delivering legendary service and helping customers pursue their passions. In store and online, Tractor Supply provides what customers need – anytime, anywhere, any way they choose at the low prices they deserve.

As part of the Company's commitment to caring for animals of all kinds, Tractor Supply is proud to include Petsense by Tractor Supply, a pet specialty retailer, and Allivet, a leading online pet pharmacy, in its family of brands. Together, Tractor Supply is able to provide comprehensive solutions for pet care, livestock wellness and rural living, ensuring customers and their animals thrive.

As of March 29, 2025, the Company operated 2,311 Tractor Supply stores in 49 states and 206 Petsense by Tractor Supply stores in 23 states.



\$14.8B
2024 Sales



85+ Years
Of Service



2,300+
Stores
In 49 States



52,000+
Team
Members



COMPANY
OVERVIEW

Type	Public, Nasdaq: TSCO
Headquarters	Brentwood, TN
Stock Price	\$52.77
Market CAP	\$27.98B
Website	www.tractorsupply.com

TRACTOR SUPPLY 2025 Q1 HIGHLIGHTS

OPERATIONAL HIGHLIGHTS



NEIGHBOR'S CLUB
ENROLLMENT
APPROACHED
40 MILLION
CUSTOMERS
ENROLLED



OVER 600
GARDEN CENTERS
NOW OPERATIONAL

OPENED 15 NEW
TRACTOR SUPPLY STORES
TOTAL STORE
COUNT IS NOW **2,311**



OPENED 2 NEW PETSENSE
BY TRACTOR SUPPLY STORES
TOTAL STORE
COUNT IS NOW **206**



ANNOUNCED 11TH DISTRIBUTION CENTER IN NAMPA, ID



MONTEREY COUNTY, CA

Monterey County is located on the Central Coast of California just south of the San Francisco Bay Area, about 45 miles from San Jose and 106 miles from the City of San Francisco.

The rich Salinas Valley extends through the heart of the County, making Monterey the **third largest agricultural county in California.**

The County also offers the **longest coastline** of any California county and attracts more than **3 million visitors annually** to destinations such as Fisherman's Wharf, the Cannery and the Monterey Bay Aquarium. In addition, the wine industry produces upwards of \$238 million per year and attracts visitors to the wine trail.



Economy at a Glance



440,000+ POPULATION	\$86,000+ AVERAGE HHI
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3.6% UNEMPLOYMENT	\$27+ MILLION GDP
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3,771 SQUARE MILES	264 DAYS OF SUNSHINE
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3 AIRPORTS	7 MAJOR INTERSTATES & HIGHWAYS
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MONTEREY COUNTY, CA

