

O'Reilly
AUTO PARTS

O'Reilly AUTO PARTS



ORLAND, CA

O'REILLY AUTO PARTS

ORLAND

2009

1909

ORLAND, CA

O'REILLY AUTO PARTS

304 E. WALKER STREET | ORLAND, CALIFORNIA 95963

01. INVESTMENT
02. TENANT
03. LOCATION
04. MARKET

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All properties visits are by appointment only.



01. INVESTMENT

INVESTMENT SUMMARY

| | |
|-------------------------|--|
| ASKING PRICE: | \$2,650,000 |
| CAP RATE: | 5.25% |
| NET OPERATING INCOME: | \$139,090 \$146,045 - 5/1/29 - 4/30/34 |
| LOCATION: | 304 E. Walker Street – Orland, CA 95963 |
| RENTABLE AREA: | 6,500 SF |
| LAND AREA: | .58 acres |
| TENANT: | O'Reilly Auto Parts |
| GUARANTOR: | Corporate |
| CREDIT RATING: | BBB |
| LEASE TYPE: | NNN Landlord Resp for Slab and Walls ONLY |
| LEASE TERM: | 20 Years |
| INCREASES: | 5% in Year 6 and in option period |
| OPTIONS: | One, 5-Year Renewals |
| RENT COMMENCEMENT: | September 1, 2007 |
| LEASE EXPIRATION: | April 30, 2034 |
| RIGHT OF FIRST REFUSAL: | None |
| APN: | 041-090-006-000 |



INVESTMENT OFFERING

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 Orlando, California.

The investment provides the 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 Walker Street, the main retail thoroughfare which runs east/west throughout Orlando. There are over 8,900 vehicles that pass in front of the site each day. Interstate 5 is located just west of the site, with an estimated 29,000 cars per day, and is the main highway connecting Seattle, Washington, to San Diego, California. The property has excellent ingress and egress from Walker Street and Papst Avenue through shared 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 the Landlord responsible for Slab and Walls ONLY. Area retailers include Round Table Pizza, State Farm, SAV MOR Foods, T Mobile, US Bank, Cricket, Stop & Shop, and Pap Murphy's.





02. TENANT

\$16.4 BILLION

2024 Annual Revenues

\$69.5 BILLION

Market Cap

OWNERSHIP

Public

TICKER SYMBOL

ORLY (NASDAQ)

CREDIT RATING

BBB (S&P)

LOCATIONS

6,291

OF EMPLOYEES

92,709



O'Reilly AUTO PARTS

O'Reilly Automotive, Inc

O'Reilly Automotive, Inc. and its subsidiaries operate 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 provides 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.

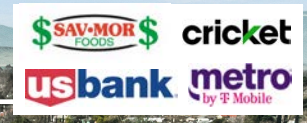
FINANCIAL PERFORMANCE:

For TTM (Jan 25'), O'Reilly Auto Parts reported record net revenues of \$16.444 billion and net income of \$3.231 billion. In addition to record-breaking sales, the company had a 9.0% increase in comparable store sales. The company was on track to open 200 net new store openings in 2024 across 48 U.S. states, Puerto Rico, and Mexico.



03. LOCATION





PAPST AVENUE

E WALKER STREET



O'Reilly AUTO PARTS



AERIALS



RETAILER MAP



E WALKER STREET





Orland Art Center

04. MARKET



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.

