



BARSTOW (SAN BERNARDINO COUNTY), CA



**NNLG** NATIONAL NET LEASE GROUP

**CUSHMAN & WAKEFIELD**

- LONG TERM ABSOLUTE NNN LEASE TO INVESTMENT-GRADE TENANT (NASDAQ: ORLY)**  
 O'Reilly Auto Parts (S&P: BBB) operates under a 20-year lease with approximately ±4.5 years remaining, providing secure near-term income visibility backed by a national credit tenant.
- ABSOLUTE NNN LEASE**  
 Zero landlord responsibilities for operating or capital expenses.
- BUILT-IN 9% RENTAL INCREASES**  
 The lease features ±9% rent increases every five years, with the next increase scheduled for August 2030, providing contractual income growth and inflation protection.
- PRIME POSITION ON BARSTOW'S CORE RETAIL CORRIDOR**  
 Located along East Main Street, the city's primary commercial thoroughfare, the property benefits from strong frontage, visibility, and placement within the established retail corridor.
- MINUTES TO INTERSTATE 15 - REGIONAL TRAFFIC DRIVER**  
 Immediate access to Interstate 15 connects the site to Southern California and Las Vegas, generating consistent commuter and traveler traffic in addition to the local customer base.
- DEFENSIVE, NECESSITY-BASED RETAIL USE**  
 Automotive repair and maintenance spending remains largely non-discretionary, positioning O'Reilly within a historically resilient retail category across economic cycles.
- REGIONAL HUB WITH SUPPLY CONSTRAINTS**  
 Barstow functions as a key service and logistics hub in the High Desert, with limited new retail development supporting long-term tenant stability.
- NATIONAL OPERATOR WITH PROVEN FINANCIAL PERFORMANCE**  
 O'Reilly produces over \$15 billion in annual revenue and more than \$2 billion in net income, supported by decades of consistent comparable store sales growth and strong corporate fundamentals.



**\$1,565,128**  
PRICE



**ABSOLUTE NNN**  
LEASE TYPE



**20 YEARS**  
LEASE TERM



**9% EVERY 5 YEARS**  
RENT INCREASES



**1995**  
YEAR BUILT



**7,070**  
BUILDING SIZE



**0.70 AC**  
LOT SIZE



**LOCATED AT THE I-15 & I-40 INTERCHANGE, CAPTURING HIGH-VOLUME SOUTHERN CALIFORNIA, LAS VEGAS, AND INTERSTATE TRAVEL TRAFFIC**

**SUBJECT PROPERTY**  
1133 E Main St.  
Barstow, CA 92311

**INFORMATION REQUEST**

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