



AUTOZONE

NEW 10-YEAR CORPORATE NET LEASED AUTOZONE – BAY AREA LOCATION

LIVERMORE, CA

Contact the team

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AUTOZONE

1511 FIRST STREET LIVERMORE, CA 94550 

\$4,200,000

PRICE

4.00%

CAP

NOI:

\$168,000

LEASABLE AREA:

10,400 SF

LAND AREA:

0.57 ACRES

LEASE TYPE:

CORPORATE NN

LEASE TERM:

10 YEARS

YEAR RENOVATED:

2008

PARKING:

24 SPACES

**RARE INFILL BAY AREA LOCATION – PROVEN
LOCATION FOR AUTOZONE**



Investment Highlights



THE OFFERING

Capital Pacific is pleased to present a rare opportunity to acquire a corporate AutoZone in Livermore, CA. The opportunity features a brand new corporately guaranteed 10-year corporate net lease with rental increases every five years. AutoZone is paying a below market rent and is located directly across from a Safeway anchored shopping center.

The subject property is situated on First Street which is the main retail corridor in Livermore. Located directly across the street from the Livermore Arcade Shopping Center which is anchored by Safeway and CVS, the AutoZone property benefits from exposure to over 15,000 vehicles per day. The property is located in an affluent, highly trafficked area of Livermore, with over 118,000 residents and an average household income of \$155,000 within a 5-mile radius.

HIGHLIGHTS

- **Brand new 10-Year Net Lease with rental increases every five years**
- **Below market rent**
- **Tenant has longstanding operating history at this location**
- **Significant tenant funded improvements**

DESIRABLE LOCATION

- **Rare Infill Bay Area Location**
- **Proven Location for AutoZone**
- **Located directly across from Safeway-anchored shopping center**
- **Over 118,000 residents with average HH incomes exceeding \$155,000 within a 5-mile radius**

Income & Expense

		PRICE
Price:		\$4,200,000
Capitalization Rate:		4.00%
Price Per Square Foot:		\$403.85
Lot Size (AC):		0.57
Total Rentable Area (SF):	100.00%	10,400
INCOME		PSF
Scheduled Rent	\$16.15	\$168,000
Effective Gross Income	\$16.15	\$168,000
EFFECTIVE GROSS INCOME		\$168,000
EXPENSE		PSF
Taxes	NN	\$0
Insurance	NN	\$0
CAM	NN	\$0
NET OPERATING INCOME		\$168,000



Rent Roll

TENANT INFO		LEASE TERMS	RENT SUMMARY				
TENANT	SQ. FT.	TERM	CURRENT RENT	MONTHLY RENT	ANNUAL RENT	RENT/FT	
AutoZone	10,400	Years 1-5	\$168,000	\$14,000	\$168,000	\$16.15	
		Years 6-10	\$179,760	\$14,980.00	\$179,760	\$17.28	
		<i>Three 5-Year Renewal Options</i>	Option 1	\$197,452	\$16,455.17	\$197,462	\$18.99
		Option 2	\$217,212	\$18,101	\$217,212	\$20.89	
		Option 3	\$239,892	\$19,991	\$239,892	\$23.07	
OCCUPIED		10,400		\$14,000	\$168,000	\$16.15	
VACANT		0					
CURRENT TOTALS		10,400					

