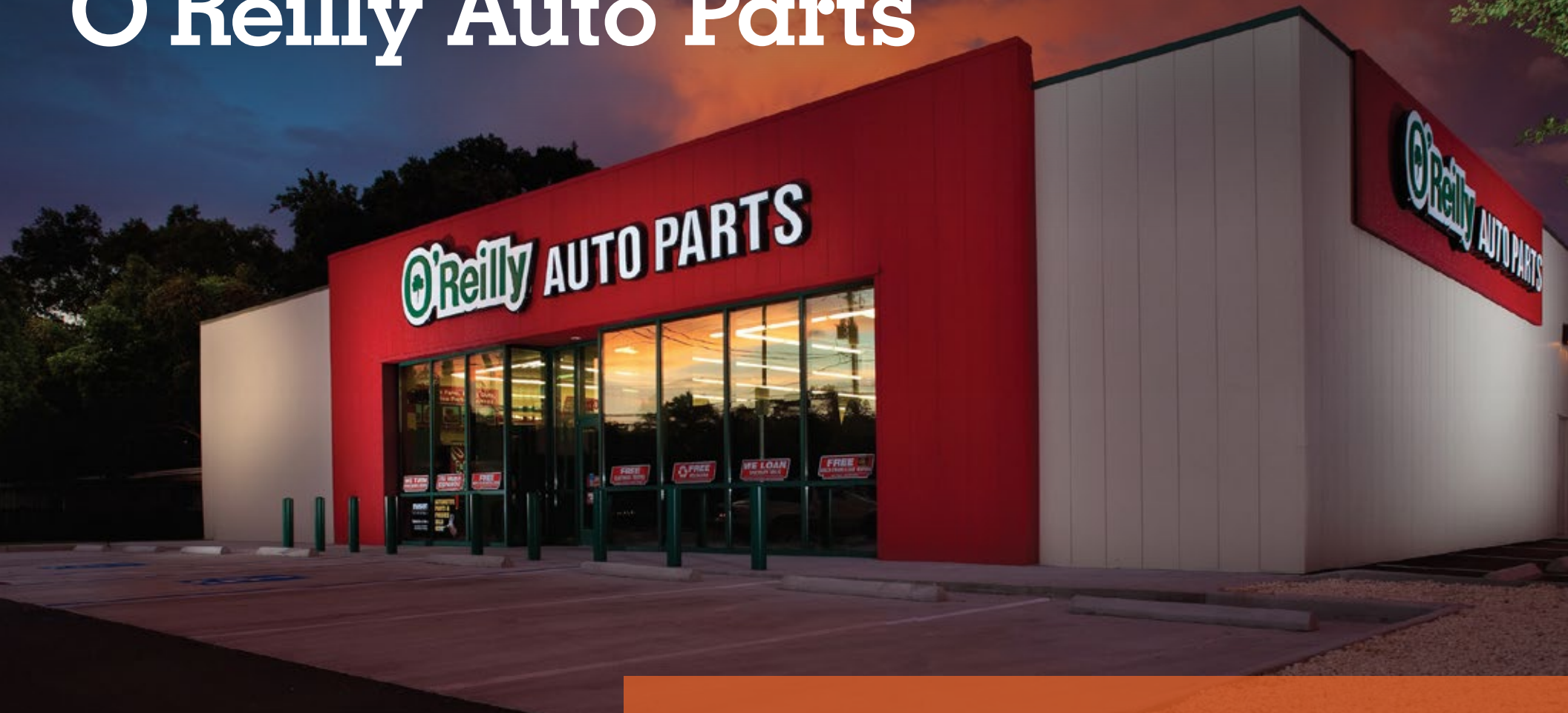


FOR SALE

*\*representative photo*

# Single Tenant O'Reilly Auto Parts



Confidential Offering Memorandum

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2580 South Elm Avenue  
Fresno, California

**AVISON  
YOUNG**

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*\*representative rendering*



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\*representative photo



## Investment Summary

### Overview

Avison Young is pleased to present this unique opportunity to acquire a newly developed single-tenant O'Reilly Auto Parts on a fee simple land located at 2580 South Elm Avenue in Fresno, California. The property is situated approximately .35 miles from Freeway 41 ramps and 1 mile from Freeway 99 ramps, with close proximity to other retailers including Valero and Family Dollar. This is a rare opportunity to acquire a stable investment in the valuable California commercial real estate market.

