



Ross & O'Reilly Auto Parts

BAY AREA BEST IN CLASS RETAIL

MARTINEZ, CALIFORNIA



CP PARTNERS
COMMERCIAL REAL ESTATE



MARTINEZ MARINA REDEVELOPEMNT
(SEE PAGE 17 FOR MORE INFO)

HISTORIC DOWNTOWN
MARTINEZ


RANKS IN THE 85TH PERCENTILE (TOP
15%) OF LUCKY STORES NATIONWIDE, IN
TERMS OF VISITS




RANKS IN THE 94TH PERCENTILE (TOP
6%) OF FAST FOOD & QSR STORES
NATIONWIDE, IN TERMS OF VISITS

69,467 VPD

4

SUISUN BAY



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Ross & O'Reilly Auto Parts

1165 ARNOLD DR, MARTINEZ, CA 94553 [↗](#)

\$7,992,000

PRICE

5.40%

CAP RATE

NOI	\$431,585
PRICE/SF	\$275
NUMBER OF TENANTS	2
OCCUPANCY	100%
YEAR BUILT/RENOVATED	1984 / 2020
BUILDING SIZE	29,027 SF
LAND AREA	1.10 AC



100% Leased National Tenant Asset with Long-Term NNN Leases

Two-tenant retail asset anchored by **Ross Dress for Less** and **O'Reilly Auto Parts** in a densely populated Bay Area submarket. Recent repositioning and renovations for both tenants, situated in a grocery-anchored center and directly adjacent to Walmart and Home Depot on a major retail corridor at a signalized intersection.

Two Credit Anchors on Long-Term NNN Leases

- **Diverse National Credit Tenancy:** Features a newly opened **Ross Dress for Less** (S&P: BBB+) and a long-standing **O'Reilly Auto Parts** (S&P: BBB+), providing a stable, multi-tenant income stream from industry-leading retailers
- **Brand New Retail Conversion:** Ross Dress for Less recently completed a full renovation/re-tenanting of a former Rite Aid space, demonstrating a long-term commitment to the site
- **Significant Landlord & Tenant Reinvestment:** The property benefits from extensive recent capital expenditures, including over **\$1.5 million** in building improvements (2020) for O'Reilly together with recent upgrades tailored to Ross's corporate prototype and interior specifications
- **Passive Lease Structures:** The asset offers minimal landlord responsibilities, ideal for 1031 exchange buyers or investors seeking reliable, passive cash flow
- **Essential & Recession-Resistant:** Both discount apparel and automotive sectors are historically resilient, providing a hedge against economic volatility and e-commerce competition

Prime Martinez Retail Corridor

- **Exceptional Regional Access:** Strategically located just off **Highway 4** at the Morello Avenue exit, capturing high-volume commuter traffic traveling between Interstate 680 and the greater East Bay
- **High-Traffic Intersection:** Positioned on Arnold Drive, a primary commercial thoroughfare, the site benefits from massive visibility and synergistic traffic from the adjacent **Walmart and Home Depot** anchored centers
- **Proven Retail Synergy:** The property is situated in the Lucky Supermarket-anchored **Village Oaks** and neighbors other national brands including **McDonald's, IHOP, and Chipotle**, creating a one-stop shopping destination
- **High Barriers to Entry:** Located in a mature, built-out submarket with limited space for new large-format retail development, ensuring the long-term viability of the site





Strong East Bay Demographics

- **Affluent & Dense Trade Area:** The surrounding Martinez/Pacheco area boasts strong demographics, with an average household income exceeding **\$150,000** within a 3-mile radius
- **Growing Residential Base:** Surrounded by established residential neighborhoods and in close proximity to major county offices and the Martinez Marina, driving consistent daytime and evening traffic
- **Commuter-Friendly Hub:** Conveniently located near the **Amtrak station** and major arterials, serving as a central retail hub for residents of Martinez, Pleasant Hill, and Concord
- **Top-Tier Consumer Spending:** Retailers in this corridor benefit from the high discretionary income of Contra Costa County residents, as evidenced by the high performance of neighboring big-box retailers

		CURRENT
Price:		\$7,992,000
Capitalization Rate:		5.40%
Price Per Square Foot:		\$275
Total Rentable Area (SF):		29,027
Lot Size (AC):		1.10
INCOME		P/SF
Scheduled Rent		\$14.87 \$431,585
CAM Recovery		NNN \$0
EFFECTIVE GROSS INCOME		\$14.87 \$431,585
EXPENSE		P/SF
Property Taxes		NNN \$0
Insurance		NNN \$0
CAM		NNN \$0
TOTAL OPERATING EXPENSES		\$0.00 \$0
NET OPERATING INCOME		\$14.87 \$431,585



Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.			MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
Ross	19,927	10/9/2025	1/31/2031	\$23,248	\$278,978	\$1.17	\$14.00
		2/1/2031	1/31/2036	\$24,909	\$298,905	\$1.25	\$15.00
	<i>Option 1</i>	<i>2/1/2036</i>	<i>1/31/2041</i>	<i>\$27,400</i>	<i>\$328,796</i>	<i>\$1.38</i>	<i>\$16.50</i>
	<i>Option 2</i>	<i>2/1/2041</i>	<i>1/31/2046</i>	<i>\$30,140</i>	<i>\$361,675</i>	<i>\$1.51</i>	<i>\$18.15</i>
	<i>Option 3</i>	<i>2/1/2046</i>	<i>1/31/2051</i>	<i>\$33,145</i>	<i>\$397,743</i>	<i>\$1.66</i>	<i>\$19.96</i>
	<i>Option 4</i>	<i>2/1/2051</i>	<i>1/31/2056</i>	<i>\$36,466</i>	<i>\$437,597</i>	<i>\$1.83</i>	<i>\$21.96</i>
O'Reilly	9,100	12/1/2025	11/30/2032	\$12,717	\$152,607	\$1.40	\$16.77
	<i>Option 1</i>	<i>12/1/2032</i>	<i>11/30/2037</i>	<i>\$13,671</i>	<i>\$164,052</i>	<i>\$1.50</i>	<i>\$18.03</i>
	<i>Option 2</i>	<i>12/1/2037</i>	<i>11/30/2042</i>	<i>\$14,697</i>	<i>\$176,360</i>	<i>\$1.62</i>	<i>\$19.38</i>
	<i>Option 3</i>	<i>12/1/2042</i>	<i>11/30/2047</i>	<i>\$15,799</i>	<i>\$189,583</i>	<i>\$1.74</i>	<i>\$20.83</i>
TOTALS:	29,027			35,965	431,585	\$1.24	\$14.87



Ross Dress for Less

Ross Stores, Inc. (NASDAQ: ROST), founded in 1950, is the largest off-price apparel and home fashion retailer in the United States. The company operates over **1,900 Ross Dress for Less® locations** and approximately 350 dd's DISCOUNTS® stores across 44 states, the District of Columbia, Guam, and Puerto Rico. Ross offers first-quality, in-season name-brand apparel, footwear, accessories, and home goods at discounts typically ranging from 20% to 60% below department store prices. A publicly traded company with annual revenues exceeding \$21 billion, Ross maintains a strong national presence supported by an efficient supply chain and disciplined off-price buying model.



[Tenant Website](#)

LEASE ABSTRACT

Premise & Term

Tenant	Ross Dress for Less
Lease Guarantor	ROSS DRESS FOR LESS, INC.
Lease Type	NNN
Lease Term	1/31/2036
Rent Commencement	10/9/2025
Options	4, 5-Year Options
Year Built / Renovated	1984 / 2025

Expenses

CAM	Tenant Reimburses
Property Taxes	Tenant Reimburses
Insurance	Tenant Reimburses
OPEX	Tenant Reimburses
Utilities	Tenant
HVAC	Tenant

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).



O'Reilly Auto Parts

O'Reilly Automotive, Inc. (NASDAQ: ORLY), founded in 1957, is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, and accessories in the United States. The company operates more than 6,000 stores across the U.S., Puerto Rico, and Mexico, serving both professional service providers and do-it-yourself customers. A publicly traded Fortune 500 and S&P 500 company generating over \$15 billion in annual revenue, O'Reilly maintains an investment-grade credit profile and is widely recognized as a leading operator in the automotive aftermarket retail sector.



[Tenant Website](#) 

LEASE ABSTRACT

Premise & Term

Tenant	O'Reilly Auto Parts
Lease Signatory	O'Reilly Auto Enterprise, LLC
Lease Type	NNN
Lease Term	11/30/2032
Rent Commencement	12/1/2020
Options	3, 5-Year Options
Year Built / Renovated	1984 / 2020

Expenses

CAM	Tenant Reimburses
Property Taxes	Tenant Reimburses
Insurance	Tenant Reimburses
OPEX	Tenant Reimburses
Utilities	Tenant
HVAC	Tenant