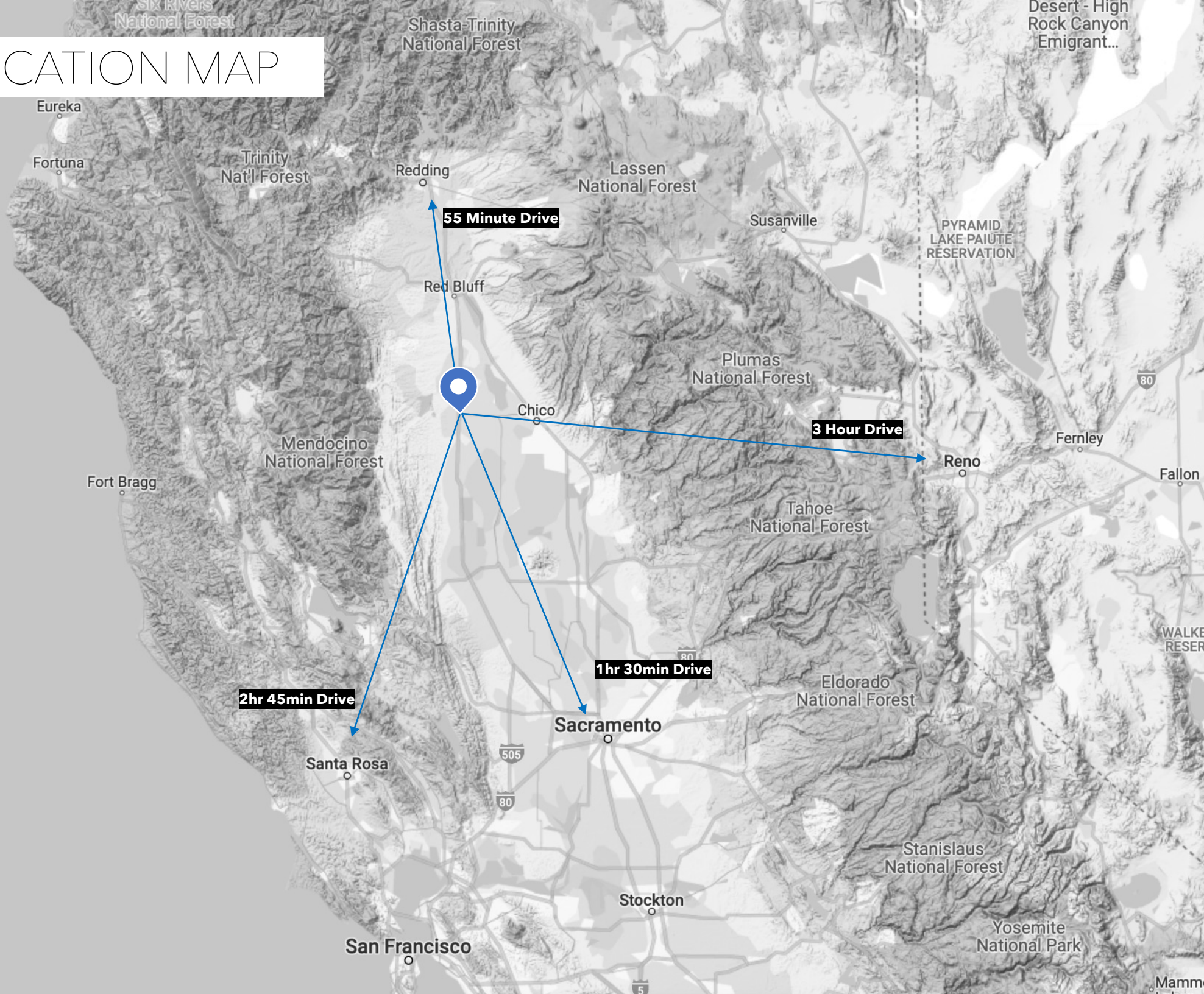
Located 16 miles to the north of Willows, Orland rests at an elevation of 259 feet. Interstate 5 runs to the west of the downtown area, while State Route 32 passes through downtown in an east-west direction. Orland proudly holds the title of the "Queen Bee Capital of North America," a recognition attributed 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.

