AutoZone

Offering Memorandum

453 West Los Angeles Avenue
Moorpark, CA 93021

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ASU COMMERCIAL

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Disclosures & Confidentiality

The enclosed Offering Memorandum package has been prepared solely for informational purposes to assist a prospective purchaser in determining whether it wishes to proceed with an in-depth investigation of the property described herein. It is intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of herein the "Property".

Prospective purchasers are expected to review independently all documents related to the Property as to the accuracy and completeness of the information contained herein. All financial projections are provided for general reference purposes only. These projections have been based upon various assumptions relating to the general economy, competition and other factors beyond the reasonable control of ASU Commercial, and, therefore, are subject to material variation.

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By receipt of this Offering Memorandum package, you agree that its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose directly or indirectly this Offering Memorandum package or any of its contents to any other entity (except affiliates or prospective purchasers) without the prior written authorization of the owner and ASU Commercial. You also agree that you will not use this Offering Memorandum package or any of its contents in any manner detrimental to the interest of the Owner and ASU Commercial. Photocopying or other mass duplication of this Offering Memorandum package without the permission of ASU Commercial is prohibited.

The information contained in this Offering Memorandum package was obtained from third parties and/or directly from the owner, and it has not been independently verified by ASU Commercial or its agents. Prospective purchasers should have the experts of their choice inspect the Property and verify all information. Real estate brokers are not qualified to act as or select experts with respect to legal, tax, environment, building construction, soils-drainage, or other such matters. Additional information and an opportunity to inspect the property will be made available to any interested and qualified prospective purchasers.

If prior to or upon your review of this Offering Memorandum package you no longer have any further interest or you do not wish to pursue negotiations leading to this acquisition, please return this Offering Memorandum package in its original form to this submitting agent at:

ASU Commercial ▪ 11601 Bolthouse Drive Suite 110 ▪ Bakersfield, California 93311

The Property described in this Offering Memorandum package may be subject to prior sale, modification and/or withdrawal from the market by the owner at any time without prior notice. Owner and ASU Commercial each expressly reserves the right, at their sole discretion, to reject any and all expressions of interest or offers regarding the Property and or terminate discussions with any entity at any time with or without notice. Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the property unless and until a written agreement for the purchase of the Property owner's obligations thereunder have been satisfied or waived. The terms and conditions stated in this "Confidentiality and Disclaimer" page will relate to all of the sections contained in this Offering Memorandum package as if stated independently therein.

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Property Details

- **Address** 453 West Los Angeles Avenue, Moorpark, California
- **Lot** 0.69 Acres
- **Year Built** 1997
- **Size** 5,000 SF (Expanded in 2023)
- **APN** 511-0-080-565

Lease Abstract

- **Commencement** July 18, 1995
- **Expiration** December 31, 2032
- **Annual Rent**
  Starting 01/01/2028 $124,582
- **Option 1 Annual Rent** $137,040
- **Option 2 Annual Rent** $150,774
- **Option Notification** Minimum 180 days prior written notice

- **Real Estate Taxes** Tenant Responsibility
- **Utilities** Tenant Responsibility
- **CAM** Tenant Responsibility (Tenant Reimburses Landlord)

- **ROFR** None
- **LL Obligations** Repairs - Structural, roof, HVAC (Tenant reimburses)
- **Tenant Obligations** Maintenance and Repair of interior

Investment Summary

- **Net Price** $2,275,000.00
- **NOI** $113,760
- **CAP Rate** 5.00%
- **Term Remaining** 6+ Years
- **Lease Expiration** December 31, 2032
- **Debt Status** Free & Clear
- **Renewal Option** Two Successive 5-Year Options, Options 1-2 Fixed

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AutoZone

AutoZone, Inc. (NYSE: AZO) is the nation's leading automotive aftermarket parts retailer with approximately 7,856 locations across the United States, Mexico, and Brazil. Management has publicly stated that it expects to open approximately 350-365 new stores during fiscal year 2026, demonstrating continued expansion both domestically and internationally. Founded in 1979 and headquartered in Memphis, Tennessee, AutoZone generates more than $18 billion in annual revenue and continues to expand its store base at an aggressive pace. The company benefits from a recession-resistant business model supported by an aging vehicle fleet, a rapidly growing commercial sales platform, and an industry-leading distribution network. AutoZone's strong balance sheet, substantial free cash flow generation, and forty-plus year operating history make it one of the most sought-after net lease tenants in the automotive sector.

