



# Ross & O'Reilly Auto Parts

BAY AREA BEST IN CLASS RETAIL

MARTINEZ, CALIFORNIA



**CP PARTNERS**  
COMMERCIAL REAL ESTATE




MARTINEZ MARINA REDEVELOPEMNT  
(SEE PAGE 17 FOR MORE INFO)

# SUISUN BAY

HISTORIC DOWNTOWN  
MARTINEZ

  
**RANKS IN THE 85TH PERCENTILE (TOP 15%) OF LUCKY STORES NATIONWIDE, IN TERMS OF VISITS**



  
**RANKS IN THE 94TH PERCENTILE (TOP 6%) OF FAST FOOD & QSR STORES NATIONWIDE, IN TERMS OF VISITS**

**69,467 VPD**

**4**



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# Ross & O'Reilly Auto Parts

1165 ARNOLD DR, MARTINEZ, CA 94553 

**\$7,500,000**

PRICE

**5.75%**

CAP RATE

NOI	\$431,585
PRICE/SF	\$258
NUMBER OF TENANTS	2
OCCUPANCY	100%
YEAR BUILT/RENOVATED	1984 / 2020
BUILDING SIZE	29,027 SF
LAND AREA	1.10 AC



## 100% Leased National Tenant Asset with Long-Term NNN Leases

Two-tenant retail asset anchored by **Ross Dress for Less** and **O'Reilly Auto Parts** in a densely populated Bay Area submarket. Recent repositioning and renovations for both tenants, situated in a grocery-anchored center and directly adjacent to Walmart and Home Depot on a major retail corridor at a signalized intersection.

## Two Credit Anchors on Long-Term NNN Leases

- **Diverse National Credit Tenancy:** Features a newly opened **Ross Dress for Less** (S&P: BBB+) and a long-standing **O'Reilly Auto Parts** (S&P: BBB+), providing a stable, multi-tenant income stream from industry-leading retailers
- **Brand New Retail Conversion:** Ross Dress for Less recently completed a full renovation/re-tenanting of a former Rite Aid space, demonstrating a long-term commitment to the site
- **Significant Landlord & Tenant Reinvestment:** The property benefits from extensive recent capital expenditures, including over **\$1.5 million** in building improvements (2020) for O'Reilly together with recent upgrades tailored to Ross's corporate prototype and interior specifications
- **Passive Lease Structures:** The asset offers minimal landlord responsibilities, ideal for 1031 exchange buyers or investors seeking reliable, passive cash flow
- **Essential & Recession-Resistant:** Both discount apparel and automotive sectors are historically resilient, providing a hedge against economic volatility and e-commerce competition

## Prime Martinez Retail Corridor

- **Exceptional Regional Access:** Strategically located just off **Highway 4** at the Morello Avenue exit, capturing high-volume commuter traffic traveling between Interstate 680 and the greater East Bay
- **High-Traffic Intersection:** Positioned on Arnold Drive, a primary commercial thoroughfare, the site benefits from massive visibility and synergistic traffic from the adjacent **Walmart and Home Depot** anchored centers
- **Proven Retail Synergy:** The property is situated in the Lucky Supermarket-anchored **Village Oaks** and neighbors other national brands including **McDonald's, IHOP, and Chipotle**, creating a one-stop shopping destination
- **High Barriers to Entry:** Located in a mature, built-out submarket with limited space for new large-format retail development, ensuring the long-term viability of the site





## Strong East Bay Demographics

- **Affluent & Dense Trade Area:** The surrounding Martinez/Pacheco area boasts strong demographics, with an average household income exceeding **\$150,000** within a 3-mile radius
- **Growing Residential Base:** Surrounded by established residential neighborhoods and in close proximity to major county offices and the Martinez Marina, driving consistent daytime and evening traffic
- **Commuter-Friendly Hub:** Conveniently located near the **Amtrak station** and major arterials, serving as a central retail hub for residents of Martinez, Pleasant Hill, and Concord
- **Top-Tier Consumer Spending:** Retailers in this corridor benefit from the high discretionary income of Contra Costa County residents, as evidenced by the high performance of neighboring big-box retailers

		CURRENT
Price:		\$7,500,000
Capitalization Rate:		5.75%
Price Per Square Foot:		\$258
Total Rentable Area (SF):		29,027
Lot Size (AC):		1.10
INCOME		P/SF
Scheduled Rent		\$14.87 \$431,585
CAM Recovery		NNN \$0
<b>EFFECTIVE GROSS INCOME</b>		<b>\$14.87 \$431,585</b>
EXPENSE		P/SF
Property Taxes		NNN \$0
Insurance		NNN \$0
CAM		NNN \$0
<b>TOTAL OPERATING EXPENSES</b>		<b>\$0.00 \$0</b>
<b>NET OPERATING INCOME</b>		<b>\$14.87 \$431,585</b>