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Site Plan



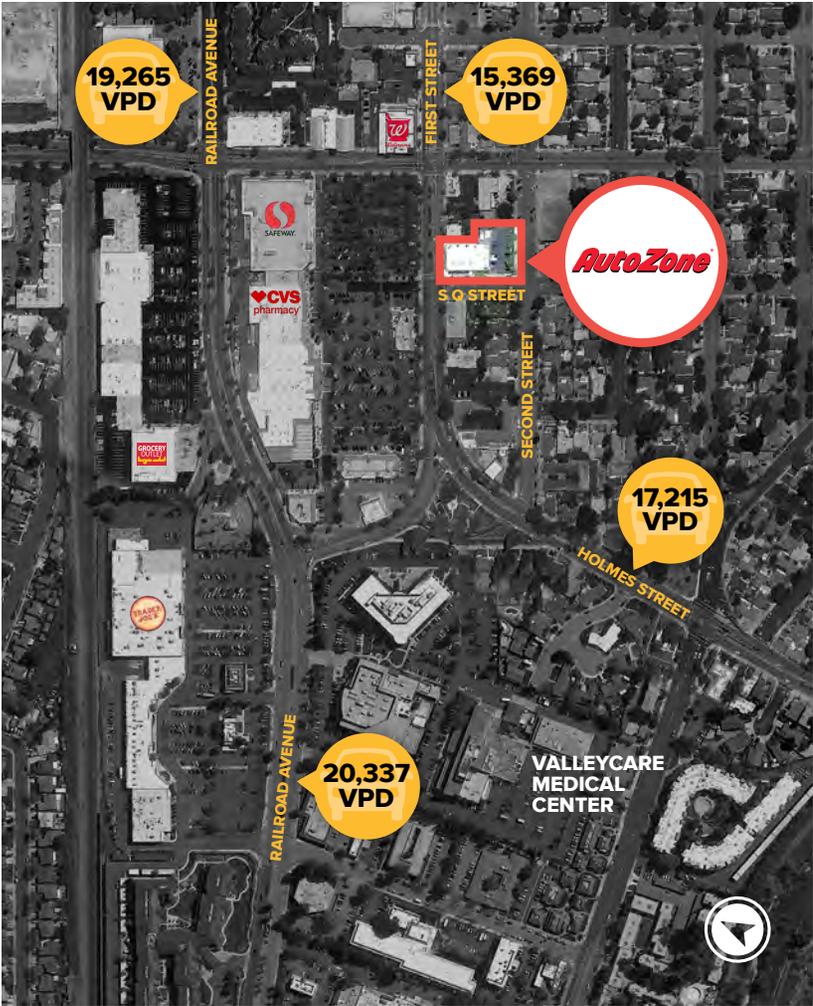
10,400
RENTABLE SF



0.57
ACRES



24
SPACES



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Tenant Overview



ABOUT AUTOZONE

AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories with more than 6,200 stores in the U.S., Puerto Rico, Mexico, and Brazil. Since opening its first store in Forrest City, AK in 1979, the company has joined the New York Stock Exchange (NYSE: AZO) and earned a spot on the Fortune 500 List.

Each store carries an extensive product line for cars, sport utility vehicles, vans and light trucks, including new and re-manufactured automotive hard parts, maintenance items, accessories, and non-automotive products. Many stores also have a commercial sales program that provides commercial credit and prompt delivery of parts and other products to local, regional and national repair garages, dealers, service stations, and public sector accounts.

6,200+

LOCATIONS IN THE
U.S., PUERTO RICO,
MEXICO, AND BRAZIL

Moody's
Baa1

INVESTMENT
GRADE

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Subject Property



Surrounding Retail



Retail Aerial

DRAXLMAIER

TESLA

Where Creativity Happens

TRADER JOE'S

LESIE'S POOL SUPPLIES SERVICE & REPAIR.