The company operates through several business segments and subsidiaries, including:

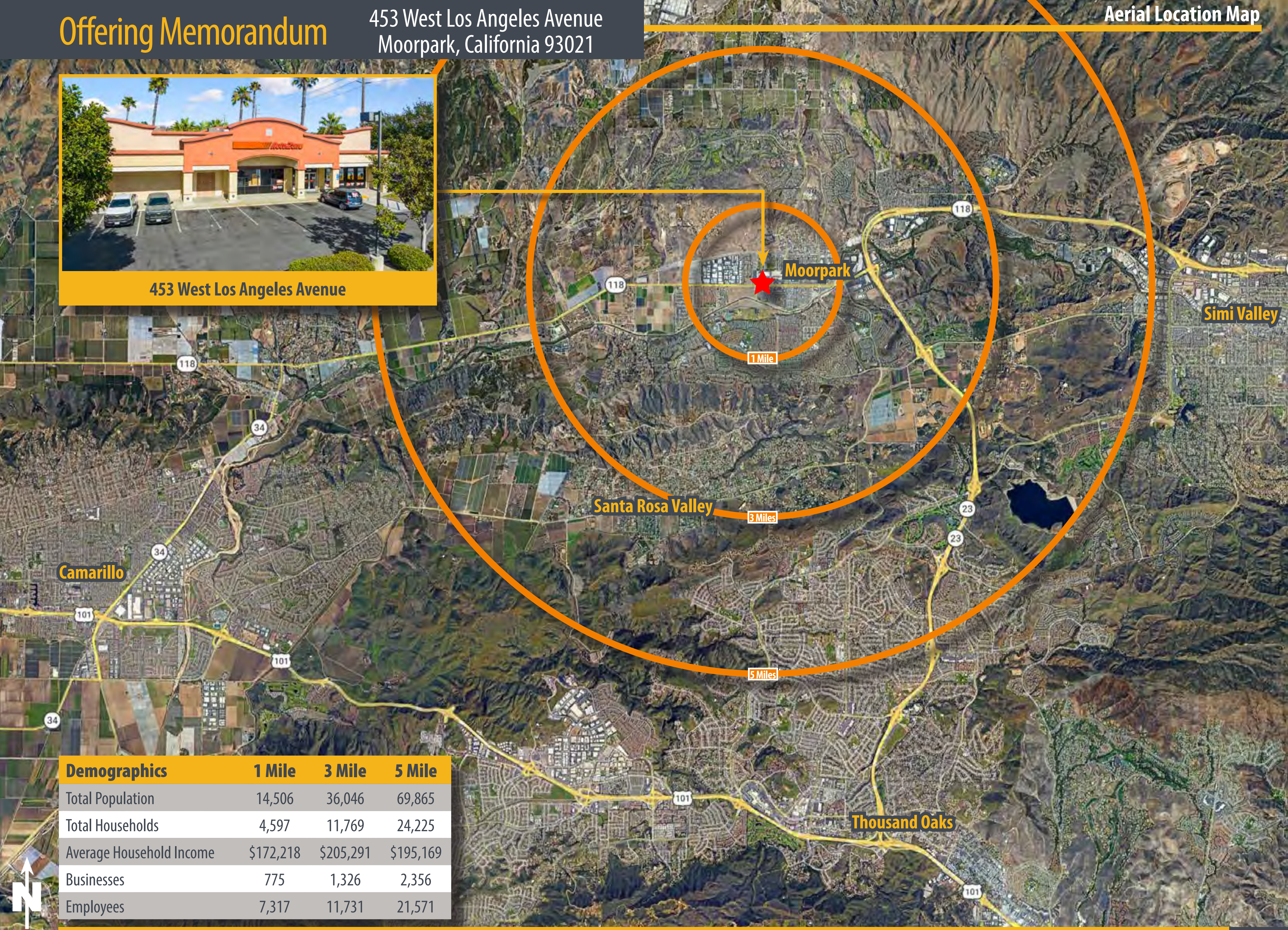
- AutoZone retail stores
- AutoZone Commercial (professional repair shop sales platform)
- AutoZone Mexico
- AutoZone Brazil
- ALLDATA
- AutoAnything (e-commerce automotive accessories platform)
- Various domestic and international operating subsidiaries that own and manage store operations and distribution assets.