Tenant Info		Lease Terms		Rent Summary			
TENANT NAME	SQ. FT.			MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
<b>Ross</b>	<b>19,927</b>	<b>10/9/2025</b>	<b>1/31/2031</b>	<b>\$23,248</b>	<b>\$278,978</b>	<b>\$1.17</b>	<b>\$14.00</b>
		2/1/2031	1/31/2036	\$24,909	\$298,905	\$1.25	\$15.00
	<i>Option 1</i>	<i>2/1/2036</i>	<i>1/31/2041</i>	<i>\$27,400</i>	<i>\$328,796</i>	<i>\$1.38</i>	<i>\$16.50</i>
	<i>Option 2</i>	<i>2/1/2041</i>	<i>1/31/2046</i>	<i>\$30,140</i>	<i>\$361,675</i>	<i>\$1.51</i>	<i>\$18.15</i>
	<i>Option 3</i>	<i>2/1/2046</i>	<i>1/31/2051</i>	<i>\$33,145</i>	<i>\$397,743</i>	<i>\$1.66</i>	<i>\$19.96</i>
	<i>Option 4</i>	<i>2/1/2051</i>	<i>1/31/2056</i>	<i>\$36,466</i>	<i>\$437,597</i>	<i>\$1.83</i>	<i>\$21.96</i>
<b>O'Reilly</b>	<b>9,100</b>	<b>12/1/2025</b>	<b>11/30/2032</b>	<b>\$12,717</b>	<b>\$152,607</b>	<b>\$1.40</b>	<b>\$16.77</b>
	<i>Option 1</i>	<i>12/1/2032</i>	<i>11/30/2037</i>	<i>\$13,671</i>	<i>\$164,052</i>	<i>\$1.50</i>	<i>\$18.03</i>
	<i>Option 2</i>	<i>12/1/2037</i>	<i>11/30/2042</i>	<i>\$14,697</i>	<i>\$176,360</i>	<i>\$1.62</i>	<i>\$19.38</i>
	<i>Option 3</i>	<i>12/1/2042</i>	<i>11/30/2047</i>	<i>\$15,799</i>	<i>\$189,583</i>	<i>\$1.74</i>	<i>\$20.83</i>
<b>TOTALS:</b>	<b>29,027</b>			<b>35,965</b>	<b>\$431,585</b>	<b>\$1.24</b>	<b>\$14.87</b>



### Ross Dress for Less

Ross Stores, Inc. (NASDAQ: ROST), founded in 1950, is the largest off-price apparel and home fashion retailer in the United States. The company operates over **1,900 Ross Dress for Less® locations** and approximately 350 dd's DISCOUNTS® stores across 44 states, the District of Columbia, Guam, and Puerto Rico. Ross offers first-quality, in-season name-brand apparel, footwear, accessories, and home goods at discounts typically ranging from 20% to 60% below department store prices. A publicly traded company with annual revenues exceeding \$21 billion, Ross maintains a strong national presence supported by an efficient supply chain and disciplined off-price buying model.



[Tenant Website](#)

### LEASE ABSTRACT

#### Premise & Term

Tenant	Ross Dress for Less
Lease Guarantor	ROSS DRESS FOR LESS, INC.
Lease Type	NNN
Lease Term	1/31/2036
Rent Commencement	10/9/2025
Options	4, 5-Year Options
Year Built / Renovated	1984 / 2025

#### Expenses

CAM	Tenant Reimburses
Property Taxes	Tenant Reimburses
Insurance	Tenant Reimburses
OPEX	Tenant Reimburses
Utilities	Tenant
HVAC	Tenant repair, Landlord replace
Repairs & Maintenance	Tenant
Roof & Structure	Landlord

### Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).



### O'Reilly Auto Parts

O'Reilly Automotive, Inc. (NASDAQ: ORLY), founded in 1957, is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, and accessories in the United States. The company operates more than 6,000 stores across the U.S., Puerto Rico, and Mexico, serving both professional service providers and do-it-yourself customers. A publicly traded Fortune 500 and S&P 500 company generating over \$15 billion in annual revenue, O'Reilly maintains an investment-grade credit profile and is widely recognized as a leading operator in the automotive aftermarket retail sector.