### Investment Highlights

- » New Built to Suit
- » Single tenant building 100% occupied by O'Reilly Auto Parts, a National Credit Tenant
- » 15 year lease that commences February 1, 2025
- » O'Reilly Auto Parts is an investment grade rated company (S&P: BBB)
- » Situated within one mile of entrance/exit ramps on Freeway 41 and 99 - major California highways
- » Publicly traded, corporate guarantee, strong credit
- » Highly visible from busy intersection E Jensen Ave and S Elm Ave (±60,000 VPD)

**O'Reilly Auto Parts**  
2580 South Elm Avenue  
Fresno, California

## Offering Summary



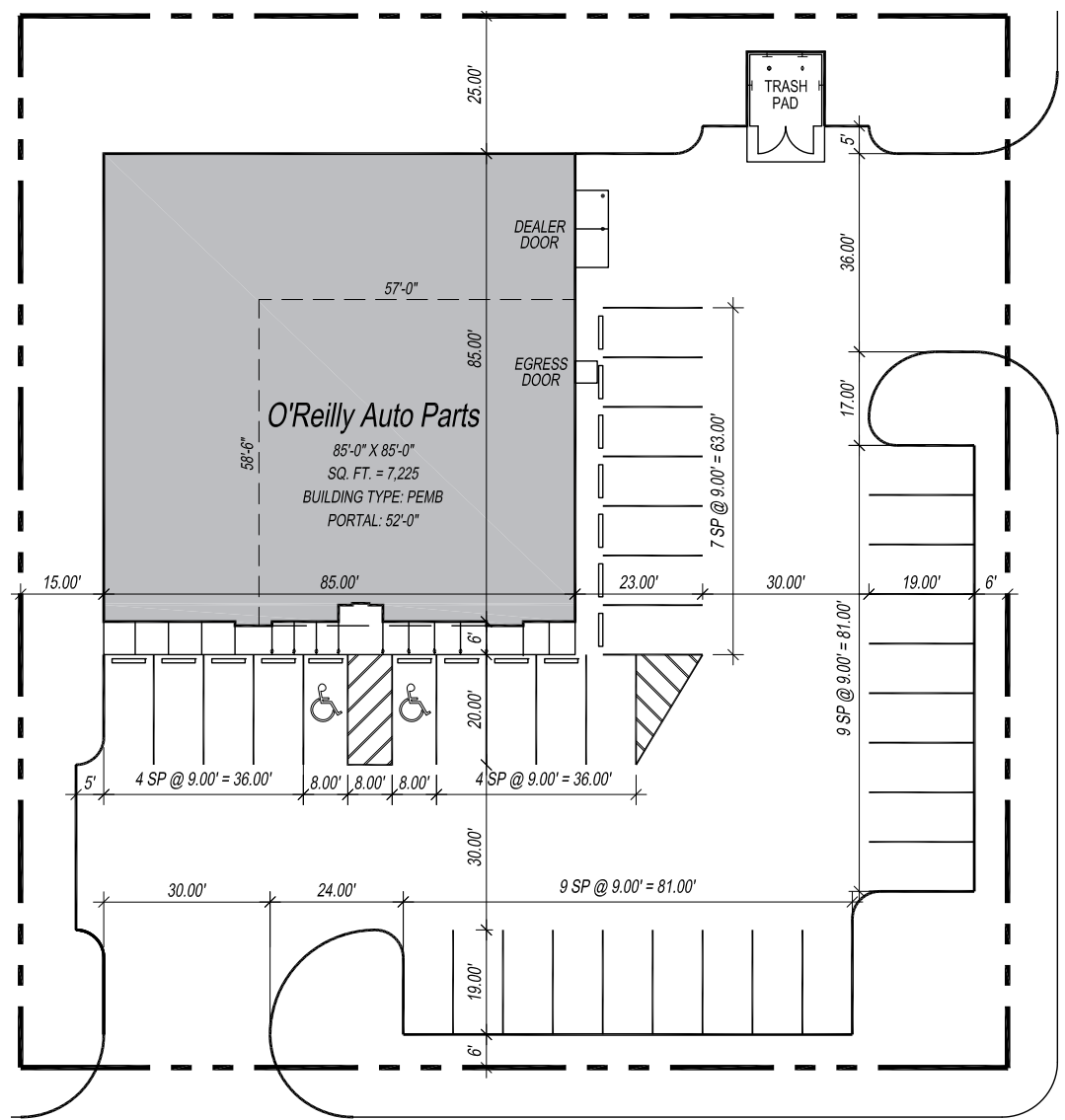
\*representative rendering

