



**LEE
RETAIL**
LEE & ASSOCIATES

EXCLUSIVE AGENT:

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OFFERING MEMORANDUM
OIL CHANGERS - CAR WASH
2653 OLD 1ST STREET, LIVERMORE , CA 94550

An aerial photograph of a commercial property. In the foreground, there is a car wash with a sign that says "Car Wash". To the right of the car wash is a food truck with a sign that says "JOHN'S CHAR-BURGERS". In the background, there is a residential neighborhood with houses and a church. The image is overlaid with a red semi-transparent shape on the left side, which contains the table of contents.

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CONFIDENTIALITY AGREEMENT

LEE & ASSOCIATES-EAST BAY, INC. HAS PREPARED A CONFIDENTIAL OFFERING MEMORANDUM WHICH CONTAINS BRIEF SELECTED INFORMATION PERTAINING TO THE BUSINESS AFFAIRS OF THE PROPERTY WHICH WILL BE AVAILABLE. THE CONFIDENTIAL INFORMATION DOES NOT PURPORT TO BE ALL-INCLUSIVE OR TO CONTAIN ALL INFORMATION, WHICH A PROSPECTIVE PURCHASER MAY DESIRE. NEITHER SELLER, NOR LEE & ASSOCIATES-EAST BAY, INC., NOR ANY OF THEIR OFFICERS, EMPLOYEES, PARTNERS, OR AGENTS MAKE ANY REPRESENTATION OR WARRANTY, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF ANY OF ITS CONTENTS, AND NO LEGAL LIABILITY IS ASSUMED OR SHALL BE IMPLIED WITH RESPECT THERETO. THE CONFIDENTIAL INFORMATION IS INTENDED SOLELY FOR YOUR OWN LIMITED USE IN CONSIDERING WHETHER TO PURSUE NEGOTIATIONS TO ACQUIRE THE PROPERTY. THIS IS NOT INTENDED TO BE AN OFFER FOR THE SALE OF THE PROPERTIES. IT IS THE INTENT OF THE SELLER TO SELL TITLE PROPERTY "AS IS" WITH ALL VICES AND DEFECTS. A PROSPECTIVE PURCHASER IS EXPECTED TO INSPECT THE PROPERTY AND RELY UPON ITS OWN INSPECTION REPORTS AND EXPERTS IN DETERMINING THE CONDITION OF THE BUILDINGS AND IN DETERMINING THE OFFERING PRICE. YOU AGREE THAT THE CONFIDENTIAL INFORMATION IS CONFIDENTIAL, THAT YOU WILL HOLD AND TREAT IT IN THE STRICTEST OF CONFIDENCE, THAT YOU WILL NOT DIRECTLY OR INDIRECTLY DISCLOSE OR PERMIT ANYONE ELSE TO DISCLOSE THE CONFIDENTIAL INFORMATION TO ANY OTHER PERSON, FIRM, OR ENTITY WITHOUT PRIOR WRITTEN AUTHORIZATION OF SELLER, EXCEPT THAT THE INFORMATION MAY BE DISCLOSED TO EMPLOYEES, LEGAL COUNSEL AND LENDERS WHO NEED TO KNOW THE INFORMATION FOR PURPOSES OF EVALUATION OF THE TRANSACTION, OR PURSUANT TO A COURT ORDER. YOU ALSO AGREE THAT YOU WILL USE THE CONFIDENTIAL INFORMATION ONLY IN CONNECTION WITH YOUR EVALUATION OF A POTENTIAL PURCHASE OF THE PROPERTY AND WILL NOT USE OR PERMIT TO BE USED THE CONFIDENTIAL INFORMATION IN ANY FASHION OR MANNER DETRIMENTAL TO THE INTEREST OF SELLER OR LEE & ASSOCIATES-EAST BAY, INC. PHOTOCOPYING OR OTHER DUPLICATION IS STRICTLY PROHIBITED. FURTHER, YOU AGREE THAT YOU WILL NOT DISCLOSE TO ANY PERSON THE FACT THAT THE CONFIDENTIAL INFORMATION EXISTS OR HAS BEEN MADE AVAILABLE, OR THAT DISCUSSIONS OR NEGOTIATIONS ARE OR HAVE TAKEN PLACE CONCERNING THE PROPERTY. THE SELLER EXPRESSLY RESERVES THE RIGHT AT ITS SOLE DISCRETION TO REJECT ANY OR ALL PROPOSALS OR EXPRESSIONS OF INTEREST IN THE PROPERTY AND TO TERMINATE DISCUSSIONS WITH ANY PARTY AT ANY TIME WITH OR WITHOUT NOTICE. IF YOU DO NOT WISH TO PURSUE NEGOTIATIONS LEADING TO THIS ACQUISITION, OR IF IN THE FUTURE YOU DISCONTINUE SUCH NEGOTIATIONS, UPON REQUEST, YOU AGREE TO RETURN THE CONFIDENTIAL INFORMATION TO LEE & ASSOCIATES-EAST BAY, INC. AT THE ABOVE ADDRESS. 