Financial Strength – Publicly traded on the NESE (AZO) and member of the S&P 500 Index, AutoZone Inc is the largest automotive aftermarket parts retailer in the United States. AutoZone continues to generate exceptionally strong operating results. Highlights include:

Metric	Recent Results
FY 2024 Annual Revenue	~$18.5 Billion
Q3 FY 2026 Quarterly Revenue	~$4.84 Billion
FY 2025 Net Income	~$2.5 Billion
Operating Income (FY 2025)	~$3.6 Billion
Cash Flow Generation	Strong and consistent
Investment Grade Debt Access	Yes

- AutoZone has historically produced industry-leading margins and has been one of the best-performing retail stocks over the past two decades. The company is known for aggressive share repurchases funded by substantial free cash flow generation.

453 West Los Angeles Avenue



Demographics	1 Mile	3 Mile	5 Mile
Total Population	14,506	36,046	69,865
Total Households	4,597	11,769	24,225
Average Household Income	$172,218	$205,291	$195,169
Businesses	775	1,326	2,356
Employees	7,317	11,731	21,571

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453 West Los Angeles Avenue

Property Photos

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North

South

East

West

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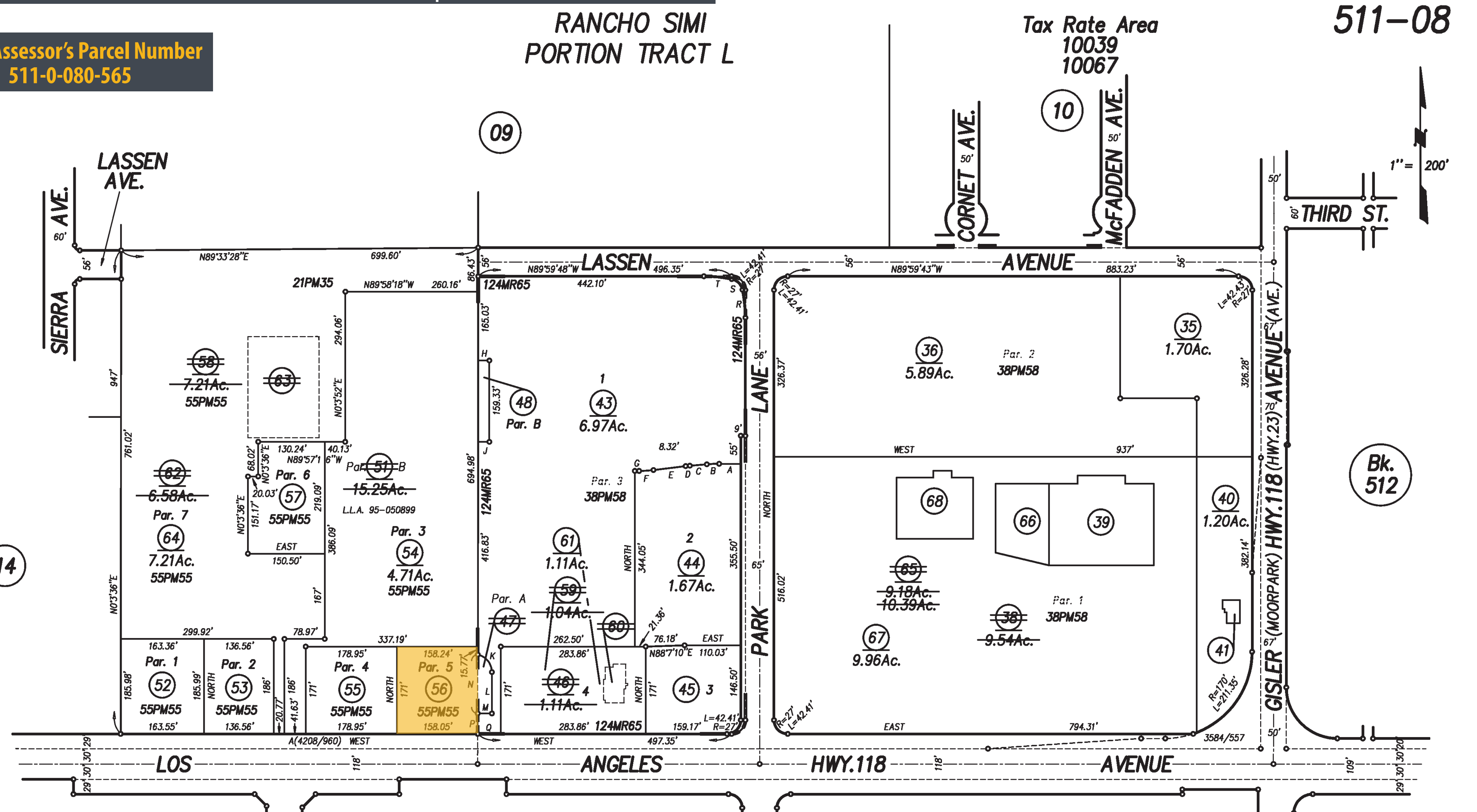
Assessor's Parcel Number
- 511-0-080-565



