

# O'REILLY AUTO PARTS

304 E. WALKER STREET  
ORLAND, CALIFORNIA 95963



OFFERED BY:  
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Listed in Conjunction with Broker of Record  
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**RDO**  
**INVESTMENTS**

**O'Reilly**  
**AUTO PARTS**

**O'Reilly** AUTO PARTS

O'Reilly  
AUTO PARTS



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TENANT: O'Reilly Auto Parts

CREDIT RATING: S&P: BBB  
Moody's: Baa1

LOCATION: 304 E Walker Street  
Orland, California 95963

TYPE OF OWNERSHIP: Fee Simple

LEASE TYPE: NNN  
Landlord Responsible for Slab and Walls ONLY

LIST PRICE: \$2,650,000

CAP RATE: 5.25%

LEASE TERM: 20 Years

BASE RENT: \$139,090 ▪ Current - 4.30.29  
\$146,045 ▪ 5.1.29 - 4.30.34  
\$153,347 ▪ Option 1

RENT ESCALATIONS: 5% increase in Year 6 and Option Period

OPTIONS: 1, 5-Year Option Remaining

SQUARE FOOTAGE: 6,500 SF

LAND AREA: .58 +/- Acres

RENT COMMENCEMENT: September 1, 2007

LEASE EXPIRATION: April 30, 2034

APN: 041-090-006-000

RIGHT OF FIRST REFUSAL: None

FINANCING: Delivered Free and Clear



## Property Info

# O'REILLY AUTO PARTS

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## PROPERTY OVERVIEW:

RDO Investments is pleased to present 304 East Walker Street, a 6,500 square foot freestanding O'Reilly Auto Parts located in the heart of Orland, California.

The investment provides the rare opportunity to acquire a **RARE NNN**, fee simple interest in a class "A" O'Reilly Auto Parts retail location. The building was constructed in 2007 and has an upgraded block construction. The site is located off of Walker Street, the main retail thoroughfare which runs east/west throughout Orland. There are over 8,900 vehicles which pass in front of the site each day. Interstate 5 is located just west of the site with an estimated 29,000 vehicles per day and is the main highway connecting Seattle Washington to San Diego, California. The property has excellent ingress and egress from both Walker Street and Papst Avenue through shares access from the neighboring free standing Round Table Pizza.

CSK Auto which was acquired by O'Reilly Auto Parts signed a 15 year NNN lease in 2007. The Tenant recently **extended early to a NEW 10 YEAR LEASE** which expires in April 2034. The lease has one **5% increase in Year 6** with an additional 5% increase in the option period.. The NNN lease has Landlord responsible for Slab and Walls ONLY; which is extremely rare in O'Reilly Leases. Area retailers include Round Table Pizza, State Farm, SAV MOR Foods, T Mobile, US Bank, Cricket, Stop & Shop, and Pap Murphy's.

## LOCATION OVERVIEW:

Orland is primarily a residential community that has maintained the small town character one might envision for such a community of fifty years past. With a population of 8,298; the City has seen a 14% increase in population within the last 10 years, solidifying Orland's status as the most populous and rapidly growing city in Glenn County.

Located 16 miles to the north of Willows, Orland rests at an elevation of 259 feet. Interstate 5 runs to the west of the downtown area, while State Route 32 passes through downtown in an east-west direction. Orland proudly holds the title of the "Queen Bee Capital of North America," a recognition attributed to its thriving local and regional queen bee production within the county's agricultural sector. The city is also home to the Honeybee Discovery Center museum, which celebrates the significance of bees in the region. Orland hosts annual events such as the Queen Bee Festival in June and OktoBEEfest in October.

The area offers a wide variety of outdoor activities. Orland has wide tree-lined streets, a safe and quiet environment and approximately 55 acres dedicated to public parks. A short drive to Black Butte Lake and you can be wind surfing, camping, fishing, water skiing, boating, swimming, bird watching or sail boating.

Orland is located in the northern Sacramento Valley, County of Glenn area, along Interstate 5 and US99W, sixty miles south of Redding and 100 miles north of Sacramento. Black Butte Lake is eight miles west, nestled between the basalt buttes and stretches nearly seven miles up to Stony Creek. Chico, home of a California State University, is twenty miles to the east on State Route 32.

Based upon the 2010-2020 Census, the national demographics consulting firm Sites USA has estimated that for 2023 there are approximately 16,086 residents and 5,581 households within a seven-mile radius of the Property. According to Sites USA, the average household income within a seven-mile radius of the Property was estimated to be \$87,609.