1. ALL INQUIRIES AND COMMUNICATIONS WITH RESPECT TO CONTEMPLATED SALE SHALL BE DIRECTED TO LEE & ASSOCIATES-EAST BAY, INC. ONLY AND THERE SHALL BE NO DIRECT CONTACT WITH ANY EMPLOYEES OF OR RELATED TO THE SELLER OR ENTITIES THAT COMPRISE THE SELLER, THE PROPERTY MANAGERS, THE LEASING AGENTS OR ANY OF THEIR RESPECTIVE OFFICERS, DIRECTORS, SHAREHOLDERS, EMPLOYEES OR CONSTITUENT PARTNERS, ATTORNEYS, ACCOUNTANTS, FINANCIAL ADVISORS, INDEPENDENT EXPERTS OR OTHER REPRESENTATIVES OR WITH ANY OTHER PARTIES TO WHICH THE CONFIDENTIAL INFORMATION RELATES, INCLUDING ANY TENANTS WITH REGARD TO THE CONTEMPLATED SALE, WITHOUT THE PRIOR WRITTEN CONSENT OF THE SELLER. 2. ALL FEES DUE LEE & ASSOCIATES-EAST BAY, INC SHALL BE PAID BY SELLER. 3. UNDERSIGNED ACKNOWLEDGES IT IS A PRINCIPAL OR AN INVESTMENT ADVISOR AND PRINCIPAL AND WILL NOT LOOK TO SELLER OR LEE & ASSOCIATES-EAST BAY, INC FOR ANY FEES OR COMMISSIONS. THE UNDERSIGNED ALSO HEREBY ACKNOWLEDGES THAT IT HAS NOT DEALT WITH ANY OTHER BROKER OTHER THAN LEE & ASSOCIATES-EAST BAY, INC. REGARDING TO THE ACQUISITION OF THE PROPERTIES, OR IF IT HAS, HEREBY AGREES TO INDEMNIFY, DEFEND AND HOLD HARMLESS THE SELLER AND LEE & ASSOCIATES- EAST BAY, INC. AGAINST ANY COMPENSATION, LIABILITY OR EXPENSE ARISING FROM CLAIMS BY ANY OTHER BROKER OR OTHER PARTY. IN ADDITION, THE UNDERSIGNED AGREES TO INDEMNIFY SELLER AND LEE & ASSOCIATES-EAST BAY, INC. AGAINST LOSS AND CLAIMS ACTING OUT OF BREACH OF THIS AGREEMENT. THE CONFIDENTIAL INFORMATION SHALL NOT BE DEEMED A REPRESENTATION OF THE STATE OF AFFAIRS OF THE PROPERTY OR CONSTITUTE AN INDICATION THAT THERE HAS BEEN NO CHANGE IN THE BUSINESS OR AFFAIRS OF THE PROPERTY SINCE THE DATE OF PREPARATION OF THE RESPECTIVE CONFIDENTIAL OFFERING MEMORANDUM. THE UNDERSIGNED ACKNOWLEDGES THAT NEITHER SELLER NOR LEE & ASSOCIATES-EAST BAY, INC. HAS ANY RESPONSIBILITY TO UPDATE THE CONFIDENTIAL INFORMATION.

PROPERTY HIGHLIGHTS

PROPERTY DESCRIPTION

An excellent opportunity to own a versatile automotive property in the heart of Livermore. Located at 2653 Old 1st Street (also identified as 2645 Old 1st Street, 2654 1st Street, and 2656 1st Street), this 0.51-acre site (22,127 sq. ft.) includes a 3,100 sq. ft. quick lube/auto repair shop and a 1,742 sq. ft. self-service car wash totaling 4,842 sq. ft. The property offers two service bays with pits and two repair bays without pits, providing functional space for automotive services. Its strategic location near residential neighborhoods and major transportation routes ensures convenience and accessibility. With strong potential for continued automotive use, this well-maintained property is a fantastic investment for business growth in Livermore.