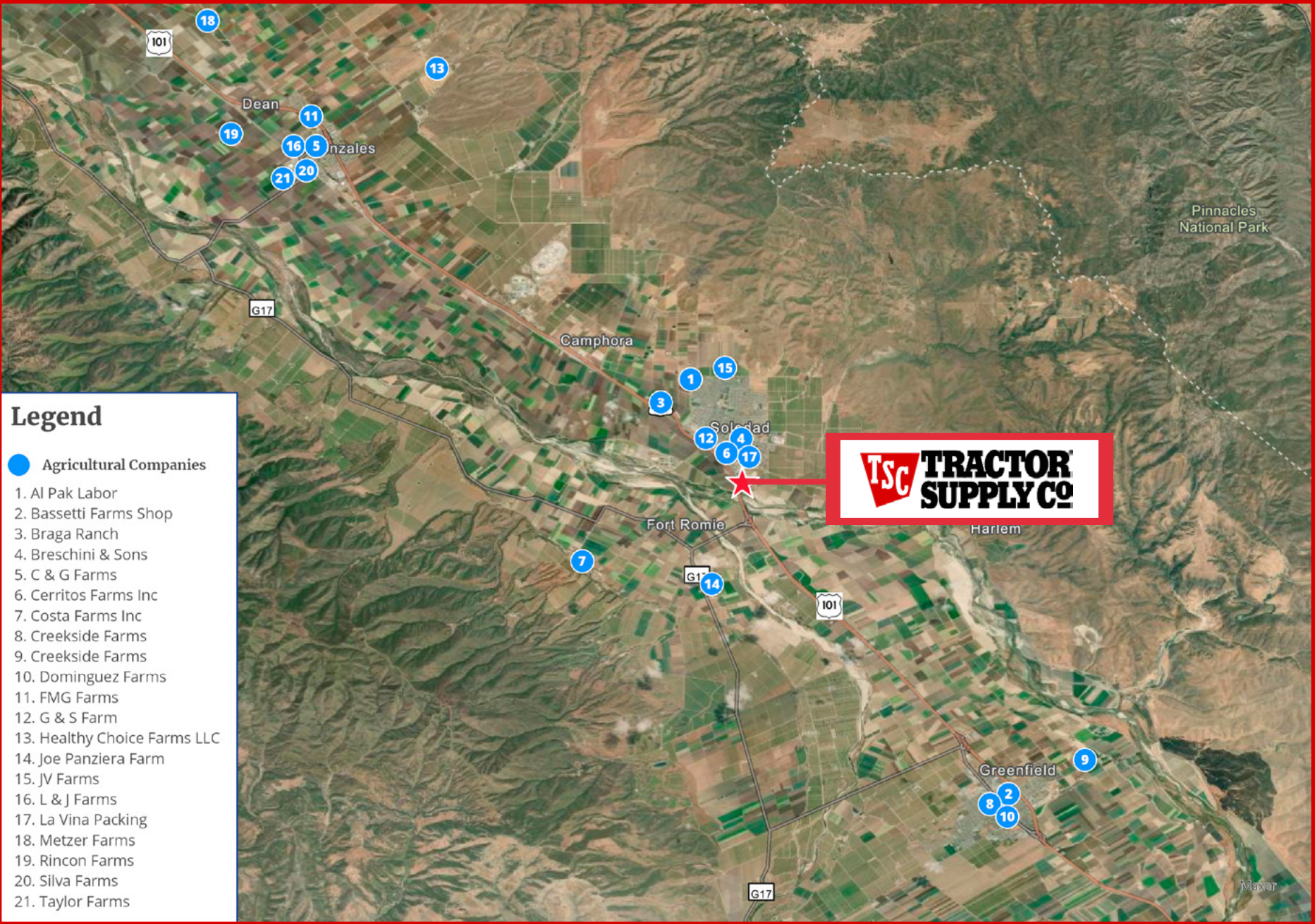
Agriculture at a Glance



IN MONTEREY COUNTY...

There are **267,873 acres in current production** including vineyards, plus over 1 million acres of rangeland.

Over **371M pounds of fruits and vegetables** are exported to international partners worldwide.



MONTEREY COUNTY, CA

A Destination for All

Carmel Valley

Sun-kissed days make Carmel Valley one of Monterey County’s prized wine appellations and the perfect **rustic wine country getaway**. Dine at award-winning restaurants with menus crafted to showcase local vintages, or get active at one of Carmel Valley’s championship golf courses, tennis courts, or fitness clubs that offer day use.



Soledad

Found among the Salinas Valley, Soledad is an up and coming town, a terminus for travelers, land for agriculture, and set for new growth and expansion. It’s a **gateway to the rugged Gabilan Mountains** and the more serene Santa Lucia’s. Soledad is a jumping off point for Pinnacles National Park, Soledad Mission, River Road Wine Trail, The Steinbeck Literary Trail, Los Coches Rancho, and more.



Salinas

The hometown of Nobel and Pulitzer Prize winning author John Steinbeck, Salinas houses the nationally renowned **National Steinbeck Center Museum** featuring multi-sensory exhibits, rare artifacts, film clips and special exhibitions, as well as Steinbeck House, a now favorite eatery—especially for those headed to one of the many annual Salinas festivals like California Rodeo Salinas or California International Airshow.

DEMOGRAPHICS

CLICK HERE TO ACCESS THE DESTINATION GUIDE AND MAP



Population

	3-Mile	5-Mile	10-Mile
Estimated Population (2025)	20,038	20,569	54,017
Projected Population (2030)	20,367	20,901	54,769



Households

	3-Mile	5-Mile	10-Mile
Estimated Households (2025)	4,816	4,942	11,268
Projected Households (2030)	4,945	5,072	11,553



Income

	3-Mile	5-Mile	10-Mile
Avg. Household Income (2025)	\$105,026	\$105,056	\$101,382
Median Household Income (2025)	\$85,846	\$85,696	\$83,364



Business Facts

	3-Mile	5-Mile	10-Mile
Total # of Businesses (2025)	259	286	694
Total # of Employees (2025)	4,138	5,042	14,351

INVESTMENT CONTACTS

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