HOME FURNISHINGS FURNITURE FOR YOUR LIFESTYLE

H&R BLOCK

VITONOMS

Round Table

T-Mobile

LIVERMORE MUNICIPAL AIRPORT

COSTCO WHOLESALE

LAS POSITAS COLLEGE

new oceanic restaurant bp

FITNESS 19

GROCERY OUTLET Bargain Market

99c ONLY STORES

goodwill

O'Reilly AUTO ARTS

Ford LINCOLN

ELEMENTARY SCHOOL

STANFORD HEALTH CARE

20,366 VPD

pet food express

MetLife

E STANLEY BOULEVARD

MOUNTAIN MIKE'S

metro by T-Mobile

GameStop

POWER TO THE PLAYERS

Great Clips

IT'S GONNA BE GREAT

TOGO'S

NOAH'S NY BABIES

GIANT CENTER

Starbucks

CVS pharmacy

15,369 VPD

SAFeway

TIRE CHOICE AUTO SERVICE CENTERS



ADOBE PET HOSPITAL

FIRST STREET

Foster's FREEZE

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Demographics

POPULATION

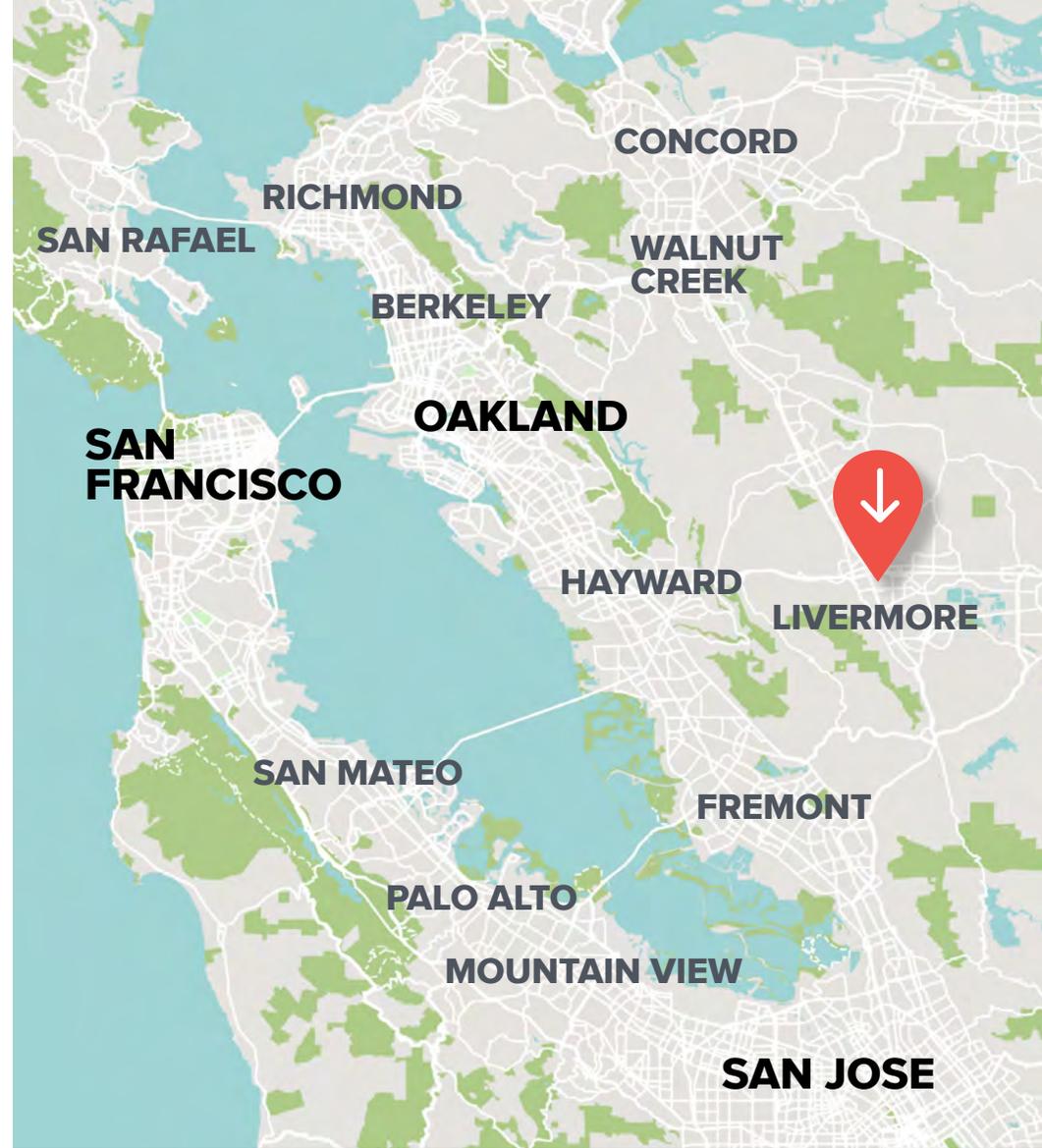
	1-MILE	3-MILES	5-MILES
2010	23,165	67,065	99,099
2019	27,894	76,251	118,337
2024	29,511	80,011	125,048