ADDRESS:	2653 Old 1 st Street, Livermore
NEAREST INTERSECTION:	First Street
LEASE TYPES:	NNN
2026 NOI:	\$160,440
CAP RATE:	5.35%
NNN EXPENSE REIMBURSEMENT:	\$16,000
PARCEL NUMBER:	098-0275-017-00
METRO MARKET:	San Francisco, East Bay, California
PROPERTY TYPE:	Retail/Automotive
BUILDING SIZE:	4,842±SF
LOT SIZE:	22,127±SF
YEAR BUILT:	1984
NUMBER OF BUILDINGS:	Two (2)
NUMBER OF STORIES:	One (1)
PROPERTY ZONING:	Downtown Specific Plan (DSP)
ZONING MUNICIPALITY:	City of Livermore
CURRENT TENANCY:	Multi-Tenant (2)

ASKING PRICE: \$2,999,999.00



LOCATION HIGHLIGHTS

PRIME LOCATION

2653 Old 1st Street in Livermore, California, is situated in a prime location that offers numerous advantages for both businesses and residents.

Proximity to Downtown Livermore: The property is located near downtown Livermore, providing easy access to a variety of amenities, including shopping, dining, and entertainment options. The downtown area has undergone significant revitalization efforts, enhancing its appeal as a vibrant, pedestrian-friendly destination.

Transportation and Accessibility: Old 1st Street is well-connected to major roads and highways, facilitating convenient travel to and from the area. This accessibility is beneficial for businesses that rely on customer foot traffic and for residents commuting to neighboring cities.

Community Amenities: Livermore boasts a range of community facilities managed by the Livermore Area Recreation and Park District (LARP), including parks, trails, and recreational centers. These amenities contribute to a high quality of life for residents and attract visitors to the area.

Economic Growth and Development: The city's commitment to downtown development has spurred economic growth, making properties like 2653 Old 1st Street attractive for investment. The focus on creating a lively downtown environment has increased property values and business opportunities in the vicinity.

In summary, 2653 Old 1st Street's strategic location near downtown Livermore, combined with excellent accessibility, abundant community amenities, and a thriving economic environment, makes it a prime location for both commercial and residential purposes.



**PREMIER
LOCATION**



**STABLE
TENANCY**



**HANDS FREE
INVESTMENT**



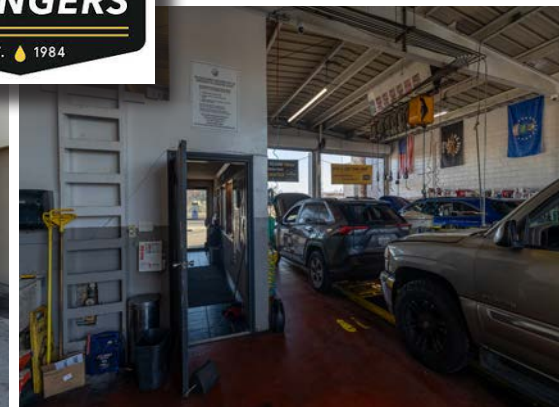
**100%
LEASED**



TENANT SUMMARY

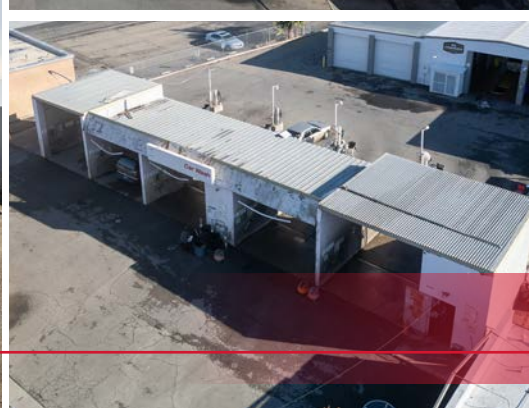
OIL CHANGERS

In 1984, automotive entrepreneur Larry Read started Oil Changers with a single location in the Bay Area. His vision was to provide a fast and convenient lube and oil experience, getting customers back on the road fast. Oil Changers was one of the first operators to develop the drive-through, stay-in-your-car oil change model and we have continued to perfect it over the years. Now, with 200+ locations and counting, Oil Changers is the leading and largest independent fast oil and lube business spanning the United States.



