



REPRESENTATIVE PHOTO

OIL
CHANGERS

EST.  1984

6717 AUBURN BLVD | CITRUS HEIGHTS, CA 95621

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

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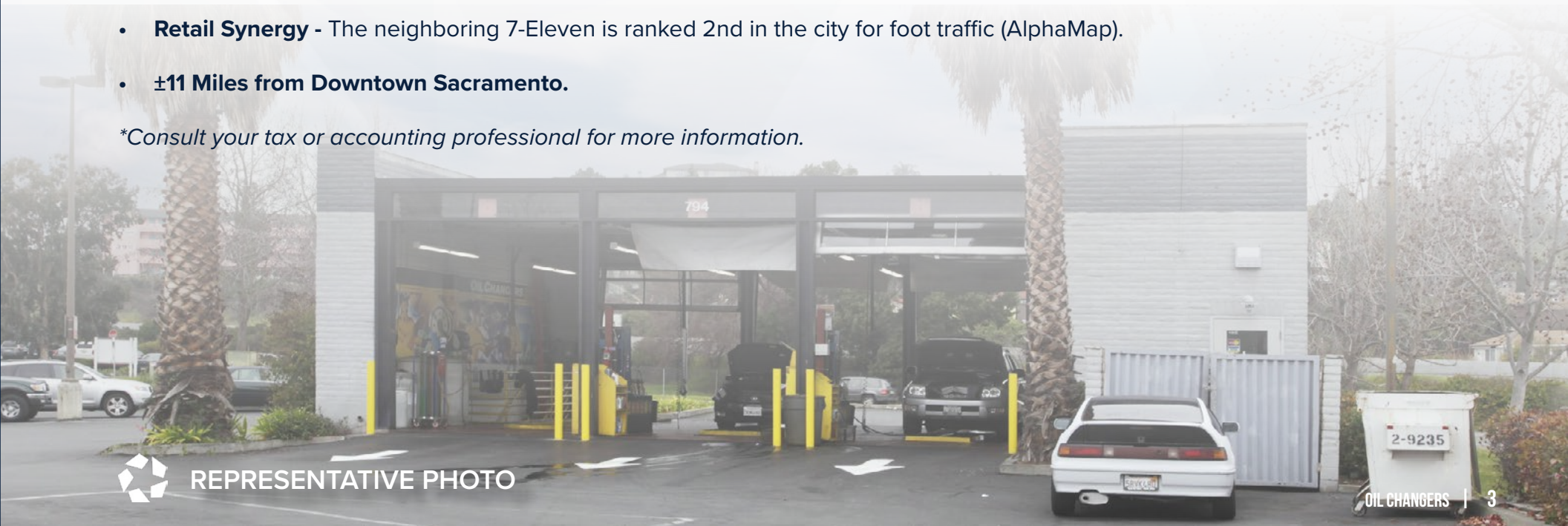
INVESTMENT HIGHLIGHTS

- **Long-Term Automotive Use** - Since 1984
- **Recent Backfill** - ±\$250k in tenant improvements recently invested into the building.
- **NN+ Lease with Limited LL Responsibilities** - Recent upgrades include a roof, façade, and more.
- **Corporate Lease**- Oil Changes is an actively expanding national quick lube chain with 180+ locations.
- **Rent Increases** - 10% increases every 5 years provide an effective hedge against inflation
- **Strong Demographics** - ±167,000 population in a 3-mi radius.
- **Tax Benefits** - Auto service properties may be eligible for an accelerated depreciation schedule*
- **E-commerce & Recession-Proof Investment** - The quick lube sector is not heavily affected by changes in the economy
- **Retail Synergy** - The neighboring 7-Eleven is ranked 2nd in the city for foot traffic (AlphaMap).
- **±11 Miles from Downtown Sacramento.**

**Consult your tax or accounting professional for more information.*



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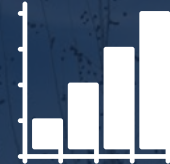
INVESTMENT OVERVIEW



\$2,154,000
LIST PRICE



\$140,000
NOI



6.50%
CAP RATE

PROPERTY SUMMARY

Property Name	Oil Changers
Address	6717 Auburn Blvd
City	Citrus Heights
State	CA
Zip	95621
County	Sacramento
Bldg SF	±1,782 SF
Lot Size AC	±0.24 AC
Lot Size SF	±10,550 SF
Year Built / Renovated	1982 / 2024
Bays	2



