Martinez, CA

Ross & O'Reilly Auto Parts

Bay Area Best in Class Retail

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Contact the Team

David Kram
dkram@cppcre.com
PH: 415.274.2712
CA DRE# 01848816

Rachel Kram
rkram@cppcre.com
PH: 415.274.7392
CA DRE# 02021048

William Nicholas
wnicholas@cppcre.com
PH: 628.400.6467
CA DRE# 02271914

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Ross & O'Reilly Auto Parts

1165 Arnold Dr, Martinez, CA 94553

PRICE: $7,500,000 **CAP RATE:** 5.75%

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
EFFECTIVE GROSS INCOME	**$14.87**	**$431,585**
EXPENSE	**P/SF**	
Property Taxes	NNN	$0
Insurance	NNN	$0
CAM	NNN	$0
TOTAL OPERATING EXPENSES	**$0.00**	**$0**
NET OPERATING INCOME	**$14.87**	**$431,585**

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).

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

Ross Dress for Less

Overview

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

O’Reilly Auto Parts

Overview

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

LEGEND

Property Boundary

29,027

Rentable SF

1.10

Acres

R-B

Zoning

Egress

Kaiser Medical Offices

Located in a thriving Bay Area submarket

7,357

VEHICLES PER DAY ALONG ARNOLD DRIVE

69,467

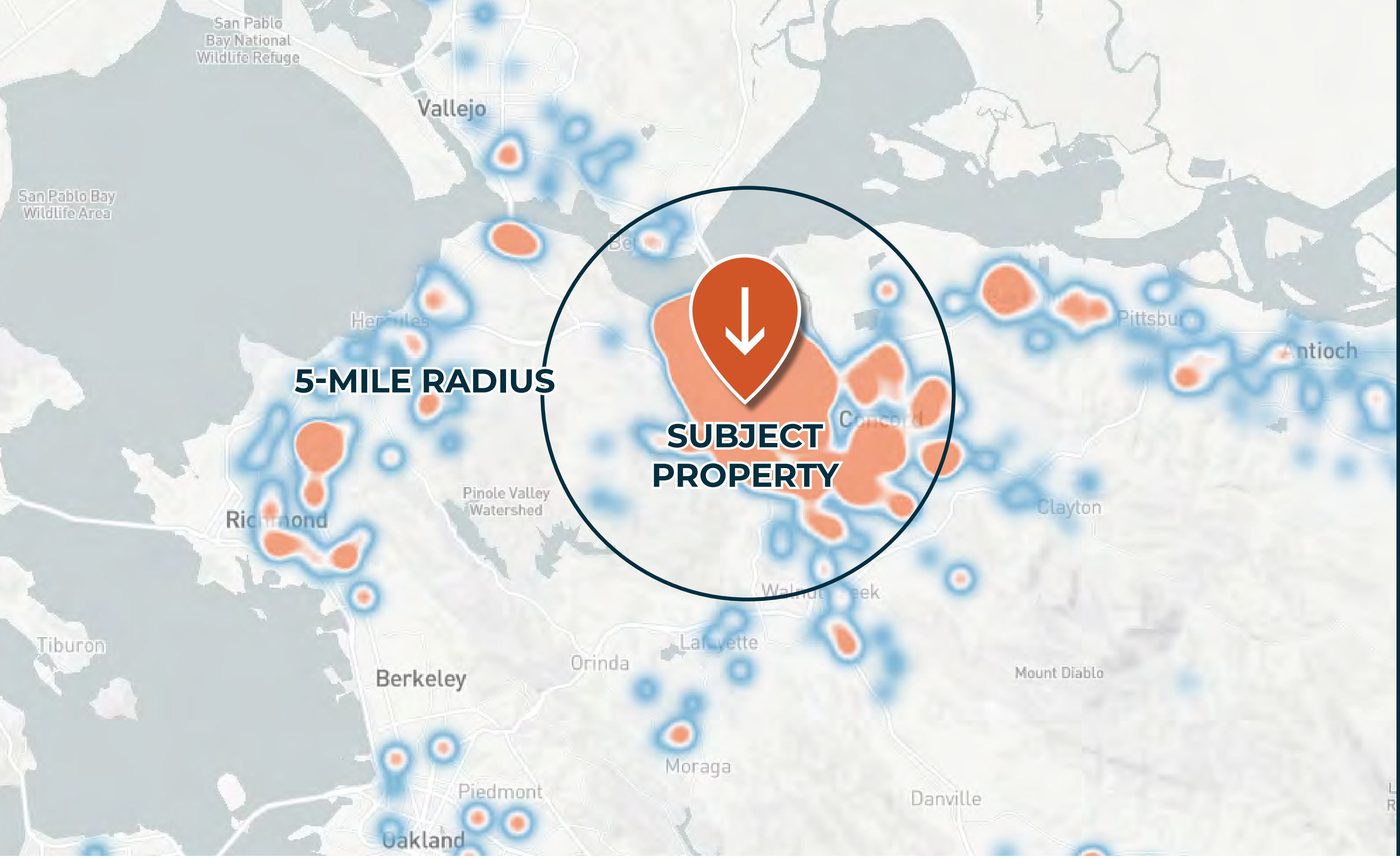
VEHICLES PER DAY ALONG HIGHWAY 4

9 miles

TO DOWNTOWN WALNUT CREEK

Walmart
Ranks in the 82nd percentile (top 18%) of superstores nationwide, in terms of visits/sf
THE HOME DEPOT
Ranks in the 94th percentile (top 6%) of home improvement stores nationwide, in terms of visits
Lucky California
Ranks in the 85th percentile (top 15%) of lucky stores nationwide, in terms of visits