2019 HH INCOME

	1-MILE	3-MILES	5-MILES
Average	\$122,807	\$141,242	\$155,321
Median	\$100,063	\$116,706	\$130,925

ALAMEDA COUNTY TOP EMPLOYERS

EMPLOYER	# OF EMPLOYEES
Kaiser Permanente	12,150
Alameda County	4,500
City of Oakland	3,500
BART	3,300
UCSF Children's Hospital Oakland	2,675



THE AVERAGE HOUSEHOLD INCOME WITHIN A 5-MILE RADIUS IS OVER \$155K

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LIVERMORE, CALIFORNIA



LIVERMORE is a small city located on the eastern edge of the San Francisco Bay Area, between San Jose and Oakland. Livermore's central location, in close proximity to downtown Oakland, the University of California Berkeley, and downtown San Jose, makes it an excellent destination for living, working, and shopping.

Livermore is California's oldest wine region, with more than 50 award-winning wineries surrounded by rolling hills and farm land. Additionally, Livermore is home to the San Francisco Premium Outlets, offering world-class shopping at over 150 stores.

As home to renowned science and technology centers, Lawrence Livermore National Laboratory and Sandia National Laboratories, the city is a technological hub and an academically engaged community.

ALAMEDA COUNTY includes the East Bay cities of Alameda, Berkeley, Emeryville, Fremont, Hayward, Livermore, Oakland, Pleasanton, and Union City. Its largest city is Oakland, and it is home to the Port of Oakland, the fourth busiest container port in the United States. Alameda County has a population of 1.6 million people and a total of 770,400 jobs. Like most of the Bay Area, the Alameda County economy is creating jobs at a rapid rate, with a below average unemployment rate of 3.0%

1.6 MILLION



**ALAMEDA COUNTY
POPULATION
(ESTIMATED)**

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Bay Area Overview



THE SAN FRANCISCO BAY AREA is located along the California coast and consists of nine diverse counties in Northern California stretching from wine country to Silicon Valley and centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay. The Bay Area is often divided into five sub-regions: the East Bay, North Bay, South Bay, Peninsula, and the city of San Francisco.

Two of the region's metros - San Francisco-Oakland-Hayward and San Jose-Sunnyvale-Santa Clara - ranked as the best economies in the county. The Bay Area's annual economic growth rate of 4.3% over the past three years was nearly double that of the U.S. as a whole, bringing the region's gross domestic product to \$748 billion, behind only 18 countries.

GENERAL STATS

2ND LARGEST METRO AREA IN CALIFORNIA

3RD LARGEST METRO ECONOMY IN THE U.S.