REPRESENTATIVE PHOTO

SALE SUMMARY

List Price:	\$2,154,000
Cap Rate:	6.50%
Annual Rent:	\$140,000
Building SF	±1,782 SF
NOI / SF / Year	\$78.56
Monthly Rent	\$11,666.67
NOI / SF / Month	\$6.55
Lot Size SF	10,550
Land Price / SF	\$204.17

RENT SCHEDULE

TERM	YEARS	NOI/YEAR	NOI/MONTH
Base Term	1-5	\$140,000	\$11,667
Base Term	6-10	\$154,000	\$12,833
Option 1	11-15	\$169,400	\$14,117
Option 2	16-20	\$186,340	\$15,528
Option 3	21-25	\$204,974	\$17,081
Option 4	26-30	\$225,471	\$18,789

TENANT SUMMARY

Tenant Name	Oil Changers
Guarantor	Corporate 180+ Locations
Ownership	Fee Simple
Lease Type	NN+
Original Lease Term	10 Years
Years Remaining	±10 Years
Rent Increases	10% Every 5 Years
Options to Renew	Four, 5-Year Options
Land Lord Responsibilities	Roof / Structure

FINANCING OPTIONS

For financing, please reach out to:

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Walmart
Supercenter
TSC TRACTOR SUPPLY CO

WinCo FOODS
ups **Starbucks** **petco**

Walmart
Supercenter **THE HOME DEPOT**

Raley's
O'Reilly AUTO PARTS

THE DISCOUNT STORE
Where Paying Less Means So Much More **GOLD'S GYM**

foodmaxx

KOHL'S

COSTCO
WHOLESALE
Walmart
Supercenter

MARKETPLACE AT BIRDCAGE
TARGET **Michael's**
Walmart Neighborhood Market **LOWE'S** **BEST BUY**
HOBBY LOBBY **Cane's** **Red Lobster**



SAFEWAY

SUBJECT PROPERTY

dd's DISCOUNTS **Auto Zone** **ROSS** DRESS FOR LESS
GROCERY OUTLET **jiffy lube** **Starbucks**

± 191,400 VPD

SACRAMENTO MCCLELLAN AIRPORT
± 6 MILES AWAY

MERCY SAN JUAN MEDICAL CTR

TARGET **WELLS FARGO**
verizon **Smart & Final**

MADISON PLAZA
THE HOME DEPOT **Walmart** Supercenter
PET SMART
ROSS DRESS FOR LESS **Carl's Jr.**

SAFEWAY

DOWNTOWN SACRAMENTO
± 11 MILES AWAY

SAFEWAY
ROSS sam's club DRESS FOR LESS
KOHL'S **Burlington**

JOANN

AMERICAN RIVER COLLEGE
± 32,000 STUDENTS

CRESTVIEW VILLAGE
foodmaxx **BIG 5** SPORTS & GOODS
Bath & Body Works

SUNRISE MALL
macy's **See's CANDIES**
JCPenney **HOT TOPIC**
FAMOUS **spirit** footwear

Walmart
Supercenter

Raley's **Planet Fitness**



INTERSTATE 23

± 191,400 VPD

SYLVAN MIDDLE
754 STUDENTS

ARLINGTON HEIGHTS ELEMENTARY
370 STUDENTS

CROSSWOOD PARK APARTMENTS
180 UNITS

SUBJECT
PROPERTY

RITE AID

24 FITNESS

Applebee's
GRILL + BAR

VAN MAREN LN ± 15,400 VPD

Walmart
Supercenter

COSTCO
WHOLESALE

GROCERYOUTLET
bargain Market

7
ELEVEN

THE CREST AT CITRUS HEIGHTS
122 UNITS

SAFEMART

petco

HONDA

DOLLAR TREE

AUBURN BLVD ± 18,900 VPD

RINDLE RANCH SENIOR APARTMENT HOMES
292 UNITS

DOLLAR TREE

sam's club

O'Reilly
AUTO PARTS

DQ

GREENBACK LN ± 62,900 VPD

SUBWAY

DEL TRACO

CRUNCH
FITNESS

Jack
in the box

McDonald's

Walgreens

KOHL'S ROSS
Burlington DRESS FOR LESS

TENANT OVERVIEW

Oil Changers is a leading provider of quick and convenient oil change services with a strong presence across the United States. Founded in 1984, the company has built a reputation for delivering high-quality, reliable vehicle maintenance services, including oil changes, fluid checks, and other preventive maintenance. With a customer-centric approach, Oil Changers focuses on efficiency, typically completing services in under 10 minutes without the need for appointments, making it a preferred choice for busy customers.