COURSE SCHEDULE		
A	WEST	42.34'
B	R=300'	L=24.14'
C	N85°23'23"E	33.37'
D	R=198'	L=8.24'
E	N83°0'24"E	63.54'
F	R=232'	L=28.32'
G	EAST	8.32'
H	EAST	22.09'
J	EAST	22.27'

COURSE SCHEDULE		
K	R=35'	L=47.57'
L	NORTH	81'
M	N89°56'8"W	27.78'
N	N0°3'55"E	115.19'
P	N0°3'52"E	40.03'
Q	WEST	45.32'
R	R=272'	L=55.05'
S	R=27'	L=31.48'
T	R=272'	L=55.05'

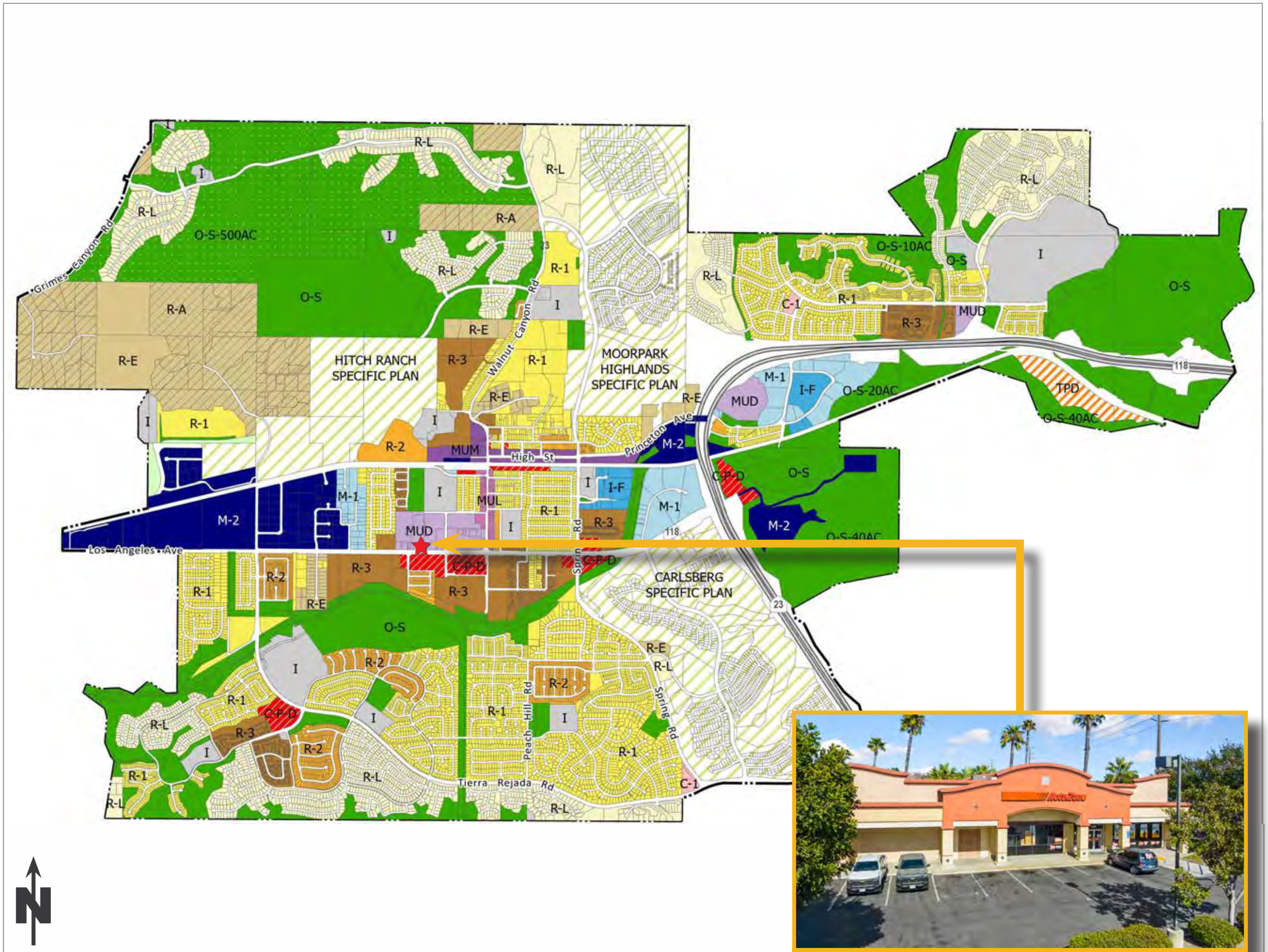
Tract 4757–1, M.R. Bk.124, Pg.65
Portion Lot P, Poindexter Sub., M.R. Bk.5, Pg.5
Portion Rancho Simi, M.R. Bk.3, Pg.7

NOTE: ASSESSOR PARCELS SHOWN ON THIS PAGE DO NOT NECESSARILY CONSTITUTE LEGAL LOTS. CHECK WITH COUNTY SURVEYOR'S OFFICE OR PLANNING DIVISION TO VERIFY.

CITY OF MOORPARK
Ventura County Assessor's Map.

Assessor's Block Numbers Shown in Ellipses.
Assessor's Parcel Numbers Shown in Circles.
Assessor's Mineral Numbers Shown in Squares.

DRAWN		REVISED	9–20–2016
REDRAWN	DATAYLOR	CREATED	11–6–1995
INKED	PLOTTED	EFFECTIVE 9697	ROLL
PREVIOUS Bk.511, Portion Pg.08			
Compiled By Ventura County Assessor's Office			



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CITY OF MOORPARK

Zoning Map

Parks, Open Space, Agriculture
- Agricultural Exclusive [A-E]
- Open Space [O-S]
- Open Space 10 Acre Lot Min. [O-S-10AC]
- Open Space 20 Acre Lot Min. [O-S-20AC]
- Open Space 40 Acre Lot Min. [O-S-40AC]
- Open Space 500 Acre Lot Min. [O-S-500AC]

Residential
- Single Family Residential Low [R-L]
- Single-Family Residential [R-1]
- Medium Density Residential [R-2]
- Multifamily Residential [R-3]
- Trailer Park Development [TPD]

