



CONFIDENTIAL OFFERING MEMORANDUM (ACTUAL PHOTO)

## AUTOZONE FOR SALE

AutoZone in Sacramento, California  
2580 Bell Rd, Auburn, CA 95603

**NNN** INVESTMENT  
ADVISORS  
THE NATIONWIDE NNN EXPERTS

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# EXECUTIVE SUMMARY

## INVESTMENT SUMMARY

Price:	\$2,692,800
	\$134,640
Cap Rate	5.00%
Price / SF	\$395.53
Building Size	6,808 SF
Tenancy	Single
Year Built	1994
Renovated	2018

## LEASE SUMMARY

Lease Type	NN
Taxes / CAM / Insurance	Tenant's Responsibility
Roof / Structure	Landlord's Responsibility
Original Lease Term	10 Years
Term Remaining	6 Years
Commencement Date	August 30, 2018
Term Expiration	August 30, 2028
Options	4 Five Year Options
Increases	10% Rent Bumps Every 5 Years



Price  
\$2,692,800



Cap Rate  
5.00%



Lease Type  
NN

## INVESTMENT HIGHLIGHTS

- 10% Rent Increase Every Five Years
- 10% Rent Bump in 2023
- Population of 6,235 within 1 mile and 26,357 within 3 miles
- Investment Grade Credit BBB Rating by S&P
- Publicly Traded on the NYSE as Ticker: AZO
- Two Ingress and Egress Points on a Hard Signalized Corner
- This Property Sees 43,516 Vehicles Per Day
- Affluent Area with an Average Household Income of \$83,527
- Ross Dress For Less plot available for sale in same center, see page 6







## PROPERTY DESCRIPTION



### PROPERTY DESCRIPTION

This Autozone is for sale in the Sacramento, California area. This building is on its own parcel and ready for sale. The HVAC was replaced in early 2022.

There are 6 years remaining on the current lease term. Rent is \$134,640 per year on a double net lease. Rent increases to \$148,104 on August 30, 2023.

AutoZone, Inc. is the largest retailer of aftermarket automotive parts and accessories in the United States. Investment Grade Credit BBB Rating by S&P. Publicly Traded on the NYSE as Ticker: AZO