SPEEDE 100% HAND CAR WASH

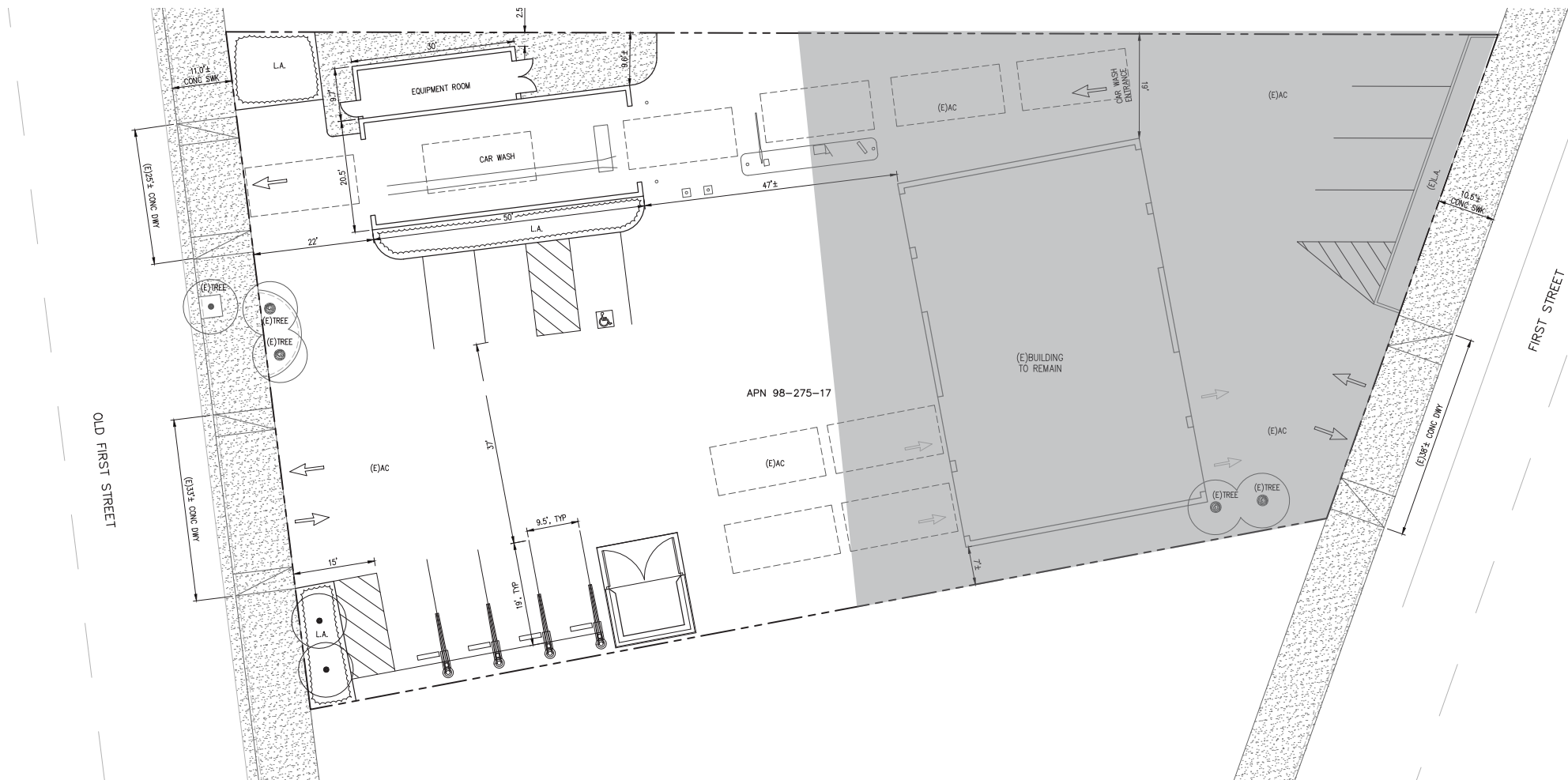
One of the few 100% hand car wash operators left; Speede has been in business in this location since 2005. With Speede operating on a month-2-month lease there is a great opportunity for a buyer to operate the car wash or transform the existing car wash business into a mini express wash as depicted in the site plan