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LEGEND

Property Boundary

29,027
Rentable SF

1.10
Acres

R-B
Zoning

Egress





Kaiser Medical Offices





BUCHANAN FIELD AIRPORT

THE VERANDA

VERANDA LUXE CINEMA, GAP FACTORY, OLD NAVY, TJ-maxx, WORLD MARKET, J.CREW, RED DOOR ESCAPE ROOM, Yard House

50+ STORES, TOP 3% OF COMMUNITY SHOPPING CENTERS NATIONWIDE (7M ANNUAL VISITS)

MT. DIABLO

WALNUT CREEK

CONTRA COSTA COUNTY GOVERNMENT CENTER

DVC DIABLO VALLEY COLLEGE

SUN VALLEY SHOPPING CENTER

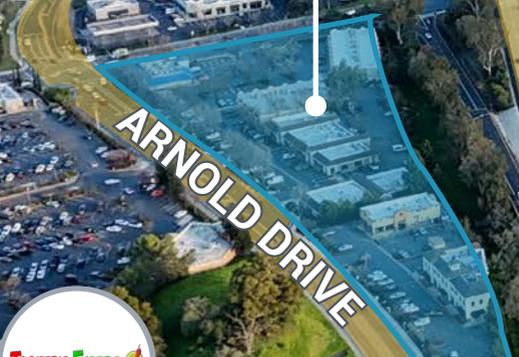
macy's, sears, JCPenney, Foot Locker, Abercrombie & Fitch, VANS, AMERICAN EAGLE OUTFITTERS, RESTAURANT BREWHOUSE

150+ STORES, TOP 27% OF SUPER REGIONAL MALLS NATIONWIDE (8.3M ANNUAL VISITS)

McDonald's

RANKS IN THE 94TH PERCENTILE (TOP 6%) OF FAST FOOD & QSR STORES NATIONWIDE, IN TERMS OF VISITS

PETCO, MOUNTAIN MIKES, IHOP, KFC, Bright Now! Dental



TAQUERIA EXTRA

7,357 VPD

Lucky California

RANKS IN THE 85TH PERCENTILE (TOP 15%) OF LUCKY STORES NATIONWIDE, IN TERMS OF VISITS

69,467 VPD

Located in a thriving Bay Area submarket

7,357 VEHICLES PER DAY ALONG ARNOLD DRIVE

69,467 VEHICLES PER DAY ALONG HIGHWAY 4

9 miles TO DOWNTOWN WALNUT CREEK

Walmart

RANKS IN THE 82ND PERCENTILE (TOP 18%) OF SUPERSTORES NATIONWIDE, IN TERMS OF VISITS/SF



RANKS IN THE 94TH PERCENTILE (TOP 6%) OF HOME IMPROVEMENT STORES NATIONWIDE, IN TERMS OF VISITS



RANKS IN THE 85TH PERCENTILE (TOP 15%) OF LUCKY STORES NATIONWIDE, IN TERMS OF VISITS



RANKS IN THE 94TH PERCENTILE (TOP 6%) OF FAST FOOD & QSR STORES NATIONWIDE, IN TERMS OF VISITS



4

JOHN MUIR PARKWAY

4

JOHN MUIR PARKWAY



4

4

ARNOLD DRIVE

69,467 VPD



U.S. Department of Veterans Affairs

VA MEDICAL CENTER MARTINEZ

COMPREHENSIVE OUTPATIENT MEDICAL, SURGICAL, AND MENTAL HEALTH SERVICES TO VETERANS



KAISER PERMANENTE



MARTINEZ MEDICAL OFFICES

COMPREHENSIVE MEDICAL FACILITY OFFERING PRIMARY CARE, DERMATOLOGY, PHYSICAL THERAPY, AND PHARMACY



MORELLO AVENUE

H HOSPITAL/MEDICAL CENTER

G GOLF COURSE

S SPORTS COMPLEX

N




DOWNTOWN SAN FRANCISCO
(32 MILES FROM SUBJECT PROPERTY)

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2023	15,518	62,214	158,268

Ring Radius Household Income Data

	1-MILE	3-MILES	5-MILES
Average	\$165,046	\$155,406	\$142,639
Median	\$137,755	\$124,893	\$113,073