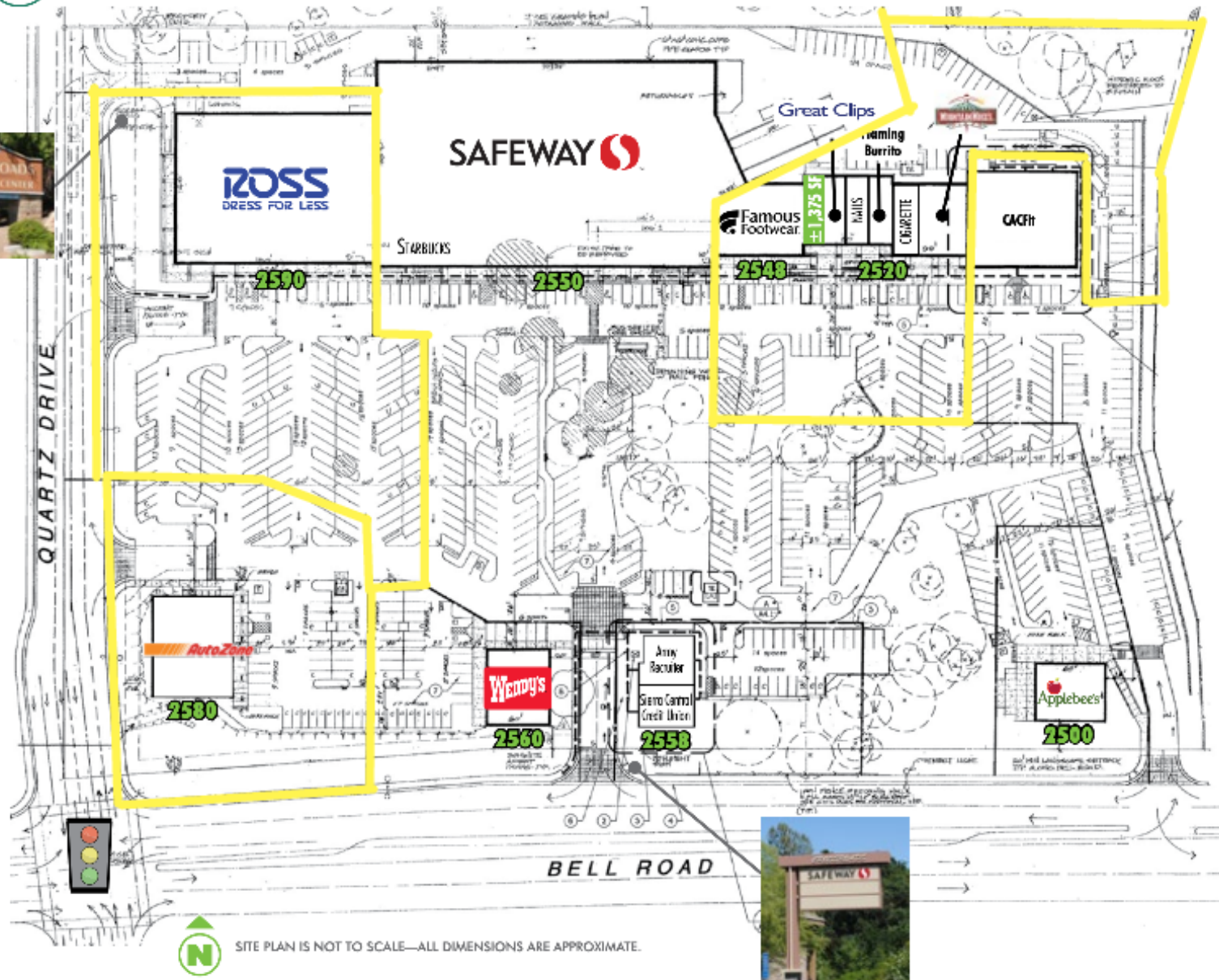
### LOCATION DESCRIPTION

This Autozone sits on a Safeway outparcel with other neighbors including Ross, Target, Wendy's, Applebee's, and more. It has a population of 6,235 within 1 mile, 26,357 within 3 miles and 41,661 within 5 miles. This is an affluent area with Average household Income of \$83,527 per year.

This building has two ingress and egress points and sits on a hard signalized corner. It sees over 43,516 vehicles per day. This shopping center sits one light away from busy Grass Valley Highway or Highway 49.