EXISTING SITE PLAN



PROPOSED MINI EXPRESS WASH SITE PLAN



AERIAL VIEW LOOKING EAST



AERIAL VIEW LOOKING NORTH



AERIAL VIEW LOOKING WEST



RENT ROLL & EXPENSES

2653 Old First Street, Livermore, CA

Rent Roll

SUITE	TENANT	SQUARE FEET	%	LEASE START DATE	LEASE EXPIRATION	RENTAL RATE SCHEDULE	NNN BASE RENT	RENT/SF	NNN EXPENSE REIMBURSEMENT	OPTIONS TO RENEW	OPTION DATES	OPTION MONTHLY RENTAL RATES
2654	Oil Changer Acquisition Corporation, a Delaware corporation, d/b/a Oil Changers	3,100	64%	01/01/23	12/31/32	January 1st, 2023-December 31st, 2023	\$9,000.00	\$2.90	\$16,000.00	#1	January 1st, 2033-December 31st, 2037	\$12,705.00
						January 1st, 2024-December 31st, 2024	\$9,500.00	\$3.06		#2	January 1st, 2038-December 31st, 2042	\$13,975.50
						January 1st, 2025-December 31st, 2025	\$10,000.00	\$3.23		#3	January 1st, 2043-December 31st, 2047	\$15,373.05
						January 1st, 2026-December 31st, 2026	\$10,500.00	\$3.39		#4	January 1st, 2048-December 31st, 2052	\$16,910.36
						January 1st, 2027-December 31st, 2027	\$10,500.00	\$3.39				
						January 1st, 2028-December 31st, 2028	\$11,550.00	\$3.73				
						January 1st, 2029-December 31st, 2029	\$11,550.00	\$3.73				
						January 1st, 2030-December 31st, 2030	\$11,550.00	\$3.73				
						January 1st, 2031-December 31st, 2031	\$11,550.00	\$3.73				
						January 1st, 2032-December 31st, 2032	\$11,550.00	\$3.73				
102	Speede 100% Hand Car Wash	1,742	36%	2005	N/A	Month-2-Month	\$3,650.00	\$2.10	N/A	None	N/A	N/A
	TOTALS:	4,842	100%				\$14,150.00	\$2.92	\$16,000.00			

	PER SQFT PER MONTH
ANNUAL GROSS INCOME	
Base Rent	\$169,800.00
NNN Expense Reimbursement	\$16,000.00
TOTAL ANNUAL GROSS INCOME:	\$185,800.00

	PER SQFT PER MONTH
ANNUAL OPERATING EXPENSES	
Real Estate Taxes (2025-2026 Actuals)	(\$19,897.42)
Real Estate Insurance (2024 Actuals)	(\$5,462.46)
Repairs & Maintenance (2024 Actuals)	\$0.00
TOTAL OPERATING EXPENSES:	(\$25,359.88)