[Tenant Website](#)

## LEASE ABSTRACT

### Premise & Term

Tenant	O'Reilly Auto Parts
Lease Signatory	O'Reilly Auto Enterprise, LLC
Lease Type	NNN
Lease Term	11/30/2032
Rent Commencement	12/1/2020
Options	3, 5-Year Options
Year Built / Renovated	1984 / 2020

### Expenses

CAM	Tenant Reimburses
Property Taxes	Tenant Reimburses
Insurance	Tenant Reimburses
OPEX	Tenant Reimburses
Utilities	Tenant
HVAC	Tenant repair, Landlord replace
Repairs & Maintenance	Tenant
Roof & Structure	Landlord

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LEGEND

Property Boundary

29,027  
Rentable SF

1.10  
Acres

R-B  
Zoning

Egress





Kaiser Medical Offices





BUCHANAN FIELD AIRPORT

CONTRA COSTA COUNTY GOVERNMENT CENTER

**THE VERANDA**

VERANDA LUXE CINEMA  
GAP FACTORY  
OLD NAVY  
TJ-MAXX  
WORLD MARKET  
J.CREW  
RED DOOR ESCAPE ROOM  
Yard House

50+ STORES, TOP 3% OF COMMUNITY SHOPPING CENTERS NATIONWIDE (7M ANNUAL VISITS)

MT. DIABLO

WALNUT CREEK


DVC  
DIABLO VALLEY COLLEGE

**SUN VALLEY SHOPPING CENTER**

★ macy's sears JCPenney

Foot Locker Abercrombie & Fitch VANS AMERICAN EAGLE OUTFITTERS BJ's RESTAURANT BREWHOUSE

150+ STORES, TOP 27% OF SUPER REGIONAL MALLS NATIONWIDE (8.3M ANNUAL VISITS)

 RANKS IN THE 94TH PERCENTILE (TOP 6%) OF FAST FOOD & QSR STORES NATIONWIDE, IN TERMS OF VISITS

PETCO MOUNTAIN MIKES  
IHOP KFC Bright Now! Dental



TAQUERIA EXTRA

 RANKS IN THE 85TH PERCENTILE (TOP 15%) OF LUCKY STORES NATIONWIDE, IN TERMS OF VISITS

7,357 VPD

69,467 VPD

Located in a thriving Bay Area submarket

7,357  
VEHICLES PER DAY ALONG ARNOLD DRIVE

69,467  
VEHICLES PER DAY ALONG HIGHWAY 4

9 miles  
TO DOWNTOWN WALNUT CREEK

**Walmart**

RANKS IN THE 82ND PERCENTILE (TOP 18%) OF SUPERSTORES NATIONWIDE, IN TERMS OF VISITS/SF



RANKS IN THE 94TH PERCENTILE (TOP 6%) OF HOME IMPROVEMENT STORES NATIONWIDE, IN TERMS OF VISITS



RANKS IN THE 85TH PERCENTILE (TOP 15%) OF LUCKY STORES NATIONWIDE, IN TERMS OF VISITS



RANKS IN THE 94TH PERCENTILE (TOP 6%) OF FAST FOOD & QSR STORES NATIONWIDE, IN TERMS OF VISITS

Public Storage

metro PCS

DOLLAR TREE



FedEx Office



Bright Now! Dental



IHOP RESTAURANT



ARNOLD DRIVE

4

JOHN MUIR PARKWAY

4

4

JOHN MUIR PARKWAY

4

69,467 VPD

PETCO

VA



U.S. Department of Veterans Affairs

VA MEDICAL CENTER MARTINEZ

COMPREHENSIVE OUTPATIENT MEDICAL, SURGICAL, AND MENTAL HEALTH SERVICES TO VETERANS



KAISER PERMANENTE



MARTINEZ MEDICAL OFFICES

COMPREHENSIVE MEDICAL FACILITY OFFERING PRIMARY CARE, DERMATOLOGY, PHYSICAL THERAPY, AND PHARMACY




MORELLO AVENUE

**H** HOSPITAL/MEDICAL CENTER

**G** GOLF COURSE

**S** SPORTS COMPLEX

N




Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2023	15,518	62,214	158,268

Ring Radius Household Income Data

	1-MILE	3-MILES	5-MILES
Average	\$165,046	\$155,406	\$142,639
Median	\$137,755	\$124,893	\$113,073