### TENANT PROFILE:

O'Reilly Automotive, Inc., together with its subsidiaries, operates as a retailer and supplier of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States and Mexico. The company provides new and remanufactured automotive hard parts and maintenance items, such as alternators, batteries, brake system components, belts, chassis parts, driveline parts, engine parts, fuel pumps, hoses, starters, temperature control, water pumps, antifreeze, appearance products, engine additives, filters, fluids, lighting products, and oil and wiper blades; and accessories, including floor mats, seat covers, and truck accessories. It also offers auto body paint and related materials, automotive tools, and professional service provider service equipment. In addition, the company provide enhanced services and programs comprising used oil, oil filter, and battery recycling; battery, wiper, and bulb replacement; battery diagnostic testing; electrical and module testing; check engine light code extraction; loaner tool program; drum and rotor resurfacing; custom hydraulic hoses; and professional paint shop mixing and related materials. Further, it offers do-it-yourself and professional service for domestic and imported automobiles, vans, and trucks. The company was founded in 1957 and is headquartered in Springfield, Missouri.

### FINANCIAL PERFORMANCE:

For TTM, O'Reilly Auto Parts reported record net revenues of \$15.81 billion and net income of \$2.348 billion. Based on the Company's 10K (Annual Report), sales increased \$1.4B or 10% from the prior 12 months. Comparable store sales increased 7.9% from the prior year. The company opened 187 net, new stores across U.S. states, Puerto Rico, and Mexico in 2023 and are on pace to meet their goal of 190 to 200 net, new store openings in 2024.

STOCK SYMBOL	CREDIT RATING	LOCATIONS	MARKET CAP	REVENUES (23')
<b>ORLY</b> NASDAQ	<b>BBB/BAA1</b> S&P   MOODY'S	<b>6095</b>	<b>\$63.857B</b>	<b>\$15.8B</b>