ANNUAL NET OPERATING INCOME:	\$160,440.12
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LOCATION OVERVIEW

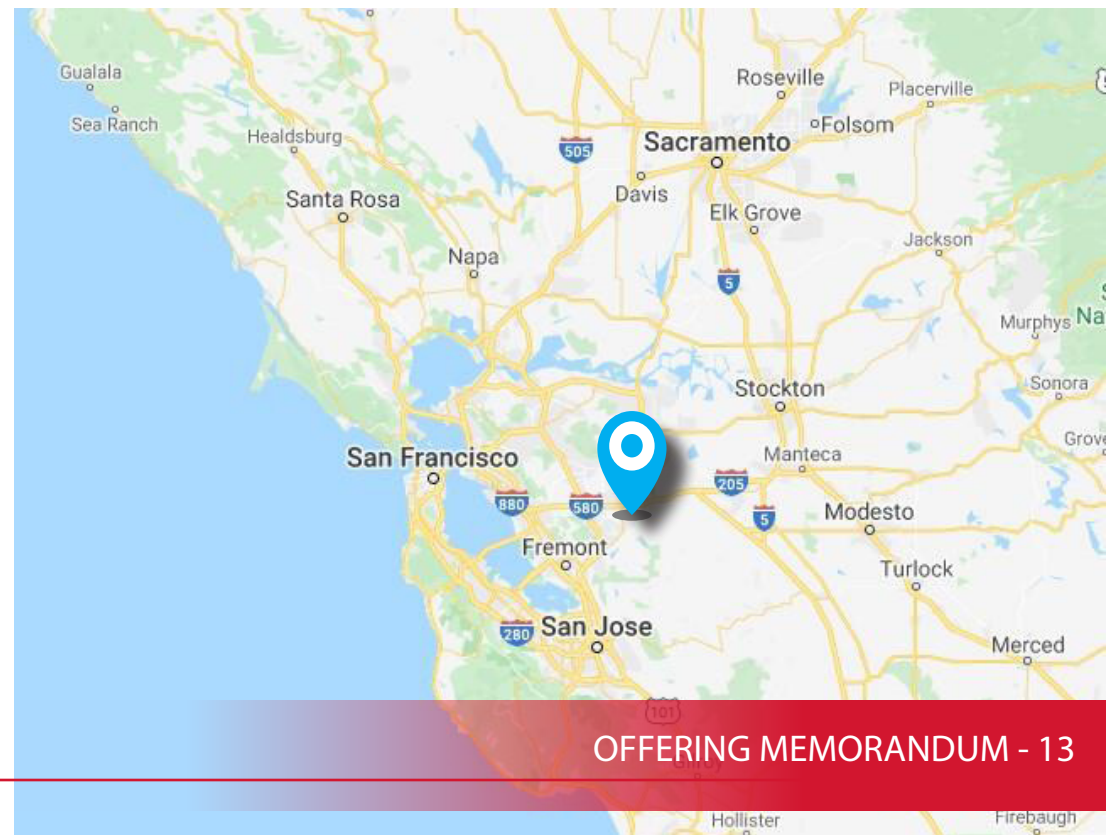
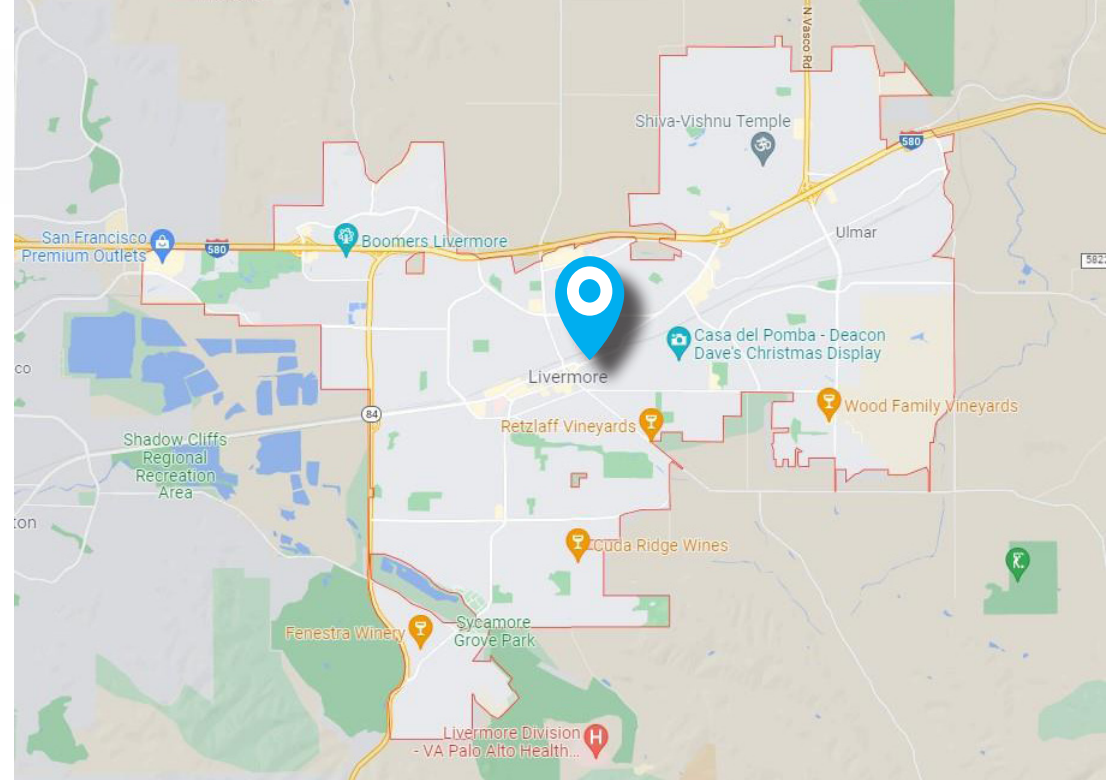
LIVERMORE, CALIFORNIA