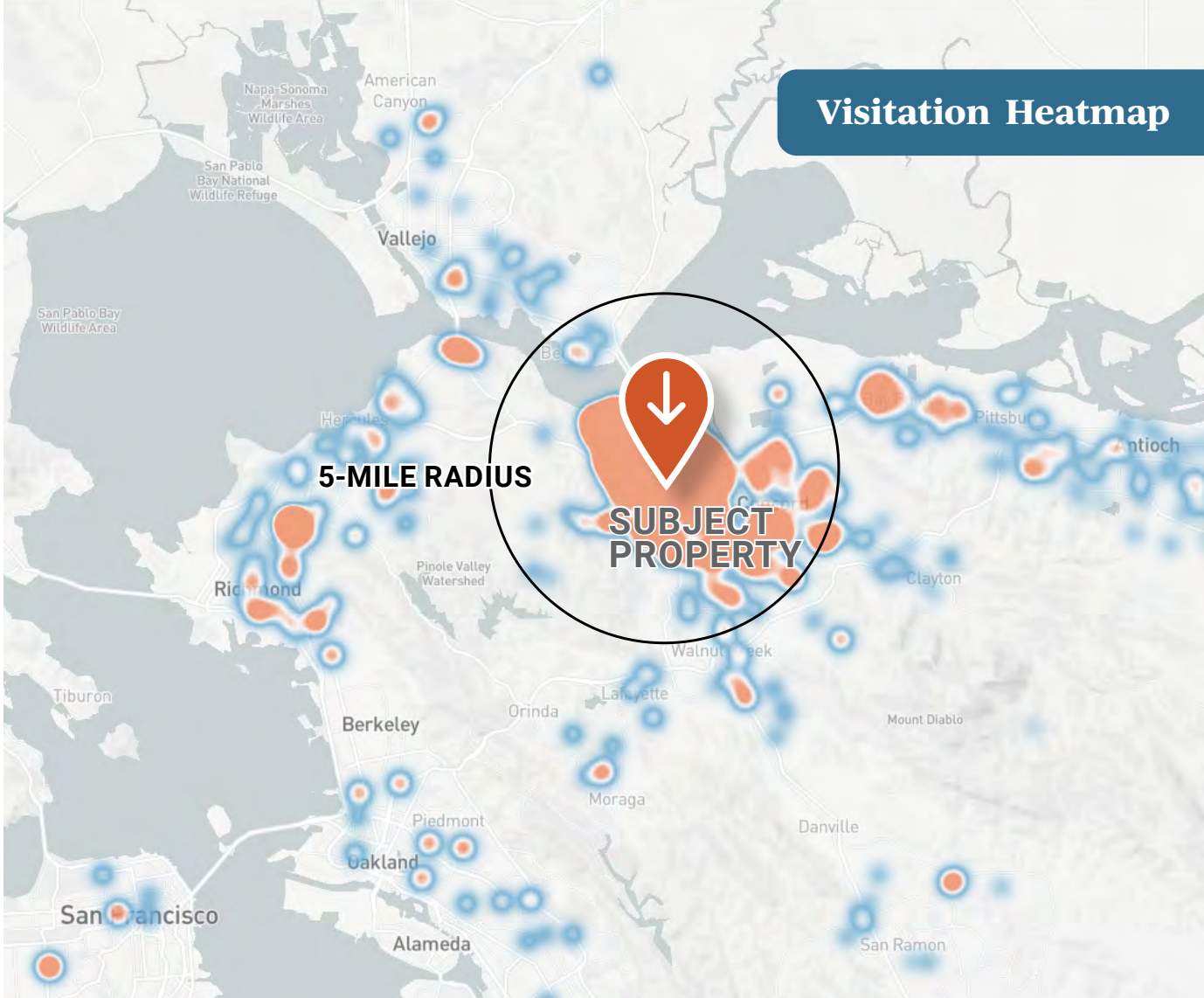
This O'Reilly Auto Parts location ranks in the **78th percentile (top 22%) of car shops & services nationwide**, in terms of visits.

**47.9K Visits**

OVER PAST 12 MONTHS AT O'REILLY AUTO PARTS

**20 Minutes**

AVERAGE DWELL TIME AT O'REILLY AUTO PARTS



Visitation Heatmap

The shading on the map above shows the **home location of people who visited the subject property over the past 12 months**. Orange shading represents the highest concentration of visits.

\*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

# Martinez, CA

HISTORIC WATERFRONT CHARM



## An East Bay Gem

- County seat of Contra Costa County, located along the scenic Carquinez Strait in the San Francisco Bay Area
- Known for its preserved historic downtown, tree-lined neighborhoods, and strong civic identity
- Direct access to I-680 and State Route 4, connecting to Oakland, Walnut Creek, and Napa
- Served by Amtrak's Capitol Corridor, offering rail service to Sacramento, Oakland, and San Jose

## Economy & Employment

- Major employers include Contra Costa County (government services), healthcare providers, and energy/refining operations
- Home to the Martinez Refinery (PBF Energy), a significant industrial employer in the region
- Growing presence of small businesses, professional services, and local retail in the downtown corridor