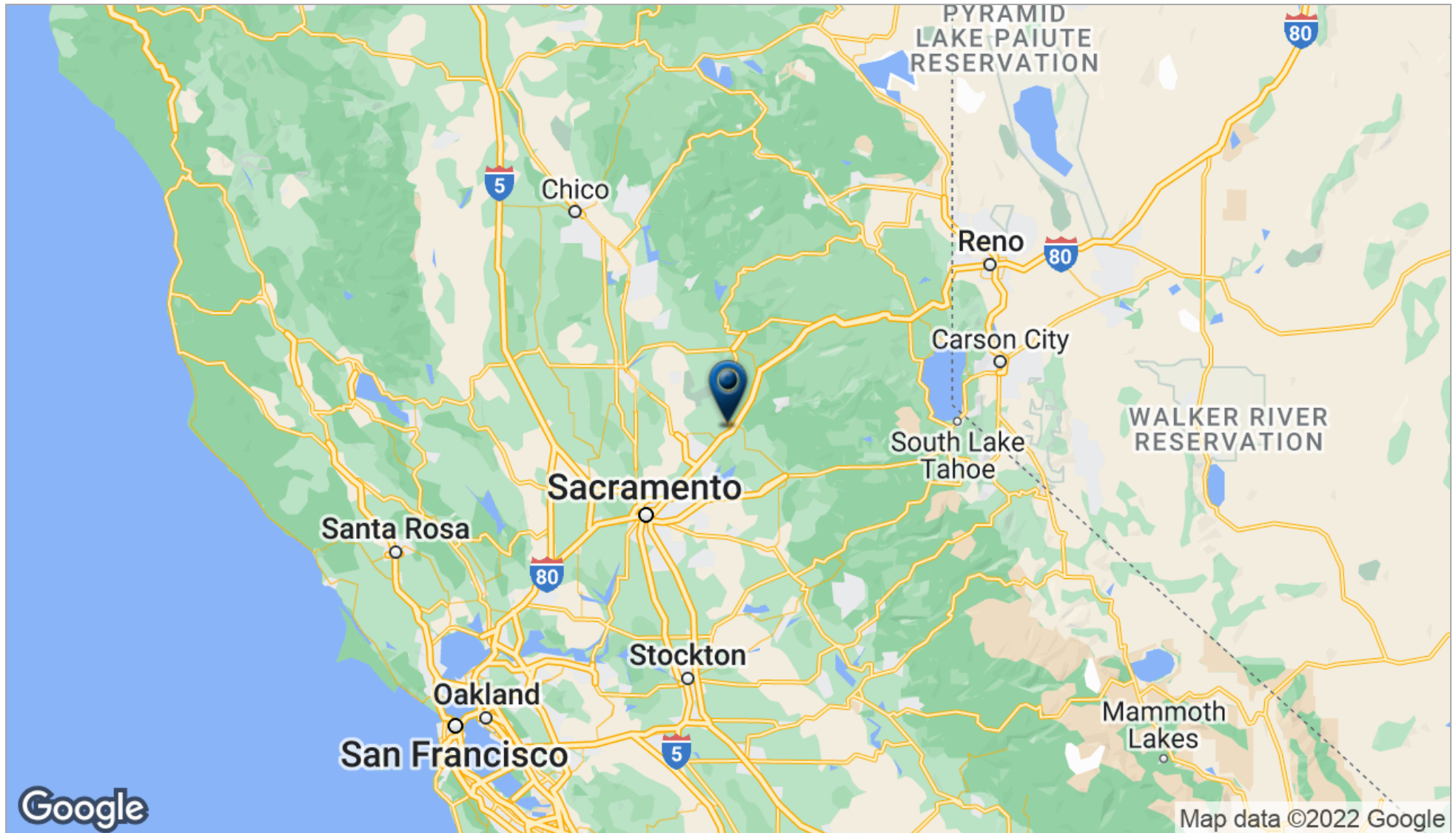
## SITE PLAN



Suite #	Tenant	SF
2500	Applebees	NAP
2514	CACFit	NAP
2520	Mountain Mike's Pizza	2,925
2526	Happy Cigar	1,375
2530	Flaming Burrito	1,200
2534	Mood Nails	1,232
2536	Great Clips	1,425
2540	AVAILABLE	1,375
2548	Famous Footwear	5,108
2550	Pak N Save	NAP
2558	Sierra Central Credit Union	NAP
2560	Wendy's	NAP
2580	AutoZone	6,800
2590	Ross Dress for Less	25,000
C-11	Cathedral Properties	NAP
C-12	Robert Biaggi	NAP



## REGIONAL MAP



## LOCATION MAP





## AERIAL MAP



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## TENANT PROFILES



### OVERVIEW

Tenant Trade Name:	Autozone
Founded:	1979
Tenant Credit Rating:	Moody's - BBB & S&P - Baa1
Tenant Revenue:	\$15.8B
Tenant Net Worth:	40.8B
Tenant Headquarters:	Memphis, TN
Tenant Number Of Employees:	105,000

### TENANT HIGHLIGHTS

- Investment Grade Credit BBB Ratings by S&P.
- 6,000+ retail outlets throughout the United States
- Publicly Traded on the NYSE as AZO

### TENNANT DESCRIPTION

AutoZone's 6,000+ retail outlets throughout the United States, Mexico and Brazil stock a variety of aftermarket parts as well as some OEM parts. All AutoZone stores are corporately owned; the company does not have franchise operations.

AutoZone, Inc. is an American retailer of aftermarket automotive parts and accessories, the largest in the United States. Founded in 1979, AutoZone has over 6,400 stores across the United States, Mexico, Puerto Rico, Brazil and the US Virgin Islands. The company is based in Memphis, Tennessee.