Rural Residential
- Rural Agricultural [R-A]
- Rural Exclusive [R-E]

Commercial
- Neighborhood Commercial [C-1]
- General Commercial [C-2]
- Commercial Planned Development [C-P-D]
- Old Town Commercial [C-OT]
- Commercial Office [C-O]

Mixed Use
- Mixed-Use Low [MUL]
- Mixed-Use Medium [MUM]
- Mixed-Use District [MUD]

Industrial
- Industrial Park [M-1]
- Limited Industrial [M-2]
- Industrial Flex [I-F]

Specific Plans
- Moorpark Highlands Specific Plan [SP 2]
- Carlsberg Specific Plan [SP 92-1]
- Hitch Ranch Specific Plan [SP 1]

Institutional
- Institutional [I]

0 1,000 2,000 4,000 Feet

Source: The City of Moorpark 2023 Ordinance 515

1 mile

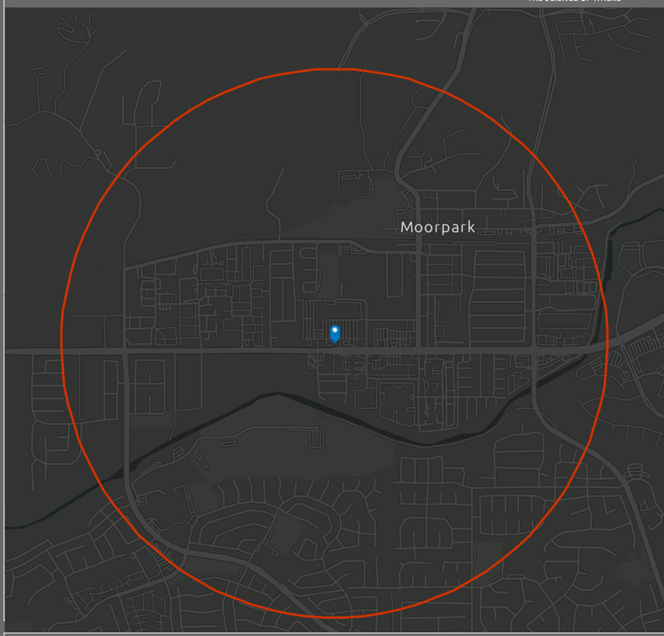
INCOME

$140,843
Median Household Income

$55,373
Per Capita Income

$593,857
Median Net Worth

esri