## San Francisco Bay Area

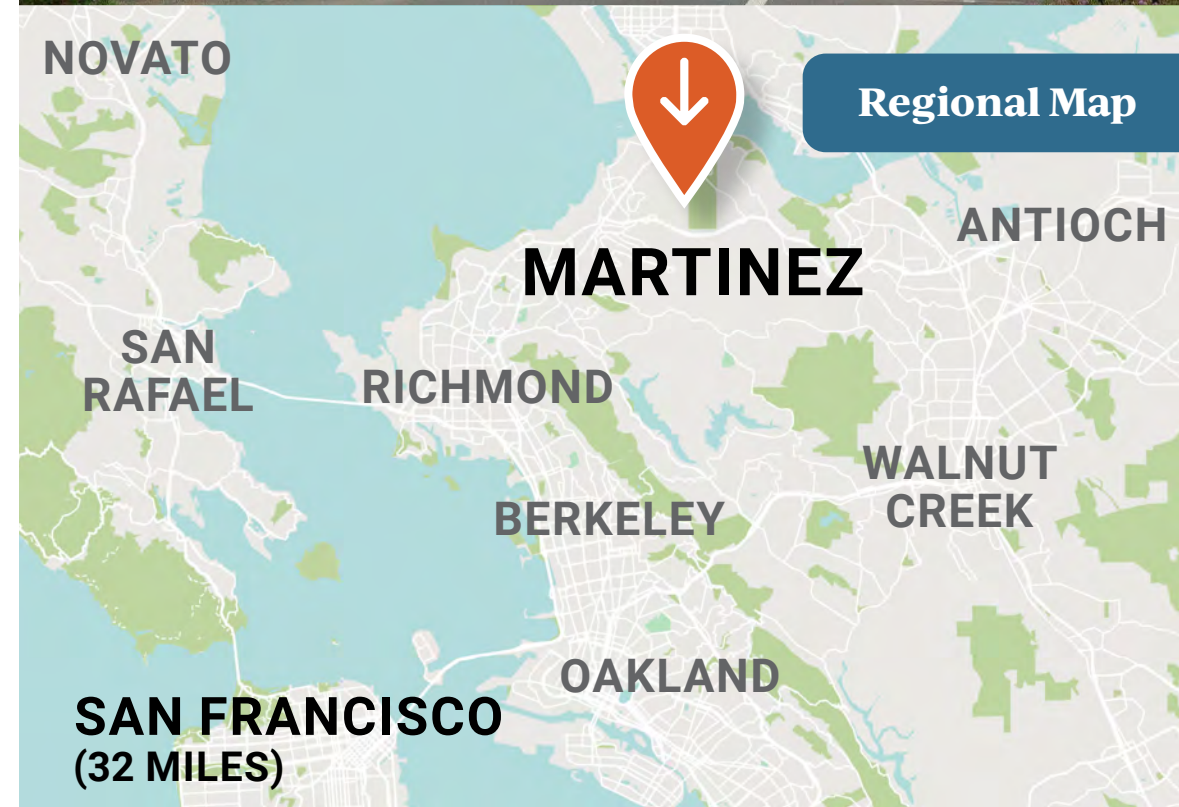
- Consists of nine counties in Northern California centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay
- San Francisco-Oakland-Hayward metropolitan area had a gross domestic product of \$588 Billion for 2020
- The Bay Area is home to the second highest concentration of Fortune 500 companies, with 30+ based throughout the region, including Google, Facebook, Apple, Hewlett Packard, Intel, and Adobe

**7.7 Million**

SF BAY AREA ESTIMATED POPULATION

**\$1.3 Trillion**

SF BAY AREA GDP





## Martinez Marina

DEVELOPED BY TUCKER SADLER ARCHITECTS

[Read More](#) 

In July 2025, the Martinez City Council voted unanimously to enter an Exclusive Negotiating Agreement (ENA) with San Diego-based Tucker Sadler Architects to explore a transformative waterfront plan centered on the marina. This is an early step in what could become a multi-year public-private partnership to reimagine the waterfront as a regional destination.

This planning phase includes environmental review and community engagement, with the goal of creating a vibrant waterfront that connects the marina, parks, and downtown Martinez, and enhances the city's role as a Bay Area destination.



### PROPOSED VISION INCLUDES:

- A large amphitheater with a bandshell for concerts and festivals
- A ferry terminal linking Martinez to Bay Area water transit routes
- Retail, dining, and waterfront promenades
- New seawall, rebuilt boat docks and storage
- Small sand beach and swim facilities
- Pickleball courts and expanded pedestrian public spaces



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