The company operates numerous locations nationwide, often in high-traffic areas, ensuring accessibility and convenience for customers. Oil Changers is committed to environmental responsibility, using high-grade, eco-friendly oils and recycling used oil and filters, further strengthening its appeal to environmentally conscious consumers.

With a track record of consistent performance, strong brand recognition, and a growing customer base, Oil Changers continues to expand its footprint, making it a reliable and stable tenant in the retail and automotive service sectors.

HEADQUARTERS

Pleasanton, CA

YEAR FOUNDED

1984

COMPANY NAME

Oil Changers

LOCATIONS

±180

OIL CHANGERS

EST.  1984



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AREA OVERVIEW

CITRUS HEIGHTS, CA

Citrus Heights, California, is a well-established community in the Sacramento metropolitan area, known for its strong economic foundation and diverse population. The city has a population of approximately 88,000 residents, characterized by a balanced mix of age groups, with a significant percentage of working-age adults. This demographic diversity supports a stable local economy, driven by retail, healthcare, and service industries.

The median household income in Citrus Heights is around \$64,000, reflecting a moderate economic status with room for growth. The city's strategic location near major highways like I-80 provides easy access to larger urban centers, making it an attractive location for businesses like Oil Changers. Additionally, the city's efforts in revitalizing commercial areas and improving infrastructure further enhance its economic prospects.

Citrus Heights' economy is bolstered by a solid consumer base, with a significant portion of residents employed in nearby Sacramento, contributing to the local demand for automotive services. The city's consistent population growth and economic stability make it an ideal location for expanding business operations, particularly in sectors catering to the daily needs of residents, such as automotive maintenance.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	9,330	86,951	340,418
Current Year Estimate	9,576	88,326	341,445
2020 Census	9,830	86,172	323,219

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	3,353	33,309	130,435
Current Year Estimate	3,464	34,026	131,244
2020 Census	3,646	34,015	126,173

INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$77,145	\$83,842	\$94,286

SUBJECT PROPERTY



SACRAMENTO, CA
±14 MILES

CITRUS HEIGHTS & SACRAMENTO AREA OVERVIEW

ECONOMY

Sacramento, the capital city of California, boasts a diverse and dynamic economy that has evolved significantly over the past few decades. Historically anchored by government and agriculture, Sacramento has expanded its economic base to include sectors such as healthcare, education, technology, and clean energy.

As a governmental hub, Sacramento houses numerous state and federal agencies, making public administration a critical component of its economy. However, the city has increasingly become a center for healthcare services, with major institutions like UC Davis Medical Center and Sutter Health driving employment and innovation in the medical field. Education also plays a vital role, with California State University, Sacramento, and other educational institutions contributing both to the local economy and workforce development. In recent years, Sacramento has attracted a growing number of tech startups and clean energy companies, benefiting from the city's strategic location, lower cost of living compared to the Bay Area, and a highly educated workforce. This has positioned Sacramento as a burgeoning tech hub, particularly in the areas of agtech, healthtech, and sustainability.

The city's economy is further supported by its robust retail and tourism sectors. Sacramento's rich history, vibrant arts scene, and emerging food culture attract visitors year-round, contributing to local revenue. The real estate market has also seen significant growth, driven by an influx of residents from more expensive regions of California, further stimulating economic activity.

ATTRACTIONS

Sacramento offers a blend of historical, cultural, and outdoor attractions that draw visitors year-round. The city's rich history is showcased in Old Sacramento, a National Historic Landmark District along the Sacramento River, and the California State Capitol, where visitors can explore the state's political heritage. For art and culture enthusiasts, the Crocker Art Museum and various theater companies provide a vibrant arts scene, while the Golden 1 Center hosts Sacramento Kings NBA games and major concerts.

Outdoor enthusiasts will find plenty to enjoy in and around Sacramento. The American River Parkway offers over 30 miles of scenic trails for hiking and biking, and nearby Folsom Lake State Recreation Area is perfect for boating and fishing. Sacramento also serves as a gateway to some of California's most iconic natural destinations, including Yosemite National Park and Lake Tahoe, both offering world-class outdoor activities and breathtaking scenery.

The region's proximity to Northern California's wine country, including the Sierra Foothills and Lodi Wine Region, adds another dimension to its appeal. Annual events like the California State Fair and Farm-to-Fork Festival celebrate Sacramento's agricultural heritage, while the city's central location provides easy access to nearby destinations like Napa Valley and the Bay Area, making it a dynamic and convenient hub for travelers.



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2. You will hold it and treat it in the strictest of Confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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