AZTEC

REAL ESTATE AND DEVELOPERS, INC

Seller Funded Rent Step-up!

AutoZone

420 9th St. | Marysville, CA 95901


AutoZone


AutoZone
$29.99
2 for $5
FREE


AutoZone
$29.99
2 for $5
FREE
SAVE $5
20% OFF

INVESTMENT HIGHLIGHTS

LIST PRICE - $2,988,000
5.50% FORWARD CAP

RECENT AUTOZONE EXPANSION & LONG-TERM COMMITMENT

AutoZone recently expanded its store to approximately 6,486 square feet and entered into a new 15-year lease, demonstrating a significant long-term commitment to the Marysville location. The lease features 10% rental increases every five years throughout the initial term and four additional five-year extension options.

SELLER-FUNDED RENT STEP-UP

Current contractual rent is $12,450 per month ($149,400 annually), increasing 10% to $13,695 per month ($164,340 annually) in Year 6. Seller will credit Buyer at closing for the difference between the current rent and the scheduled Year 6 rent through the applicable rent-increase date, providing the Buyer the economic equivalent of $164,340 in annual rental income from closing.

Location

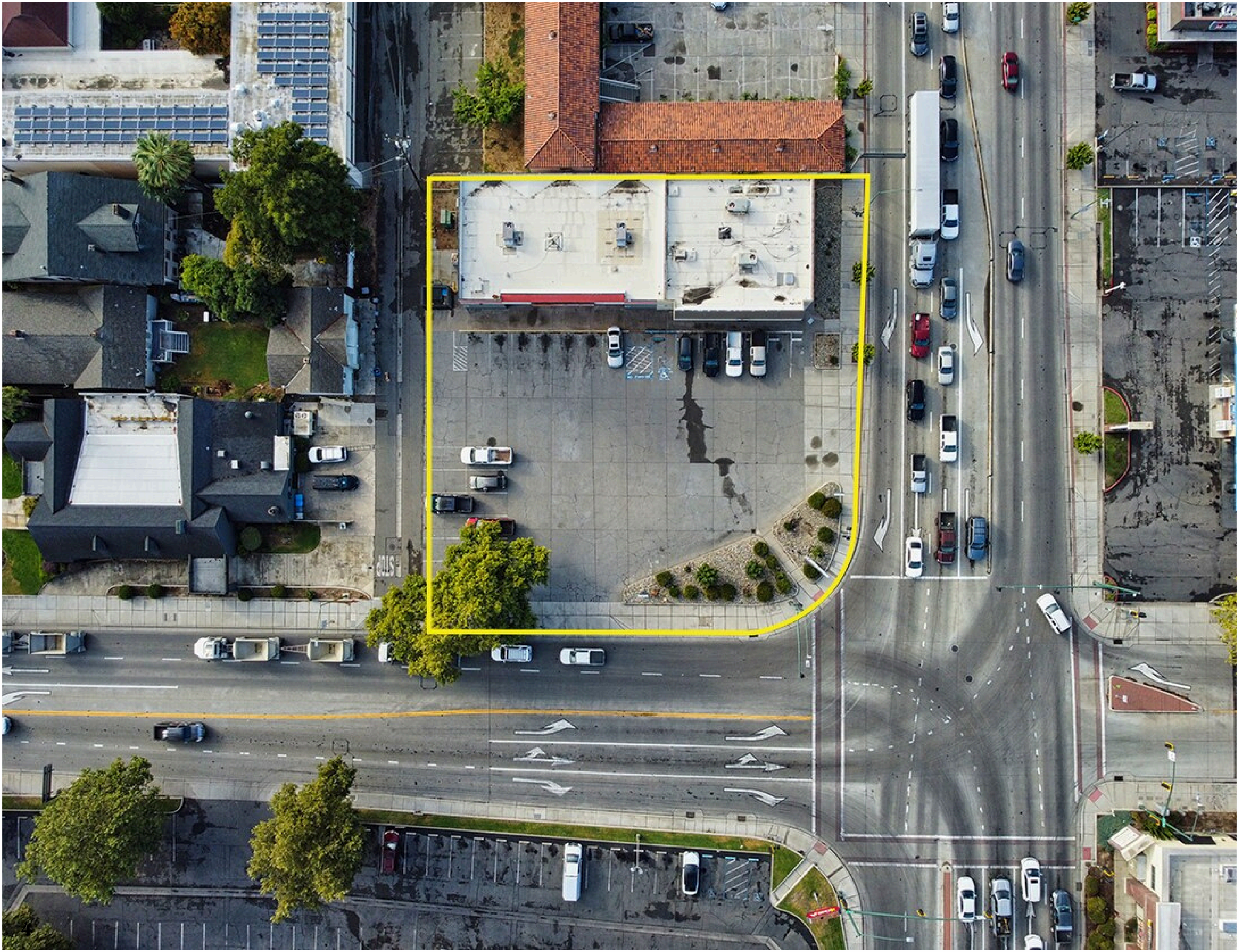
Positioned at the high-visibility signalized corner of CA-20 and CA-70. The location boasts robust traffic exposure, with a recorded AADT of ~40,000 vehicles