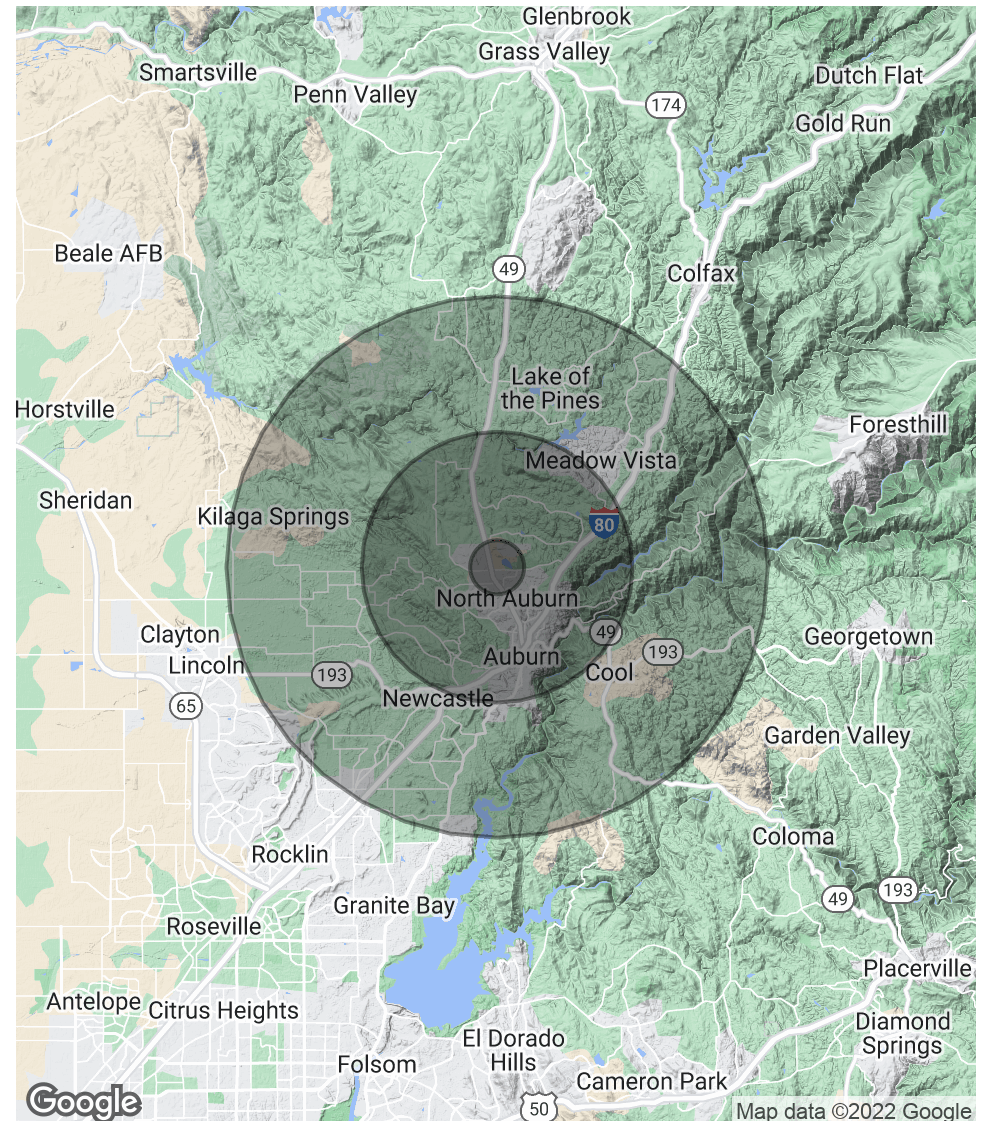
# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,281	46,182	90,782
Average Age	45.6	45.4	46.4
Average Age (Male)	40.9	43.6	45.0
Average Age (Female)	48.6	47.4	47.6

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,295	19,330	36,569
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$62,549	\$77,026	\$86,742
Average House Value	\$375,986	\$461,766	\$512,271

\* Demographic data derived from 2010 US Census







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