**Offering Price:** \$3,100,000  
**Cap Rate:** 5.80%  
**Annual NOI:** \$179,000  
**Property Type:** Single Tenant NNN  
**Building Area:** ±7,252 SF

**Land Area:** ±0.73 AC / ±31,866 SF  
**Parcel:** 479-020-35  
**Zoning:** RMI  
**Parking:** 66 Spaces (9.1/1,000 SF)  
*\*Reciprocal Parking Agreement*



Newly Developed  
Single Tenant  
O'Reilly Auto Parts



REVISIONS:

PROJECT: O'REILLY AUTO PARTS STORE  
**TYPICAL SITE PLAN**  
**85'-0" X 85'-0"**

233 South Palsson  
 Springfield, MO 65802  
 Phone: (417) 882-2674

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PROJECT: O'REILLY AUTO PARTS STORE  
**TYPICAL SITE PLAN**  
**85'-0" X 85'-0"**

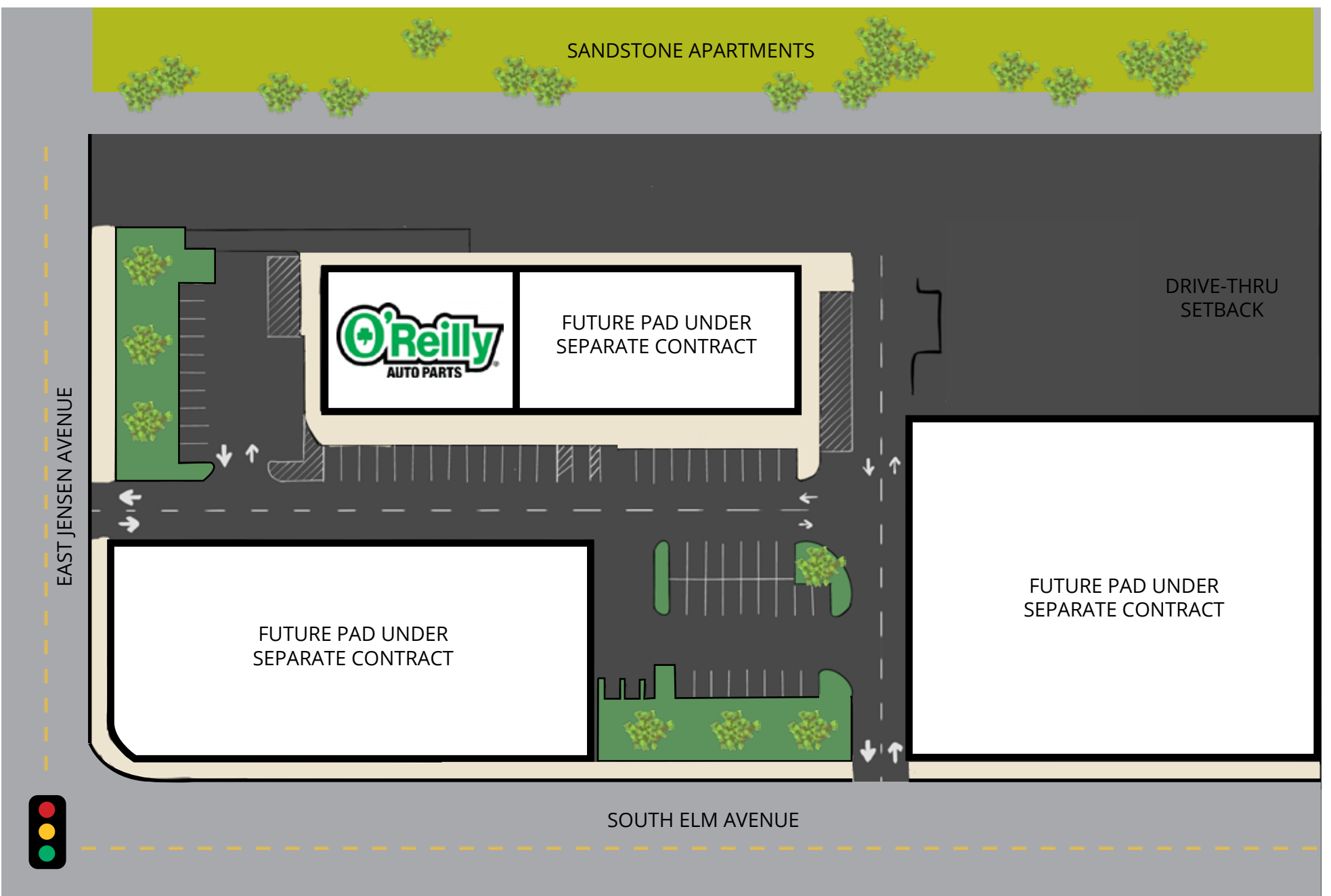
DRAWN: JGS  
 CHECKED: SP  
 DATE: 11/15/17  
 JOB NO: TYP  
 SHEET: 1