Located in the heart of the Tri-Valley region within the Livermore-Amador Valley, Livermore has transformed into a dynamic suburban employment center with a thriving downtown district. Situated south of the railroad corridor and Interstate 580, the downtown area has undergone significant renovation over the past decade, emerging as a vibrant entertainment hub. High-end restaurants, wineries, and shopping centers now attract both locals and visitors, enhancing Livermore's appeal as a destination city.

Surrounded by the scenic Mt. Diablo and Mt. Hamilton ranges, the city's hills remain largely open space dedicated to agriculture and recreation, offering natural beauty and outdoor opportunities. Livermore is also home to 15 internationally recognized wineries. The Livermore Valley continues to hold its place as a major wine region, with over 80% of California's Chardonnay tracing its roots to the Livermore Valley clone.

Key employers in Livermore include Lawrence Livermore National Laboratory, Sandia National Laboratories, Valley Care Health System, and the Livermore Valley Joint Unified School District. The national laboratories play a significant role in job creation, energy innovation, and national security, serving as critical components of the Bay Area's scientific infrastructure.

With its proximity to major employers, renowned wineries, entertainment amenities, and shopping centers, Livermore has established itself as a highly desirable suburban community. Residential subdivisions along the city's urban edge reflect its ongoing development, offering a blend of suburban living and modern convenience.



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population			
2010 Population	17,841	74,837	89,397
2020 Population	18,767	79,772	99,964
2024 Population	18,766	79,003	99,291
2029 Population	19,289	79,539	99,988
2010-2020 Annual Rate	0.51%	0.64%	1.12%
2020-2024 Annual Rate	0.00%	-0.23%	-0.16%
2024-2029 Annual Rate	0.55%	0.14%	0.14%
2020 Male Population	49.5%	49.5%	49.5%
2020 Female Population	50.5%	50.5%	50.5%
2020 Median Age	38.4	40.5	40.4
2024 Male Population	50.4%	50.4%	50.4%
2024 Female Population	49.6%	49.6%	49.6%
2024 Median Age	39.1	41.3	41.3

In the identified area, the current year population is 99,291. In 2020, the Census count in the area was 99,964. The rate of change since 2020 was -0.16% annually. The five-year projection for the population in the area is 99,988 representing a change of 0.14% annually from 2024 to 2029. Currently, the population is 50.4% male and 49.6% female.

Median Age

The median age in this area is 41.3, compared to U.S. median age of 39.3.

Race and Ethnicity

2024 White Alone	52.3%	57.8%	54.5%
2024 Black Alone	2.4%	1.9%	1.9%
2024 American Indian/Alaska Native Alone	1.2%	0.9%	0.8%
2024 Asian Alone	12.1%	14.9%	20.2%
2024 Pacific Islander Alone	0.3%	0.3%	0.3%
2024 Other Race	15.8%	9.3%	8.3%
2024 Two or More Races	15.9%	14.8%	14.0%
2024 Hispanic Origin (Any Race)	31.9%	22.9%	20.8%

Persons of Hispanic origin represent 20.8% of the population in the identified area compared to 19.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 75.5 in the identified area, compared to 72.5 for the U.S. as a whole.

Households

2024 Wealth Index	138	201	212
2010 Households	6,843	27,122	31,837
2020 Households	7,176	28,930	35,535
2024 Households	7,086	28,314	34,881
2029 Households	7,215	28,181	34,722
2010-2020 Annual Rate	0.48%	0.65%	1.10%
2020-2024 Annual Rate	-0.30%	-0.51%	-0.44%
2024-2029 Annual Rate	0.36%	-0.09%	-0.09%
2024 Average Household Size	2.62	2.76	2.82