Round Table

Quality AUTO PARTS

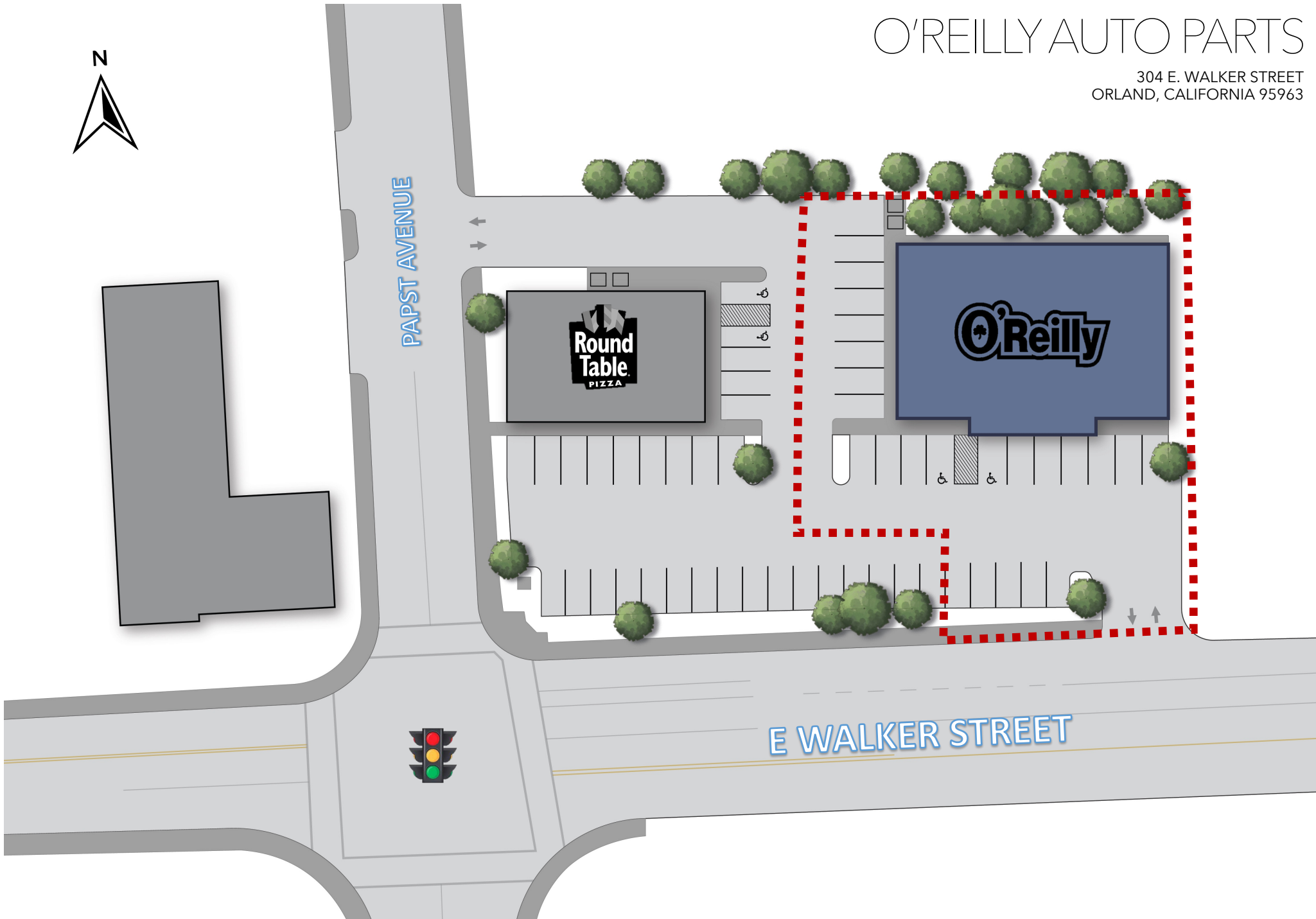
Quality AUTO PARTS

Forest Ave

# Site Plan

## O'REILLY AUTO PARTS

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PAPST AVENUE

E WALKER STREET



O'Reilly AUTO PARTS

AERIALS



# RETAILER MAP



**CVS**  
pharmacy

**AutoZone** **NAPA**  
**UPS** **ACE Hardware** **Umpqua Bank** **FARWOOD**  
**H&R BLOCK** **FIRST NORTHERN BANK** **Edward Jones**

**SAV-MOR FOODS** **cricket**  
**US bank** **metro**  
by T-Mobile

**Stop&Shop**

**HSA**  
**PAPA MURPHY'S**  
PAPA MURPHY'S  
PIZZA  
**GLENN COUNTY**  
OFFICE OF EDUCATION

**DUTCH BROS** **Chevron**  
**Walgreens**

**O'Reilly**  
AUTO PARTS

**Round Table**  
PIZZA

E WALKER STREET

INTERSTATE CALIFORNIA  
**5**

**Starbucks**

**BURGER KING**

**DOLLAR GENERAL**

**McDonald's**

**tri counties bank**

**FUEGO**  
MEXICAN GRILL

**FAIRWAY**  
**State Farm**

**TIMIOS**

# LOCATION MAP



# Demographics

## O'REILLY AUTO PARTS

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O'Reilly Auto Parts Orland, CA	3 mi radius	5 mi radius	7 mi radius
<b>Population</b>			
2023 Estimated Population	12,379	14,774	16,086
2028 Projected Population	12,059	14,699	15,982
2020 Census Population	12,565	14,710	15,748
2010 Census Population	11,536	13,695	14,742
Projected Annual Growth 2023 to 2028	-0.5%	-0.1%	-0.1%
Historical Annual Growth 2010 to 2023	0.6%	0.6%	0.7%
2023 Median Age	36.3	36.9	37.4
<b>Households</b>			
2023 Estimated Households	4,236	5,089	5,581
2028 Projected Households	4,286	5,254	5,742
2020 Census Households	4,327	5,090	5,469
2010 Census Households	4,029	4,794	5,162
Projected Annual Growth 2023 to 2028	0.2%	0.7%	0.6%
Historical Annual Growth 2010 to 2023	0.4%	0.5%	0.6%
<b>Race and Ethnicity</b>			
2023 Estimated White	55.9%	56.3%	56.9%
2023 Estimated Black or African American	1.2%	1.1%	1.1%
2023 Estimated Asian or Pacific Islander	3.0%	2.9%	2.9%
2023 Estimated American Indian or Native Alaskan	2.8%	2.9%	2.9%
2023 Estimated Other Races	37.1%	36.7%	36.2%
2023 Estimated Hispanic	45.2%	45.0%	44.5%
<b>Income</b>			
2023 Estimated Average Household Income	\$87,163	\$86,896	\$87,609
2023 Estimated Median Household Income	\$63,340	\$64,536	\$64,579
2023 Estimated Per Capita Income	\$29,890	\$29,989	\$30,450
<b>Education (Age 25+)</b>			
2023 Estimated Elementary (Grade Level 0 to 8)	17.6%	15.9%	15.2%
2023 Estimated Some High School (Grade Level 9 to 11)	8.9%	8.8%	8.7%
2023 Estimated High School Graduate	29.6%	30.4%	30.4%
2023 Estimated Some College	20.5%	21.1%	21.7%
2023 Estimated Associates Degree Only	8.4%	8.3%	8.2%
2023 Estimated Bachelors Degree Only	11.8%	12.1%	12.1%
2023 Estimated Graduate Degree	3.2%	3.4%	3.7%
<b>Business</b>			
2023 Estimated Total Businesses	319	371	413
2023 Estimated Total Employees	2,182	2,563	2,847
2023 Estimated Employee Population per Business	6.8	6.9	6.9
2023 Estimated Residential Population per Business	38.9	39.9	38.9

**O'Reilly**  
AUTO PARTS

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