THE SCIENCE OF WHERE



KEY FACTS

14,506
Population

37.9
Median Age

4,597
Households

$107,783
Median Disposable Income

3 miles

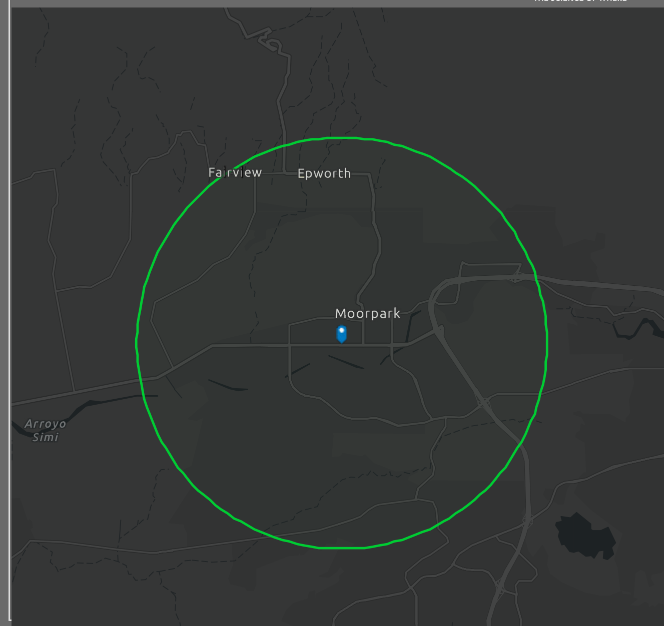
INCOME

$160,197
Median Household Income

$67,206
Per Capita Income

$1,112,765
Median Net Worth

esri
THE SCIENCE OF WHERE



KEY FACTS

36,046
Population

40.6
Median Age

11,769
Households

$120,997
Median Disposable Income

5 miles

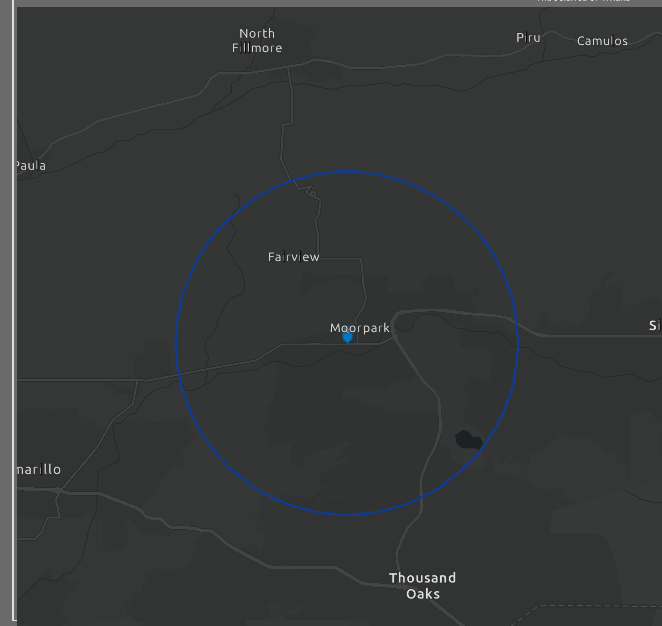
INCOME

$154,497
Median Household Income

$67,575
Per Capita Income

$1,073,398
Median Net Worth

esri
THE SCIENCE OF WHERE



KEY FACTS

69,865
Population

42.9
Median Age

24,225
Households

$116,643
Median Disposable Income

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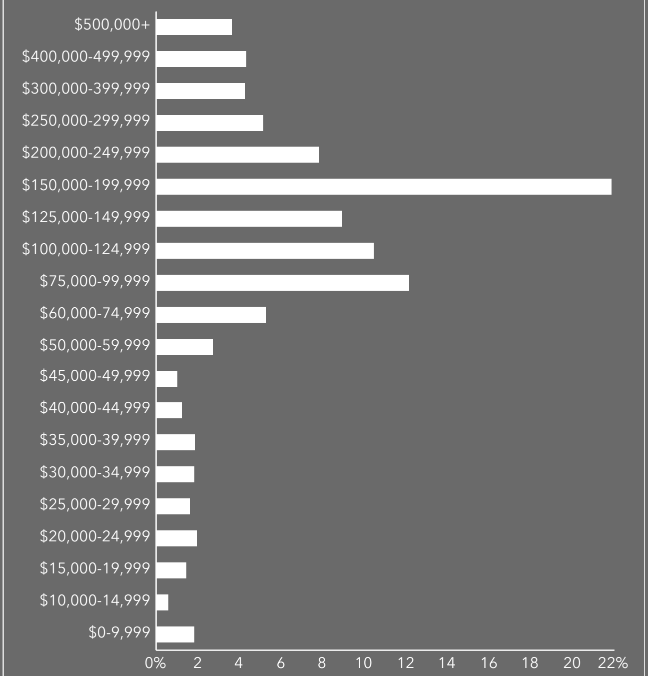
HOUSEHOLD INCOME