Investment-Grade Tenant Quality

Strong credit tenant: AutoZone is a recognized national retailer with proven resilience.

Strong Rental Growth

$149,400 annual rent (Years 1–5) with 10% increases every 5 years, plus four (4) 5-year options, creating up to 33 years of cash flow. Large rent increase in 2028!



EXECUTIVE SUMMARY

AutoZone 420 9th St. Marysville, CA 95901
Offered at: $2,988,000
Forward Cap Rate: 5.50%

This AutoZone-occupied property presents a rare opportunity to acquire a long-term, passive income investment secured by a Fortune 500 credit tenant. With annual rent growth built into the lease, zero landlord responsibilities, and strategic positioning along a major regional traffic artery, the asset offers both stability and long-term upside for investors.

Investment Highlights

- **National Credit Tenant: AutoZone, Inc. is the nation's largest automotive parts retailer, publicly traded on the NYSE (AZO), with over 7,100 locations in the U.S., Mexico, and Brazil.**
- **Long-Term Security: 11.5 years remain on the primary lease term, plus four (4) five-year extension options.**
- **Rent Increases: 10% every 5 years - 10% increase in 2028**
- **Attractive Rent Growth: Built-in 10% rent increases every five years.**
- **Prime Location: Signalized corner at CA-20 and CA-70, with ~40,000 vehicles per day.**
- **Regional Growth Market: Marysville is the gateway to Yuba County and serves as a key commercial corridor just north of Sacramento.**

LEASE TYPE	ABSOLUTE NNN	LEASE COMMENCEMENT	April. 2023
LEASE TERM	15 YEARS	RENTAL INCREASES	10% EVERY 5 YEARS INC OPTIONS
OPTIONS	(FOUR) 5-YEAR	BUILDING SF	+/- 6,486 SF
YEARS 1-5 MONTHLY RENT	$12,450	YEAR BUILT	1984
YEARS 1-5 YEARLY RENT	$149,400	LOT SIZE	+/- 29,874 SF

INCOME TABLE

Lease Year	Monthly Rent	Annual Rent	Rent/SF	Cap Rate (%)
Years 1-5 (2023-2028)	$12,450.00	$149,400	$23.03	5.15%
Years 6-10 (2028-2033)	$13,695.00	$164,340	$25.34	5.50%
Years 11-15 (2032-2038)	$15,064.50	$180,774	$27.87	6.05%
First Extended Term	$16,570.92	$198,851.04	$30.66	6.65%
Second Extended Term	$18,228.08	$218,736.96	$33.72	7.32%
Third Extended Term	$20,050.83	$240,609.96	$37.10	8.05%
Fourth Extended Term	$22,055.92	$264,671.04	$40.81	8.86%

TENANT OVERVIEW

AutoZone, Inc. (NYSE: AZO)

WEBSITE - AUTOZONE.COM

AutoZone, Inc. is the largest retailer and distributor of automotive replacement parts and accessories in the United States. Founded in 1979 and headquartered in Memphis, Tennessee, the company has grown to become a dominant player in the DIY and commercial automotive markets.