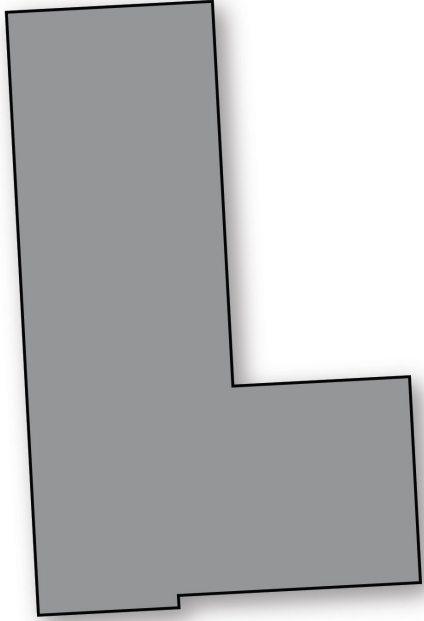
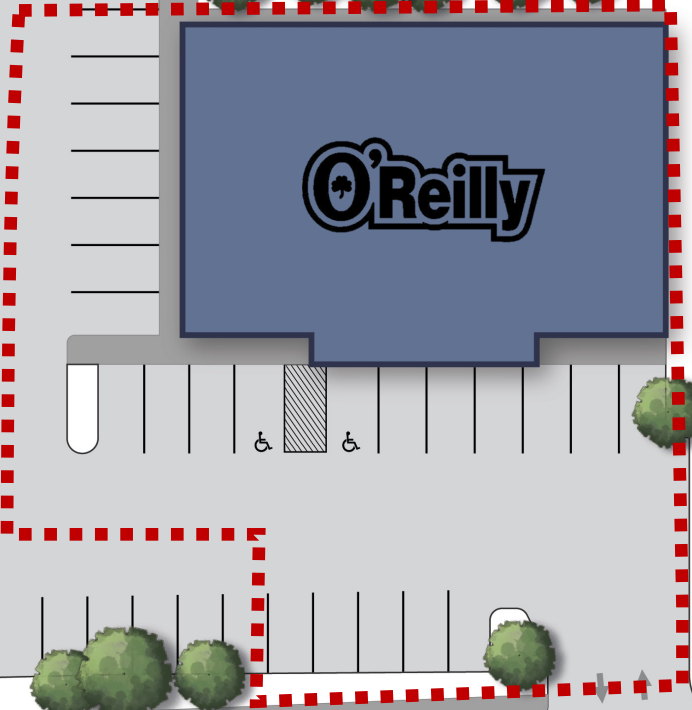
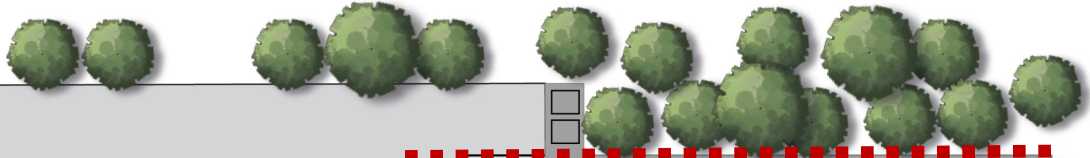
Based upon the 2010-2020 Census, the national demographics consulting firm Sites USA has estimated that for 2023 there are approximately 16,086 residents and 5,581 households within a seven-mile radius of the Property. According to Sites USA, the average household income within a seven-mile radius of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

LOCATION MAP

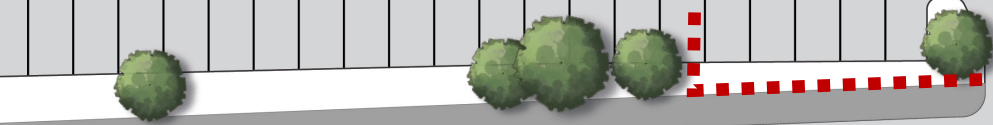




PAPST AVENUE



E WALKER STREET



AREA DEMOGRAPHICS

| | <u>3 Mile Radius</u> | <u>5 Mile Radius</u> | <u>7 Mile Radius</u> |
|--|----------------------|----------------------|----------------------|
| 2024 Estimated Population: | 12,379 | 14,774 | 16,086 |
| 2029 Estimated Population: | 12,059 | 14,699 | 15,982 |
| 2024 Estimated Households: | 4,236 | 5,069 | 5,581 |
| 2029 Projected Households: | 4,286 | 5,254 | 5,742 |
| 2024 Estimated Average Household Income: | \$87,163 | \$86,896 | \$87,609 |

O'Reilly
AUTO PARTS

O'Reilly AUTO PARTS

Ryan D. O'Connell

Owner/Principal

O. 602-595-4000

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E. Ryan@RDOinvestments.com

Listed in Conjunction with Broker of Record

Bryan Holker BD Holdings

DRE #01053235

3219 East Camelback Road
Phoenix, Arizona 85018