



AUTO PARTS[®] Super Hub Store

OFFERING MEMORANDUM

- Investment Grade (S&P: BBB), Fortune 500 Company
- Absolute NNN Lease
- Renovated Original Space and Renewed Lease
- New Expansion Space (under renovation) Lease



78-88 South Linden Avenue, South San Francisco, California



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Offering Summary



78-88 South Linden Avenue
South San Francisco, California



PRICE:	\$11,800,000
Current Net Operating Income (NOI):	\$504,000
Current Capitalization Rate:	4.27%
November 2026 NOI:	\$554,400
November 2026 Capitalization Rate:	4.69%
Net Rentable Area:	28,145
Year Built / Renovated	1970 (2021 & 2025/26)
Lot Size (Acres):	39,378 sf (.904 AC)
Zoning	Mixed Industrial
APN	014-102-100

LEASE TERMS	
Tenant:	O'Reilly Auto Enterprises, LLC
Original Lease Commencement:	November 1, 2021
New Expansion & Renewal Lease Commencement:	November 1, 2025
New Monthly Rent:	\$42,000
New Monthly Rent Increase (November 2026):	\$46,200
New Lease Term:	6 years
Renewal Options:	Three 5 years
Option Rental Increases:	10%
Lease Type:	Absolute NNN



Locations 6,400+	Credit Rating Investment Grade BBB / BAA1 S&P / Moody's	Stock Symbol ORLY
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Investment Highlights

- RARE SINGLE-TENANT ABSOLUTE NNN O'REILLY AUTO PARTS SUPER HUB LOCATION
 - Zero Landlord Responsibilities
- RECENTLY RENEWED AND EXPANDED INTO ENTIRE BUILDING
 - Shows Success of this HUB Location
- LOCATED WITHIN THE SAN FRANCISCO BAY AREA, ONE OF THE LARGEST ECONOMIES IN THE U.S.
 - South San Francisco's is known for being the center of one of the world's most dynamic biotech regions with over 200 companies
 - The Bay Area real estate market, with historically significant supply and demand imbalance, is consistently a top investment market in the U.S.
- STRATEGICALLY LOCATED IN A DENSELY-POPULATED SUBMARKET NEAR EXISTING O'REILLY STORES TO SUPPORT THEIR BUSINESS AND A SIGNIFICANT NUMBER OF AUTO REPAIR SHOPS RESULTING IN VERY STRONG SAME-DAY AND OVERNIGHT DELIVERY SALES
- INVESTMENT GRADE: S&P: BBB; NASDAQ: ORLY
- BELOW MARKET RENT: IN-PLACE RENT (was "BLENDED") IS BELOW MARKET RATE. FURTHER UPSIDE IN MARKET RATE AFTER EXPANSION SPACE IS RENOVATED BY TENANT
- THE COMPANY OPERATES OVER 6,400 STORES, HAS REVENUES OF OVER \$17 BILLION AND HAS A MARKET CAP OF OVER \$83 BILLION



Image Landsat / Copernicus

Super Hub Stores



SUPER HUB STORES

Vital to O'Reilly's Continued Expansion

Expanding Distribution Centers and Hubs

O'Reilly Automotive Inc is focusing on expanding and enhancing its store Distribution Centers and Hubs to increase efficiency and store sales. The goal is to open Hubs and distribution centers in larger MSAs or densely populated areas across the US.

Accessibility and Efficiency

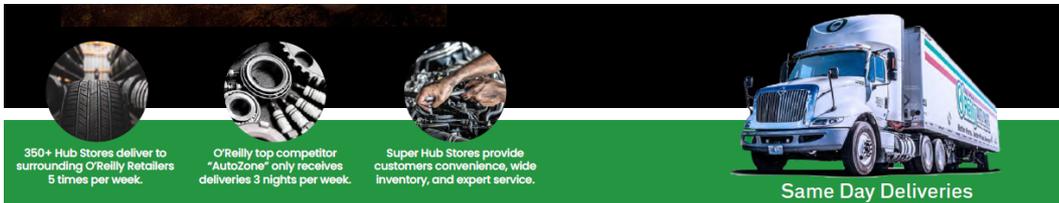
Since they often open multiple stores within the same area, these stores need to have access to one or more DCs or Hubs. Distribution Centers and Hub Sites allow for same day and overnight delivery via the company fleet.

Same-Day Deliveries

More than 95% of retail stores receive multiple same-day deliveries from Distribution Centers and Hub Sites.

Continued Expansion

O'Reilly is planning to open approximately 200 new retail stores in 2024, Distribution Centers and Hub Sites play a crucial role in the company's continued expansion.



350+ Hub Stores deliver to surrounding O'Reilly Retailers 5 times per week.

O'Reilly top competitor "Autozone" only receives deliveries 3 nights per week.

Super Hub Stores provide customers convenience, wide inventory, and expert service.

Same Day Deliveries



Tenant Profile



O'Reilly Auto Parts

Founded in 1957 with a single store in Springfield, Missouri, O'Reilly Auto Parts has evolved into a prominent player in the automotive aftermarket industry. Boasting a network of over 6,400 locations and a workforce exceeding 93,000 team members, O'Reilly continues to expand its presence across 47 states in the United States and locations in Mexico, Puerto Rico, and Canada.

Headquartered in Springfield, MO, O'Reilly is deeply committed to customer service, community engagement, and the well-being of its team members. The company's values create a workplace culture that distinguishes O'Reilly as the preferred employer.