The household count in this area has changed from 35,535 in 2020 to 34,881 in the current year, a change of -0.44% annually. The five-year projection of households is 34,722, a change of -0.09% annually from the current year total. Average household size is currently 2.82, compared to 2.78 in the year 2020. The number of families in the current year is 25,715 in the specified area.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Mortgage Income			
2024 Percent of Income for Mortgage	50.4%	43.7%	43.0%
Median Household Income			
2024 Median Household Income	\$118,699	\$158,796	\$169,692
2029 Median Household Income	\$150,120	\$179,917	\$194,842
2024-2029 Annual Rate	4.81%	2.53%	2.80%
Average Household Income			
2024 Average Household Income	\$166,646	\$213,782	\$224,281
2029 Average Household Income	\$197,075	\$242,919	\$254,313
2024-2029 Annual Rate	3.41%	2.59%	2.55%
Per Capita Income			
2024 Per Capita Income	\$61,224	\$76,443	\$78,735
2029 Per Capita Income	\$71,799	\$85,869	\$88,266
2024-2029 Annual Rate	3.24%	2.35%	2.31%
GINI Index			
2024 Gini Index	34.4	29.5	28.3
Households by Income			
Current median household income is \$169,692 in the area, compared to \$79,068 for all U.S. households. Median household income is projected to be \$194,842 in five years, compared to \$91,442 all U.S. households.			
Current average household income is \$224,281 in this area, compared to \$113,185 for all U.S. households. Average household income is projected to be \$254,313 in five years, compared to \$130,581 for all U.S. households.			
Current per capita income is \$78,735 in the area, compared to the U.S. per capita income of \$43,829. The per capita income is projected to be \$88,266 in five years, compared to \$51,203 for all U.S. households.			
Housing			
2024 Housing Affordability Index	50	57	58
2010 Total Housing Units	7,203	28,243	33,169
2010 Owner Occupied Housing Units	3,456	18,812	22,825
2010 Renter Occupied Housing Units	3,387	8,309	9,012
2010 Vacant Housing Units	360	1,121	1,332
2020 Total Housing Units	7,539	29,916	36,817
2020 Owner Occupied Housing Units	3,671	20,382	25,603
2020 Renter Occupied Housing Units	3,505	8,548	9,932
2020 Vacant Housing Units	352	975	1,293
2024 Total Housing Units	7,753	29,945	36,899
2024 Owner Occupied Housing Units	3,687	20,086	25,226
2024 Renter Occupied Housing Units	3,399	8,228	9,655
2024 Vacant Housing Units	667	1,631	2,018
2029 Total Housing Units	7,942	30,172	37,163
2029 Owner Occupied Housing Units	3,716	19,995	25,136
2029 Renter Occupied Housing Units	3,499	8,186	9,587
2029 Vacant Housing Units	727	1,991	2,441

TRAFFIC SUMMARY



AUTO SALE COMPS



1247 PORTOLA AVE, LIVERMORE, CA

Total SF: ±1,674 SF
 Lot Size: 16,553 SF / 0.38 AC
 Sale Price: \$1,900,000
 Price PSF: \$1,135.01
 Cap Rate: N/A
 Date of Sale: Jul 19, 2023



800 JACKSON ST, HAYWARD, CA

Total SF: ±12,384 SF
 Lot Size: 36,685 SF / 0.84 AC
 Sale Price: \$2,850,000
 Price PSF: \$230.14
 Cap Rate: 4.85%
 Date of Sale: May 16, 2024



14590 E 14TH ST, SAN LEANDRO, CA

Total SF: ±865 SF
 Lot Size: 12,000 SF / 0.28 AC
 Sale Price: \$950,000
 Price PSF: \$1,098.27
 Cap Rate: N/A
 Date of Sale: Jul 18, 2023



1236 WHITE OAKS RD, CAMPBELL, CA

Total SF: ±4,048 SF
 Lot Size: 12,197 SF / 0.28 AC
 Sale Price: \$2,600,000
 Price PSF: \$642.29
 Cap Rate: 4.75%
 Date of Sale: Jul 13, 2023



1353 W SAN CARLOS ST, SAN JOSE, CA

Total SF: ±3,564 SF
 Lot Size: 6,098 SF / 0.14 AC
 Sale Price: \$2,350,000
 Price PSF: \$659.37
 Cap Rate: 5.11%
 Date of Sale: Dec 9, 2022



LEE RETAIL

LEE & ASSOCIATES

EXCLUSIVE AGENT:

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LIC#: 01512632

OFFERING MEMORANDUM

OIL CHANGERS - CAR WASH
2653 OLD 1ST STREET, LIVERMORE, CA 94550