EDUCATION

15.2% No High School Diploma

16.8% High School Graduate

25.7% Some College/ Associate's Degree

42.3% Bachelor's/Grad/ Prof Degree

EMPLOYMENT

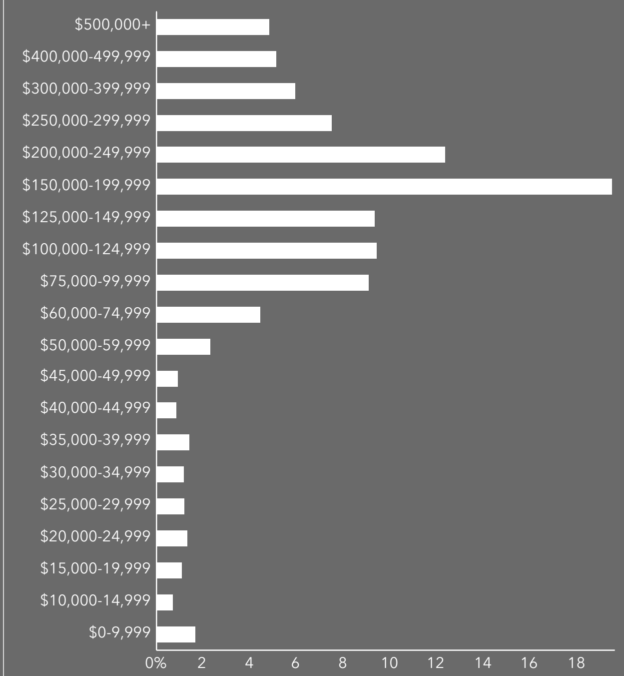
65.6% White Collar

21.0% Blue Collar

20.0% Services

3.9% Unemployment Rate

HOUSEHOLD INCOME



EDUCATION

8.8% No High School Diploma

15.4% High School Graduate

27.4% Some College/ Associate's Degree

48.4% Bachelor's/Grad/ Prof Degree

EMPLOYMENT

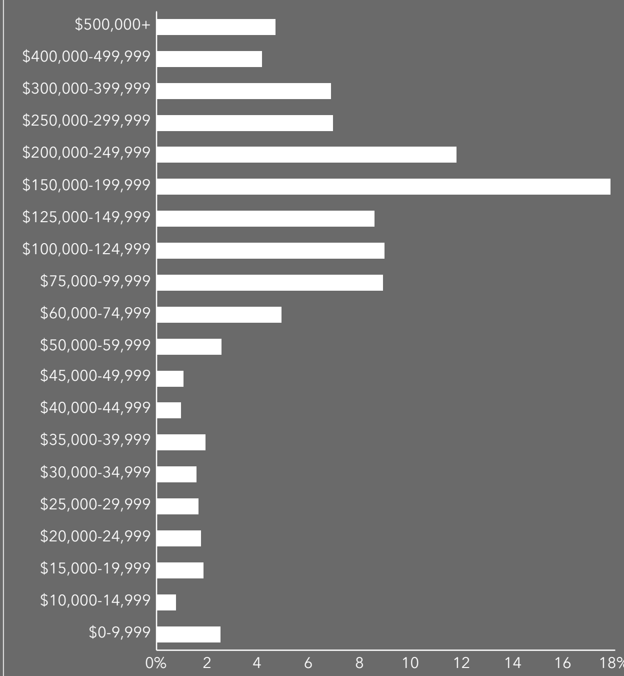
72.3% White Collar

14.5% Blue Collar

18.4% Services

4.2% Unemployment Rate

HOUSEHOLD INCOME



EDUCATION

6.8% No High School Diploma

15.0% High School Graduate

28.8% Some College/ Associate's Degree

49.4% Bachelor's/Grad/ Prof Degree

EMPLOYMENT

73.4% White Collar

12.8% Blue Collar

18.2% Services

4.9% Unemployment Rate

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ASU Commercial Brokerage Team

- ASU Commercial is a full services office brokerage team with more than 85 years of combined experience in the local Bakersfield market to assist you with your real estate needs. Our group provides representation and consultation services for both landlords and tenants. We also actively represent buyers and sellers of both commercial office investment properties and owner/user office facilities.

- Success can be measured by many things, however, we believe the best measurement is the duration of our relationships with our clients. Ultimately, our success can only come through their success.

  ASU Commercial is dedicated to establishing long-lasting client relationships and maintaining a strong commitment to our growing community.

- For more information regarding our services, please contact the Office Services Group at 661.862.5454.

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