



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



AutoZone

3675 Elkhorn Boulevard  
North Highlands, CA 95660



# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 6,600 SF AutoZone at 3675 Elkhorn Boulevard in North Highlands, CA. This Opportunity Includes 11 Years of Primary Term Remaining With 4 x 5 Year Options and a Strong Corporate Guarantee, Providing For a Secure Investment.

## OFFERING SUMMARY

PRICE	\$2,380,000
CAP	5.25%
NOI	\$125,000
PRICE PER SF	\$360.61
GUARANTOR	AutoZone

## PROPERTY SUMMARY

ADDRESS	3675 Elkhorn Boulevard North Highlands, CA 95660
COUNTY	Sacramento
BUILDING AREA	6,600 SF
LAND AREA	0.5265 AC
BUILT	1998





# HIGHLIGHTS

- Strong Corporate Guarantee From Investment Grade National Credit Tenant (BBB)
- Over 11 Years of Primary Term Remaining With 4 x 5 Year Options
- Brand New Lease Extension Done During Pandemic With No Rent Reduction or Capital Expenditure By Landlord
- E-Commerce, Recession and COVID Proof Tenant
- Ideal 1031 Exchange Property
- Outparcel to Shopping Center With National Brand Tenant Mix
- Proven Location – Over 23 Years of Operating History Showing Commitment to Site
- Strong Demographics – Over 286,400 People Making an Average Household Income of \$78,105 Within a 5-Mile Radius
- Nearby Tenants Include: Goodwill, Big Lots, Dollar Tree, Starbucks, Taco Bell, Aaron's, McDonald's, Ross, Walgreens, Bank of America, Walmart and More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	AutoZone
PREMISES	A Building of Approximately 6,600 SF
LEASE COMMENCEMENT	September 17, 1997
LEASE EXPIRATION	September 30, 2031
LEASE TERM	11+ Years Remaining
RENEWAL OPTIONS	4 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Automotive
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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6,600 SF	\$125,000	\$18.94
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Baze RV  
Storage

AIRBASE  
SELF  
STORAGE

A-ALL  
MINI  
STORAGE

Street Storage

A1 BUDGET STORAGE

CoolBox  
PORTABLE STORAGE

U.S.S.  
UNITED SELF STORAGE

MGM Transportation  
SACRAMENTO, CA

DERREL'S  
mini STORAGE INC.

CONTAINIT  
SELF STORAGE

HALLSTEN  
INGENUITY COVERED



Long John  
Silver's

Watt Ave

dd's  
DISCOUNTS

metro  
by T-Mobile

DOLLAR TREE

Elkhorn Blvd





food maxx SUBWAY  
DELISH PIZZA Carls Jr.  
Aaron's BANK OF AMERICA

Sierra View Elementary

A1 BUDGET STORAGE

Q Street Storage

MGM Transportation  
SACRAMENTO, CA

CoolBox  
PORTABLE STORAGE

U.S.S.  
UNITED SELF STORAGE

WALL MINI STORAGE

CONTAINIT  
SELF STORAGE

HALLSTEN  
INGENUITY COVERED



AMERICA'S DREAM  
HOMEWORKS

DERREL'S  
mini STORAGE



Watt Ave

dd's  
DISCOUNTS

7  
ELEVEN

Long John  
Silvers

metro  
by T-Mobile

DOLLAR TREE



Auto  
Zone

Elkhorn Blvd



Walmart  
Supercenter

WELLS FARGO Bank of America  
Aaron's Speedway  
GREEN BURRITO SUBWAY  
foodmaxx Carls Jr.