As a specialty retailer in the United States, O'Reilly Automotive, Inc. specializes in providing automotive aftermarket parts, tools, supplies, equipment, and accessories. The company caters to both do-it-yourself enthusiasts and professional service providers.

Mission: O'Reilly Automotive intends to be the dominant supplier of auto parts in our market areas by offering our retail customers, professional installers, and jobbers the best combination of price and quality provided with the highest possible service level.

Culture: Emphasizes teamwork, service, enthusiasm, honesty, and expense control.

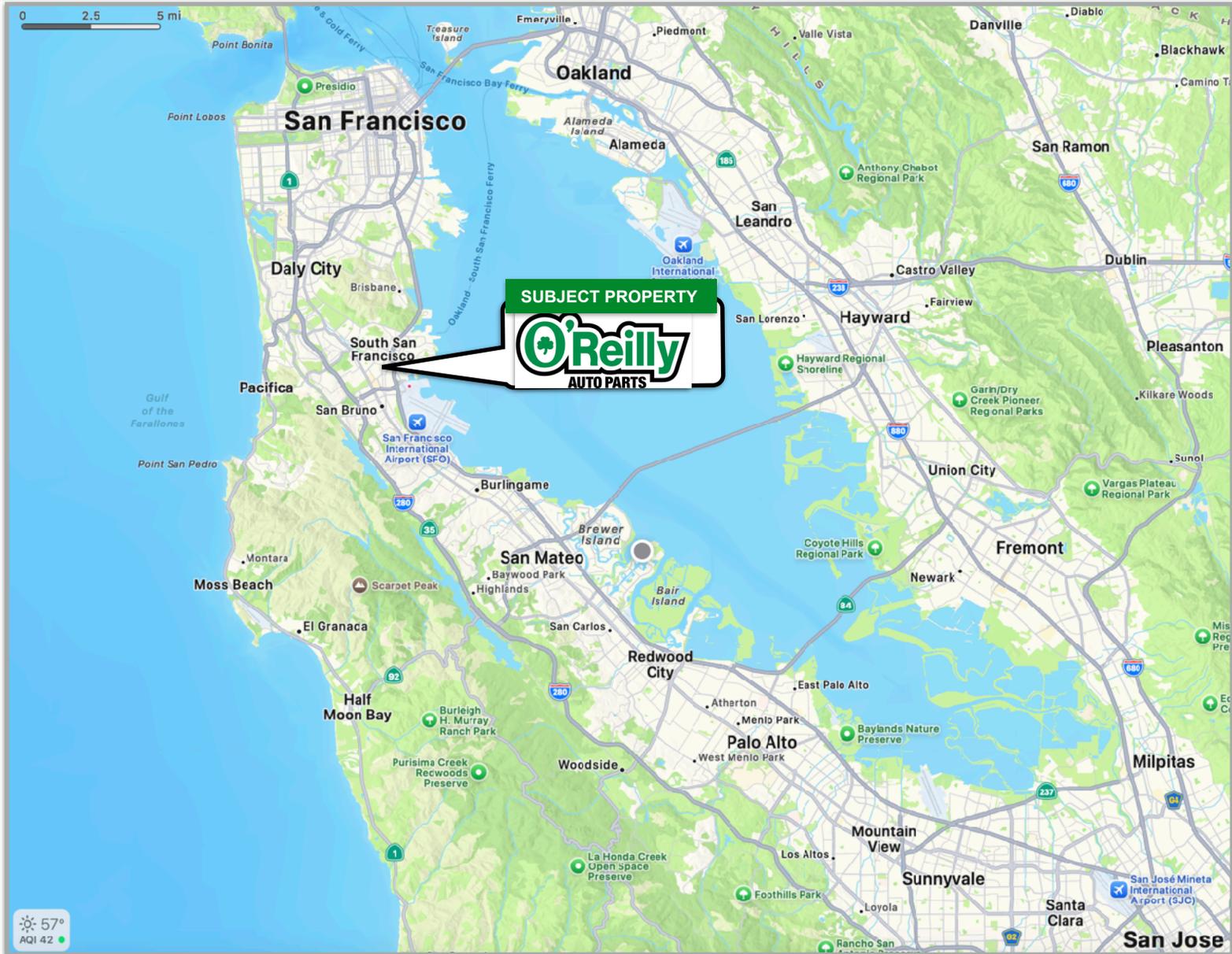
Strategy: A strong hub-and-spoke distribution network ensures parts availability, supported by knowledgeable "Professional Parts People" to assist customers.

Website: <https://www.oreillyauto.com>
Headquarters: Springfield, MO
Number of Locations: 6,400+
Company Type: Public – NASDAQ: ORLY
Number of Employees: 93,000+

O'Reilly AUTO PARTS. Q3 2025 HIGHLIGHTS



Regional Map



Photographs







LEASE SUMMARY	
Tenant:	O'Reilly Auto Enterprises, LLC
New Renewal & Expansion Commencement Date:	November 1, 2025
Lease Type:	Absolute NNN
Expansion Commencement Date to Oct. 31, 2026	\$42,000
November 1, 2026 to Oct. 31, 2031	\$46,200
Options	
November 1, 2031 to Oct. 31, 2036	\$50,820
November 1, 2036 to Oct. 31, 2041	\$55,902
November 1, 2041 to Oct. 31, 2046	\$61,500
Operating Expenses	
Property Taxes	Tenant (Directly)
Repairs and Maintenance (Total Premises)	Tenant (Directly)
Building Maintenance (Roof, Parking, Structure, Systems, Parking)	Tenant (Directly)
Insurance	Tenant (Directly)
Utilities	Tenant (Directly)

AUTO PARTS

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