SHEET 1 OF 1

**2** PROPOSED SITE PLAN  
 C SCALE: 1" = 30'-0"

\*Proposed site plan, standard for O'Reilly Auto Parts

Site Plan





## Tenant Profile

O'REILLY AUTO PARTS together with its subsidiaries, operates as a retailer of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States. The company provides new and remanufactured automotive hard parts and maintenance items, such as alternators, batteries, brake system components, belts, chassis parts, driveline parts, engine parts, fuel pumps, hoses, starters, temperature control, water pumps, antifreeze, appearance products, engine additives, filters, fluids, lighting products, and oil and wiper blades; and accessories, including floor mats, seat covers, and truck accessories. Its stores offer auto body paint and related materials, automotive tools, and professional service provider service equipment. The company's stores also offer enhanced services and programs comprising used oil, oil filter, and battery recycling; battery, wiper, and bulb replacement; battery diagnostic testing; electrical and module testing; check engine light code extraction; loaner tool program; drum and rotor resurfacing; custom hydraulic hoses; and professional paint shop mixing and related materials. Its stores provide do-it-yourself and professional service provider customers a selection of products for domestic and imported automobiles, vans, and trucks.

O'Reilly Automotive, Inc. was founded in 1957 and is headquartered in Springfield, MO. The company is publicly traded (NASDAQ: ORLY) with a market capitalization of approximately \$58 billion. O'Reilly Auto Parts is an investment grade rated company with a Standard & Poor's rating BBB.

## Lease Abstract

<b>Address</b>	2580 South Elm Avenue Fresno, California
<b>Parcel Size</b>	±0.73 AC / ±31,866 SF
<b>Lease Commencement</b>	February 1, 2025
<b>Lease Expiration</b>	January 31, 2041
<b>Net Operating Income (2025)</b>	\$179,000
<b>Next Increase</b>	Year 11-15 \$189,740
<b>Options to Extend</b>	Four 5 year options
<b>Option Rental Increase</b>	Fixed 1st Option \$201,124/year 2nd Option \$213,192/year 3rd Option \$225,983/year 4th Option \$239,542/year
<b>Tenant Pays</b>	Taxes, Insurance, Maintenance, & Utilities
<b>Lease Type</b>	Built to Suit NNN
<b>Guarantor</b>	Corporate O'Reilly Automotive Inc.
<b>Credit Rating</b>	BBB S&P
<b>First Right of Refusal</b>	Yes



*\*representative photo*



# Area Overview

## Fresno, California

Fresno is in the heart of California’s most productive agricultural region, and is a sophisticated city of gorgeous gardens and parks, with a vibrant creative community. It’s also the Central Valley’s largest city. Founded in 1872 by the Central Pacific Railroad Company, Fresno quickly grew and reached a population of over 10,000 by 1890. Over the last century, Fresno County has transformed into the top-producing county of agriculture in the nation. Major crops in the area include grapes, almonds, cotton, peaches, and nectarines.