ROSS DRESS FOR LESS Walgreens  
TACO BELL Starbucks  
POPEYES DERREL'S mini STORAGE  
MOUNTAIN MIKE'S jiffy lube  
NAPA RITE AID

Watt Ave

BIG LOTS! DOLLAR TREE  
CITITRENDS  
goodwill 7 ELEVEN dd's DISCOUNTS  
LONG JOHN SILVER'S metro by T-Mobile

Elkhorn Blvd

Auto Zone

Round Table PIZZA Papa Murphy's TAKE 'N BAKE PIZZA Little Caesars WING-STOP  
RITE AID UMPQUA B-A-N-K petco Starbucks  
WinCo FOODS Jamba Juice ARCO goodwill  
McDonald's 24 FITNESS BEL AIR SUBWAY  
PANDA EXPRESS MOUNTAIN MIKE'S Rita's BR bakery robbing TOGO'S  
Firestone CIRCLE K Tires LES SCHWAB  
PACIFIC DENTAL SERVICES CHASE GNC  
T-Mobile Chevron metro by T-Mobile SUPERCUTS Great Clips

O'Reilly AUTO PARTS 99c only Arby's  
DEL TACO 76 goodwill  
7 ELEVEN Shell metro by T-Mobile





## NORTH HIGHLANDS | SACRAMENTO COUNTY | CA

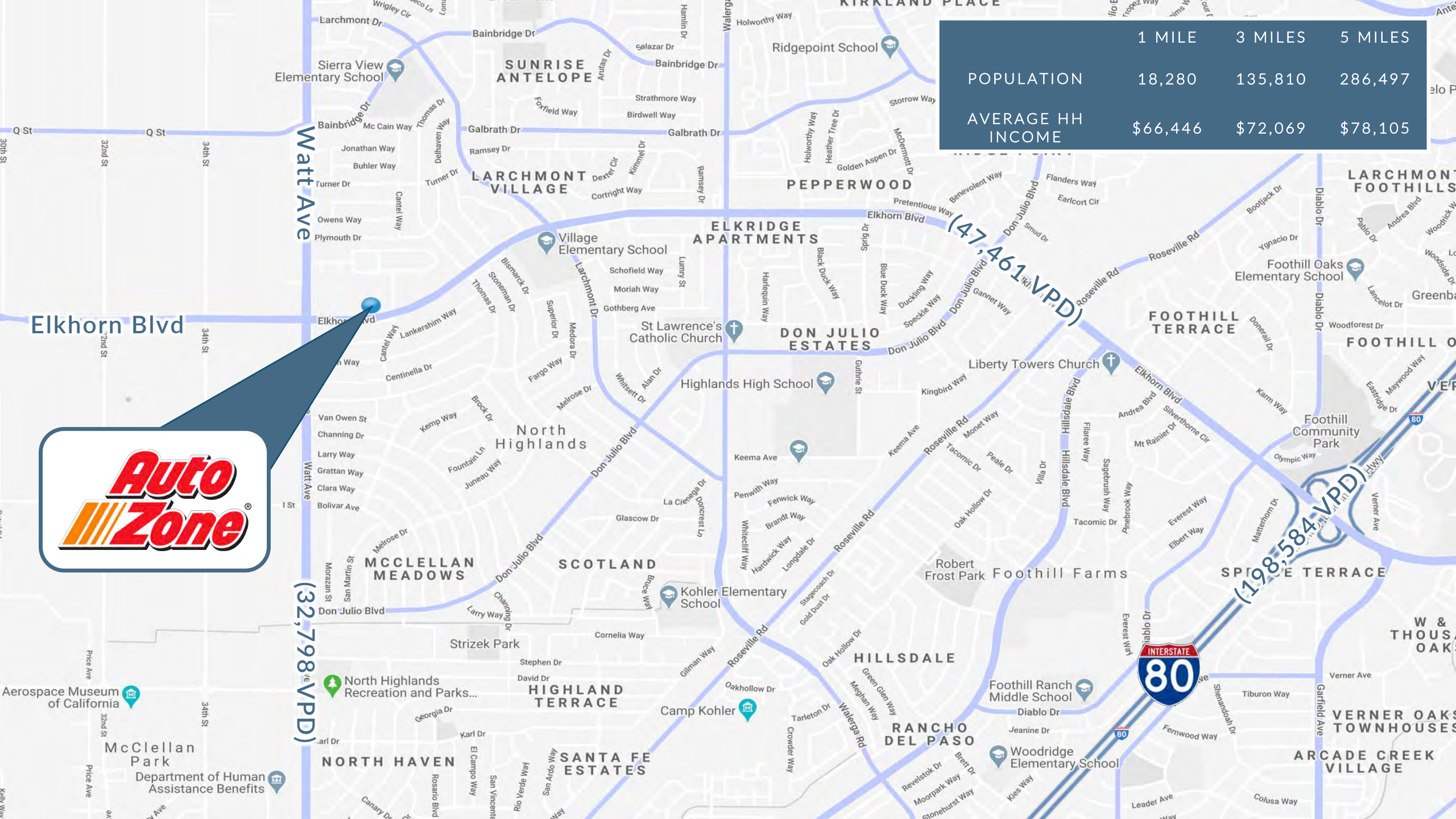
North Highlands is a town in Sacramento County, California. The town is home to about 43,000 residents. North Highlands is part of the Sacramento-Arden-Arcade-Roseville Metropolitan Statistical Area which has about 2,296,418 people living in the area. The town is 10 miles north of California's capital, Sacramento. Sacramento's estimated 2019 population of 513,624 residents makes it the 6<sup>th</sup> largest city in California and the ninth-largest capital in the U.S.