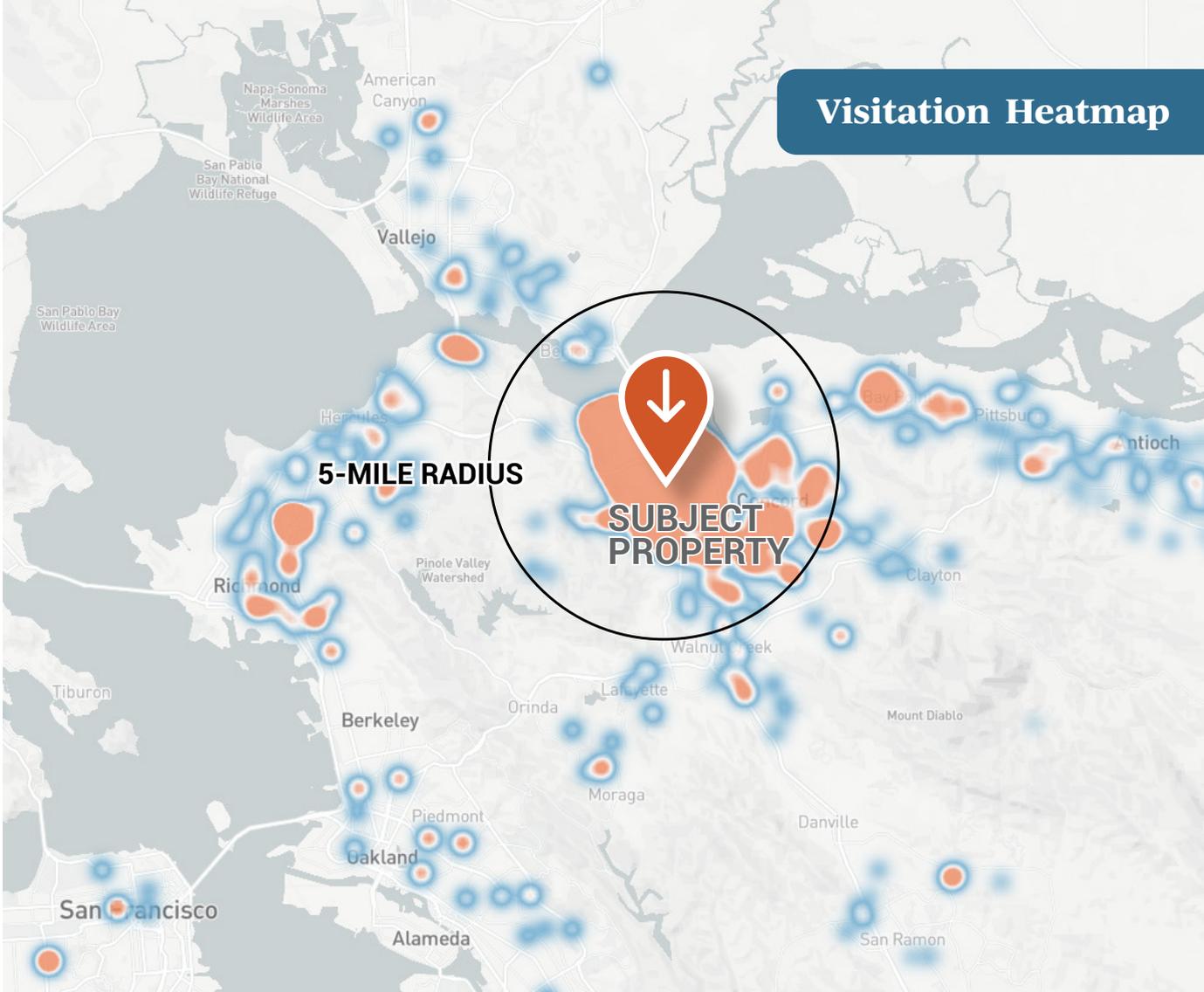
This O'Reilly Auto Parts location ranks in the **78th percentile (top 22%) of car shops & services nationwide**, in terms of visits.

47.9K Visits

OVER PAST 12 MONTHS AT O'REILLY AUTO PARTS

20 Minutes

AVERAGE DWELL TIME AT O'REILLY AUTO PARTS



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

Martinez, CA

HISTORIC WATERFRONT CHARM



An East Bay Gem

- County seat of Contra Costa County, located along the scenic Carquinez Strait in the San Francisco Bay Area
- Known for its preserved historic downtown, tree-lined neighborhoods, and strong civic identity
- Direct access to I-680 and State Route 4, connecting to Oakland, Walnut Creek, and Napa
- Served by Amtrak's Capitol Corridor, offering rail service to Sacramento, Oakland, and San Jose

Economy & Employment

- Major employers include Contra Costa County (government services), healthcare providers, and energy/refining operations
- Home to the Martinez Refinery (PBF Energy), a significant industrial employer in the region
- Growing presence of small businesses, professional services, and local retail in the downtown corridor