An agreeable climate, and proximity to both ocean and mountains combine to make Fresno a haven for lovers of the outdoors. For athletic Fresnans, surfing Pacific coast beaches such as Santa Cruz in the summer, then skiing the Sierras in the winter is commonplace. Sailing at Huntington Lake and canoeing the San Joaquin River are popular activities. And Fresno is the only city in the country surrounded by three national parks: Kings Canyon, Sequoia and Yosemite.

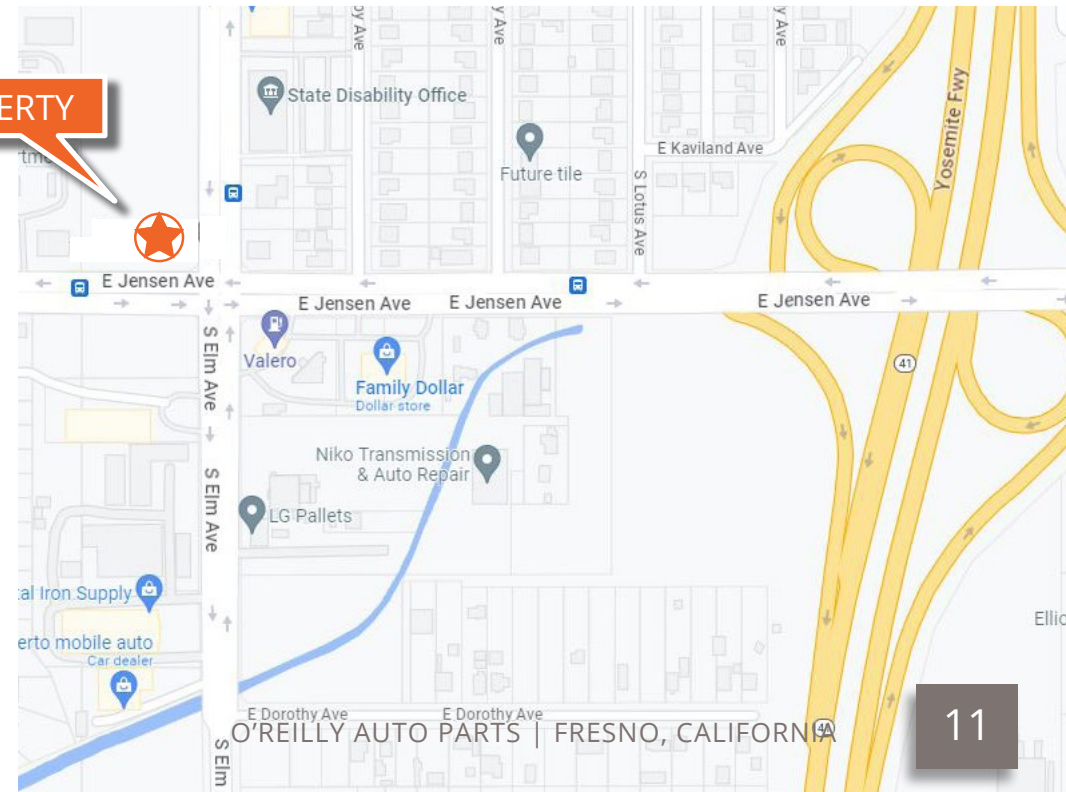


(Source: <https://www.visitcalifornia.com/places-to-visit/fresno/>)

## Demographics

POPULATION	1 Mile	3 Mile	5 Mile
2027 Projected Population	12,474	80,583	215,162
2022 Estimated Population	12,262	78,483	209,372
2010 Census Population	12,542	76,148	202,070
Growth 2022-2027	0.3%	0.5%	0.6%
Median Age	29	30.6	31.4

HOUSING	1 Mile	3 Mile	5 Mile
2027 Projected Households	2,956	20,117	59,872
2022 Estimated Households	2,905	19,529	58,207
2010 Census Households	2,974	18,639	56,007
Owner Occupied	34.28%	33.07%	40.38%
Average Household Income	\$37,639	\$43,094	\$50,522





\*representative photo



## Confidential information & disclaimer

Avison Young ("Agent") has been engaged by Ownership ("Seller") as the exclusive agent for the sale of (the Property).

The Property is being offered for sale in an "as-is, where-is" condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a "Registered Potential Investor" or as "Buyer's Agent" for an identified "Registered Potential Investor". The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

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Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any

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**AVISON  
YOUNG**

**If you would like more  
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