Due to the city's close proximity, Sacramento's economy affects North Highland's. The state's capital is the economic and cultural core of the surrounding area. The city is home to California State University, Sacramento, which is one of the 23 campuses of the California State University system. Located nearby is the University of California, Davis and affiliated UC Davis Medical Center, a world-renowned research hospital. The Sacramento metropolitan area is the fifth largest in California and it is the 27th largest in the United States. Sutter Health, Blue Diamond Growers, Aerojet Rocketdyne, Teichert, and The McClatchy Company are among the largest companies based in Sacramento.

North Highlands is only a 15-minute drive to Sacramento's downtown. The area is home to California State Capitol Museum, which is an elegant, long-standing museum documenting the history of California via exhibits, artifacts and more. The area is also home to the Sutter's Fort State Historic Park which is the oldest restored fort in the U.S. and depicts pioneer life via costumed docents, programs and exhibits. The city includes the Sacramento Zoo which is a longtime, 15-acre animal park housing native and endangered species, plus a giraffe encounter exhibit. The city also includes the Old Sacramento Waterfront District which was founded in 1849 and is an 8-block area offering a visitor center, museums and a variety of history tours.







	1 MILE	3 MILES	5 MILES
POPULATION	18,280	135,810	286,497
AVERAGE HH INCOME	\$66,446	\$72,069	\$78,105



(32,798 VPD)

(47,461 VPD)

(198,584 VPD)



AUTOZONE INC.

# TENANT PROFILE

AutoZone is an American retailer of aftermarket automotive parts and accessories, and it is the largest in the United States. The company was founded in 1979, and as of December 2019, there are over 6,411 stores across the United States, Mexico, and Brazil. For more than 30 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry.

AutoZone has a rich culture and history of going the Extra Mile for its customers and its community. AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories. Each store carries an extensive line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured hard parts, maintenance items and accessories. Since opening its first store in Forrest City, Arkansas on July 4, 1979, the company has joined the New York Stock Exchange (NYSE: AZO) and earned a spot in the Fortune 500. AutoZone also sell automotive diagnostic and repair software through ALLDATA, diagnostic and repair information through alldatadiy.com, and auto and light truck parts and accessories through AutoZone.com.



COMPANY TYPE  
NYSE: AZO



FOUNDED  
1979



# OF LOCATIONS  
6,411+



HEADQUARTERS  
Memphis, TN



WEBSITE  
autozone.com



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.







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