San Francisco Bay Area

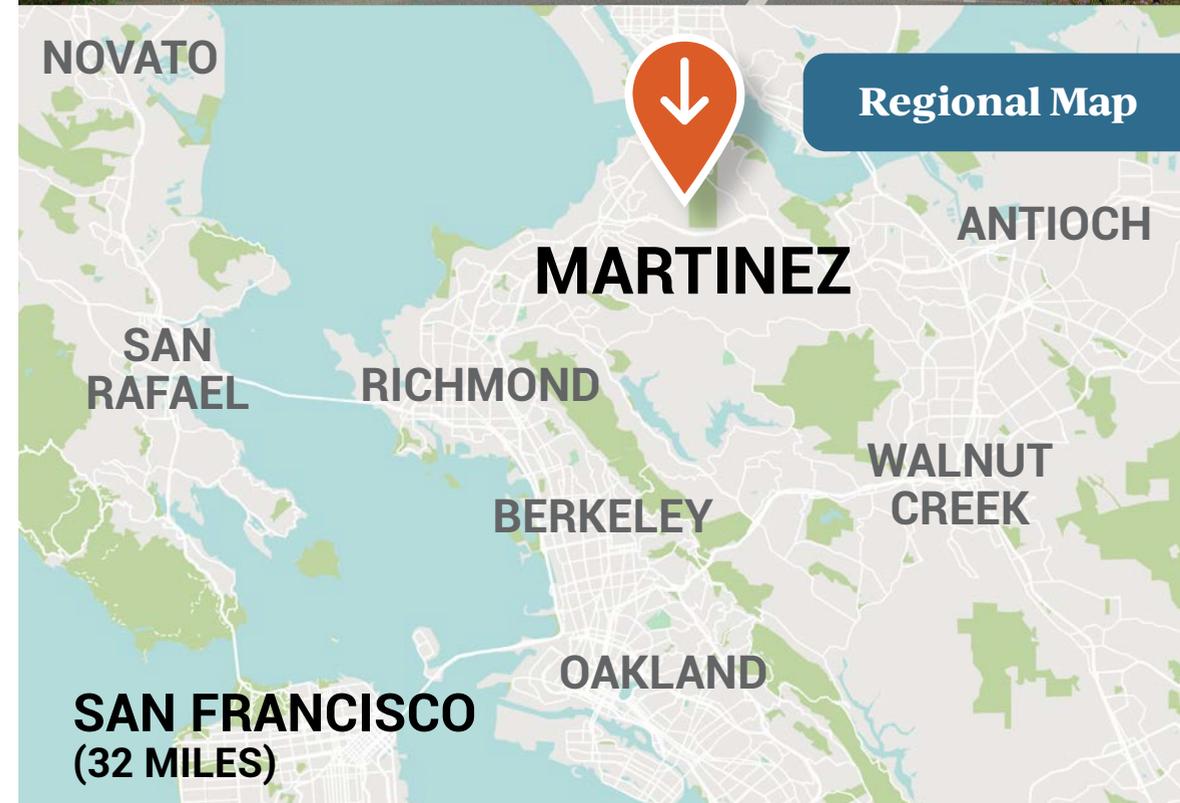
- Consists of nine counties in Northern California centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay
- San Francisco-Oakland-Hayward metropolitan area had a gross domestic product of \$588 Billion for 2020
- The Bay Area is home to the second highest concentration of Fortune 500 companies, with 30+ based throughout the region, including Google, Facebook, Apple, Hewlett Packard, Intel, and Adobe

7.7 Million

SF BAY AREA ESTIMATED
POPULATION

\$1.3 Trillion

SF BAY AREA GDP





Martinez Marina

DEVELOPED BY TUCKER SADLER ARCHITECTS

[Read More](#) 

In July 2025, the Martinez City Council voted unanimously to enter an Exclusive Negotiating Agreement (ENA) with San Diego-based Tucker Sadler Architects to explore a transformative waterfront plan centered on the marina. This is an early step in what could become a multi-year public-private partnership to reimagine the waterfront as a regional destination.

This planning phase includes environmental review and community engagement, with the goal of creating a vibrant waterfront that connects the marina, parks, and downtown Martinez, and enhances the city's role as a Bay Area destination.



PROPOSED VISION INCLUDES:

- A large amphitheater with a bandshell for concerts and festivals
- A ferry terminal linking Martinez to Bay Area water transit routes
- Retail, dining, and waterfront promenades
- New seawall, rebuilt boat docks and storage
- Small sand beach and swim facilities
- Pickleball courts and expanded pedestrian public spaces



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