

SINGLE TENANT NET LEASE INVESTMENT



6404 PACIFIC AVE, STOCKTON, CA



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INVESTMENT HIGHLIGHTS

- **Location of Retail** — Located on Pacific Avenue; Stockton's Primary Retail Trade Area. Major Retail hubs on Pacific Avenue include Sherwood Mall, Weberstown Mall, and Lincoln Shopping Center.
- **Recent Term Extension** — O'Reilly Auto Parts recently extended their lease term by 10 years and increased their rent by 5% ,proving a strong commitment to this location.
- **History of Operation**— Originally Kragen Automotive, O'Reilly has been in operation at this location since 1994 and will have been at this location for 35 years by the end of the base term.
- **Ideal Position** — On the corner of Pacific Avenue (38,000 ADT) and Douglas Road; a high-traffic and signalized intersection.
- **Dense Residential** — Property is surrounded by ±278,719 residents within a 5-mile radius.
- **Improvements** —Parking Lot in good condition. New roof installed in 2014 (5 years of warranty remaining).

OFFERING PRICE:	\$3,199,000
NOI:	\$173,379
CAP RATE:	5.42%
GLA:	±12,500 SF
APN(s):	081-260-270-000
ZONING:	GENERAL COMMERCIAL
CURRENT OCCUPANCY:	100%
PARCEL SIZE:	±1.10 AC
TRAFFIC COUNTS:	PACIFIC AVE - ±38,000 ADT



AREA OVERVIEW

STOCKTON, CA

- Stockton is the county seat for San Joaquin County. The City of Stockton is currently the 13th largest city in California with a diverse population of over 300,000. Rich with history, Stockton is home to one of California's oldest universities, University of the Pacific which was chartered in 1851. Stockton has many opportunities for sports spectators and participants. Spectators can enjoy professional sports at the Stockton Event Center which includes the Stockton Arena and Stockton Ballpark at Banner Island. The professional teams include the Stockton Heat hockey team, Stockton Kings G-League basketball team, and the minor league Stockton Ports Baseball team.

SAN JOAQUIN COUNTY

- San Joaquin County comprises the Stockton–Lodi–Tracy metropolitan statistical area within the regional San Jose–San Francisco–Oakland combined statistical area. The county is located in Northern California's Central Valley just east of the very highly populated nine-county San Francisco Bay Area region and is separated from the Bay Area by the Diablo Range of low mountains with its Altamont Pass. One of the smaller counties in area in California, it has a high population density and is growing rapidly due to overflow from the Bay area's need for housing. The Central Pacific Railroad in the 1860s utilized San Joaquin County's exceptionally flat terrain to construct a rail line from Sacramento to Stockton and then southwest through Altamont Pass to the San Francisco Bay. In 1909, a second railroad, the Western Pacific, utilized the same route through Stockton to reach the Bay area. In the early 1900s, the Santa Fe Railroad constructed from Bakersfield and Fresno through Stockton north to reach Oakland. Smaller lines constructed at Stockton were the Tidewater Southern to Modesto and the Central California Traction to Sacramento. Both started as electrically powered. These railroads encouraged the growth of farms, orchards, and ranches in San Joaquin county and adjacent counties.

DEMOGRAPHICS



2019 Estimated Population
2024 Projected Population

STOCKTON

278,719
297,916

SAN JOAQUIN COUNTY

760,278
811,239



2019 Households

92,786

240,202

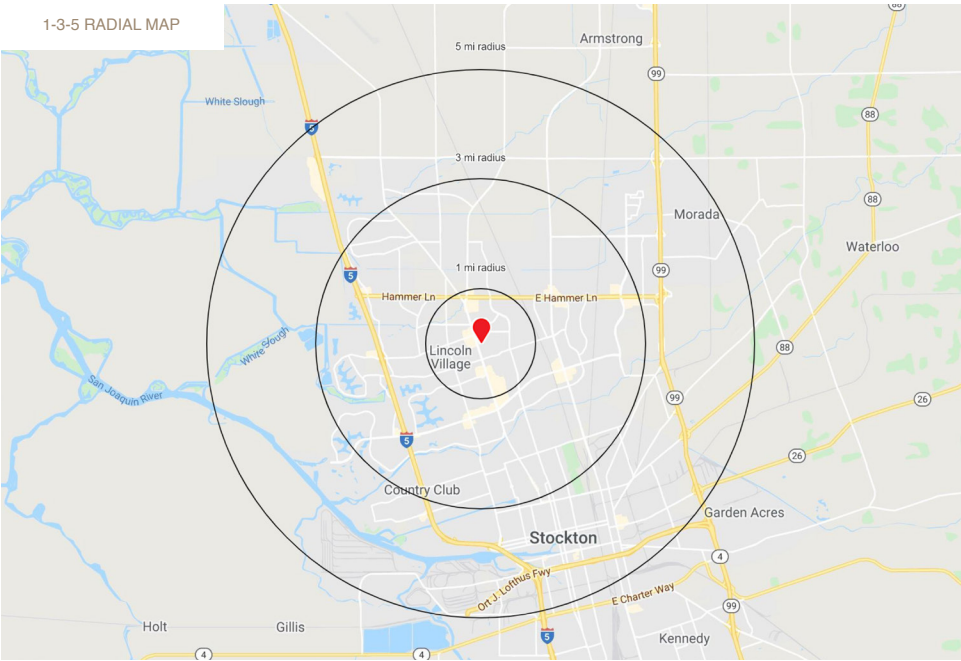


2019 Household Income

\$79,618

\$86,024

Downtown Stockton



PROPERTY VIEW



MARKET VIEW



MARKET VIEW



TENANT PROFILE

O'REILLY AUTO PARTS

O'Reilly Auto Parts is an American auto parts retailer that provides automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States serving both the professional service providers and do-it-yourself customers. Founded in 1957 by the O'Reilly family, the company operates more than 5,420 stores in 47 states. O'Reilly's stores also offer services such as oil and battery recycling, battery testing, paint mixing, and tool rental.



PUBLIC

NASDAQ: ORLY

\$9.5 BILLION

REVENUE

5,200

LOCATIONS

SPRINGFIELD, MO

HEADQUARTERS

LEASING ABSTRACT

O'REILLY AUTO PARTS	
Lease Commencement:	March 18, 1994
Tenant:	O'Reilly Auto Parts
Monthly Rent:	\$14,448
Lease Expiration:	June 30, 2029
Type of Lease:	NN
Deposit:	None
Rent Increases:	10% every 5 years after year 2029
Options:	Two (2) options, at 5 years per option.
Landlord Maintenance Obligations:	<div>Repair & Replacement:<ul style="list-style-type: none">- Roof (Replaced in 2014 – 5 years of Warranty Remaining)- Exterior Walls & Foundation- Floor Slab- Plumbing Connected to Leased Premises- All Structural Portions of Leased Premises- Replacement of HVAC- Parking Lot</div>



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