7.6 MILLION RESIDENTS

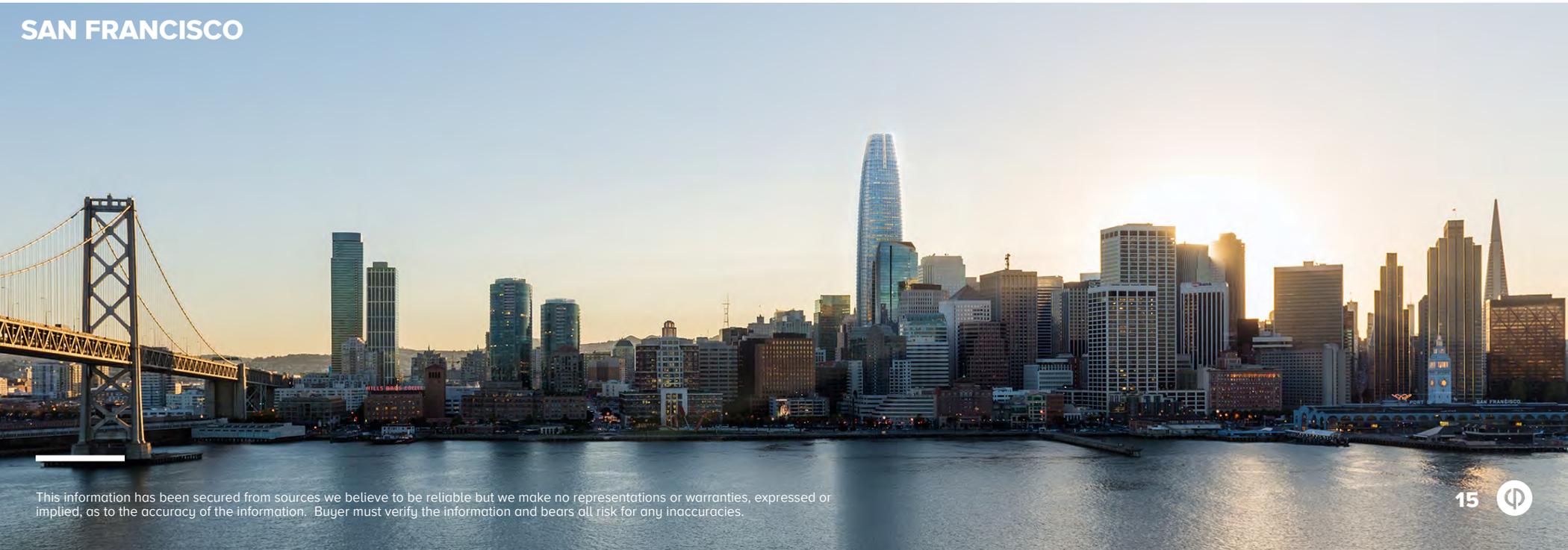
19TH LARGEST ECONOMY IN THE WORLD BY GDP

50+ BAY AREA COLLEGES AND UNIVERSITIES

BAY AREA CITIES REPRESENT **10%** OF THE COUNTRY'S MOST LIVABLE CITIES

121 MILES BART TRACK CONNECTING THE BAY AREA

SAN FRANCISCO



About The Region

SAN FRANCISCO BAY AREA

San Francisco is the fourth most populous city in California, and the fourteenth most populous city in the United States. San Francisco has a diverse service economy, with employment spread across a wide range of professional services, including financial services, tourism, and technology. The Bay Area has more Fortune 500 companies (36 with combined sales of \$1.3 trillion) than any other U.S. region except New York City.