Scale & Presence

- 7,100+ stores across the U.S., Mexico, and Brazil.
- Employs more than 110,000 team members (“AutoZoners”).
- Offers more than 800,000 SKUs ranging from batteries and brakes to specialty tools.

Financial Strength (FY 2024)

- Revenue: ~$18.6 billion.
- Net Income: ~$2.5 billion.
- Earnings per Share: Consistently strong, exceeding analyst expectations.
- Credit Rating: BBB (S&P) – Investment Grade.

Business Model & Resilience

- AutoZone is known for its recession-resilient business model. Automotive repair and maintenance remain a necessity regardless of broader economic cycles, positioning the company as a “needs-based” retailer. Their dual-market strategy—serving DIY customers and professional mechanics (DIFM: Do-It-For-Me market)—provides a stable revenue mix.

Reputation & Stability

- Ranked as one of America’s Best Large Employers by Forbes.
- Continuous investment in digital platforms, supply chain, and customer experience.
- Recognized nationally as “America’s #1 Battery Destination.”

Marysville, California

Gateway to the Gold Fields

Often dubbed the "Gateway to the Gold Fields," Marysville is steeped in Gold Rush–era history and boasts a rich architectural heritage, including a 23-acre historic commercial district featuring Mission/Spanish Revival and Italianate styles.

Greater Sacramento Region Growth

As part of the broader Sacramento area, Marysville benefits from regional economic expansion and connectivity.

California's overall economy remains one of the world's most robust. The state's GDP ranks fifth globally and has surged over 111% in the last 25 years.

Compact, Strategic Location

With a land area of just 3.5 square miles and a tight-knit urban footprint, Marysville maintains a distinctive small-city charm while serving as the county seat of Yuba County. It's centrally located in the Sacramento Valley and forms part of the growing Yuba–Sutter region.

Imcome Upside

Median household income is trending upward—growing nearly 12% in a single year.

Confidentiality & Disclosure

This Offering Memorandum has been prepared by Aztec Real Estate and Developers, Inc. (the "Broker") and is being furnished to qualified prospective purchasers solely for the purpose of evaluating the potential acquisition of the property located at 420 9th St. Marysville, CA 95901 (the "Property").

The information contained herein, including but not limited to financial data, lease information, and photographs, has been obtained from sources deemed reliable. However, no representation or warranty, express or implied, is made as to the accuracy or completeness of the information, and it is submitted subject to errors, omissions, changes of price or other conditions, prior sale, lease or financing, or withdrawal without notice.

By accepting this Offering Memorandum, the recipient agrees:

- To treat this information as confidential;
- Not to reproduce or distribute it, in whole or in part, without the prior written consent of Broker;
- That all inquiries, offers, and negotiations regarding the Property will be directed exclusively to Broker.

The prospective purchaser is advised to conduct its own independent investigation and verification of all matters deemed relevant, including, but not limited to, the legal, physical, and financial condition of the Property and the accuracy of the information contained herein.

This Offering Memorandum does not constitute a contract or any part of a contract, nor does it constitute an offer or promise to sell the Property. Only a written agreement signed by both seller and purchaser shall bind the parties.

AutoZone

420 9th St. Marysville, CA 95901

EXCLUSEVELY LISTED BY

AZTEC REAL ESTATE

John Ochipinti
Cell: 530-301-4422
Office: 530-674-2370
Email: John@aztecred.com
469 Century Park Dr
Yuba City, CA 95991
Lic #: 00560647

AZTEC
REAL ESTATE AND DEVELOPERS, INC.