FORTUNE 500 COMPANIES

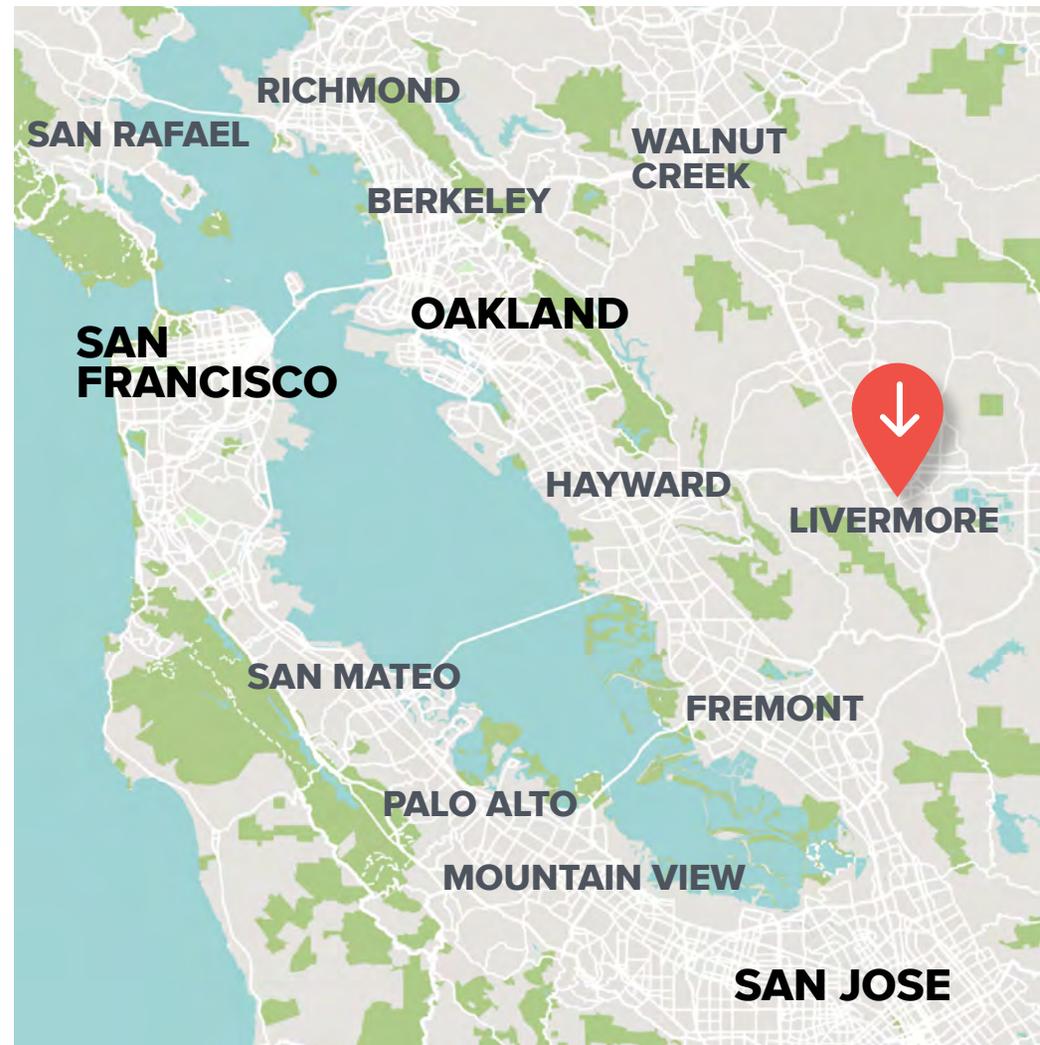
#3 APPLE // **#27** ALPHABET (GOOGLE) // **#47** INTEL // **#59** HEWLETT PACKARD ENTERPRISE // **#60** CISCO SYSTEMS // **#81** ORACLE // **#98** FACEBOOK // **#187** VISA // **#198** SYNnex // **#264** PAYPAL // **#265** APPLIED MATERIALS // **#310** EBAY // **#314** NETFLIX // **#383** TESLA // **#387** NVIDIA // **#405** FRANKLIN RESOURCES // **#414** SANMINA // **#440** LAM RESEARCH // **#443** ADOBE SYSTEMS // **#465** SYMANTEC // **#468** NETAPP // **#493** ROBERT HALF // **#498** YAHOO

COMPANIES VALUED AT \$1 BILLION+

UBER // AIRBNB // PALANTIR TECHNOLOGIES // PINTEREST // DROPBOX // STRIPE // LYFT // SOFI // CREDIT KARMA // INSTACART // DOCUSIGN // ZENEFITS // QUORA // REDDIT // COINBASE // RAZER // 23ANDME // THUMBSTACK // CLOVER HEALTH // RUBRIK // CARBON 3D // ADAPTIVE BIOTECHNOLOGIES // ZOOM TECHNOLOGIES // GLASSDOOR // EVENTBRIGHT

NEARBY CITIES

CITY	POPULATION	MEDIAN INCOME
San Francisco	813,500	\$103k+
Oakland	429,000	\$63k+
Berkeley	121,600	\$75k+
Walnut Creek	69,800	\$86k+
San Jose	1.03 million	\$101k+
Fremont	237,800	\$122k+





Contact us.

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