McDonald's
Ranks in the 94th percentile (top 6%) of fast food & QSR stores nationwide, in terms of visits
Public Storage
metro PCS
WING STOP
FedEx Office
Jamba Juice
DOLLAR TREE
Subject Property
ROSS DRESS FOR LESS
O'Reilly AUTO PARTS
TACO BELL
IHOP
KFC
Carl's Jr.
Bright Now! Dental
PETCO
ARNOLD DRIVE
4 JOHN MUIR PARKWAY 4
4 JOHN MUIR PARKWAY 4
MORELLO AVENUE
69,467 VPD
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, phsyical therapy, and pharmacy


HOSPITAL/MEDICAL CENTER
GOLF COURSE
SPORTS COMPLEX
N
Subject Property
ROSS DRESS FOR LESS
O'Reilly AUTO PARTS
189,879 VPD
89,318 VPD
77,264 VPD
21,260 VPD
54,565 VPD
79,670 VPD
124,086 VPD
27,247 VPD
172,086 VPD
144,439 VPD
26,445 VPD
VACAVILLE
NAPA
PETALUMA
FAIRFIELD
AMERICAN CANYON
VALLEJO
SAN RAFAEL
ANTIOCH
CONCORD
STOCKTON
BRENTWOOD
WALNUT CREEK
OAKLAND
SAN RAMON
HAYWARD
LIVERMORE
TRACY
MANTECA
DOWNTOWN SAN FRANCISCO
(32 MILES FROM SUBJECT PROPERTY)
EMBRY- RIDDLE AERONAUTICAL UNIVERSITY
SOLANO COMMUNITY COLLEGE
CAL MARITIME
CONTRA COSTA COLLEGE
DIABLO COLLEGE
NATIONAL UNIVERSITY
CSU EAST BAY CONCORD CENTER
LOS MEDANOS COLLEGE
SAN JOAQUIN DELTA COLLEGE
UNIVERSITY OF THE PACIFIC
STANISTLAUS STATE UNIVERSITY
UC BERKELEY
ST. MARY'S COLLEGE OF CALIFORNIA
NORTHEASTERN UNIVERSITY IN OAKLAND
UC SAN FRANCISCO
SAN FRANCISCO STATE UNIVERSITY
OAKLAND INT'L AIRPORT
SAN FRANCISCO INT'L AIRPORT
SKYLINE COLLEGE
CHABOT COLLEGE



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.

Visitation Data

47.9K Visits

OVER THE PAST 12 MONTHS TO THE SUBJECT PROPERTY

20 Min

AVERAGE DWELL TIME AT THE SUBJECT PROPERTY

*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.

Demographics

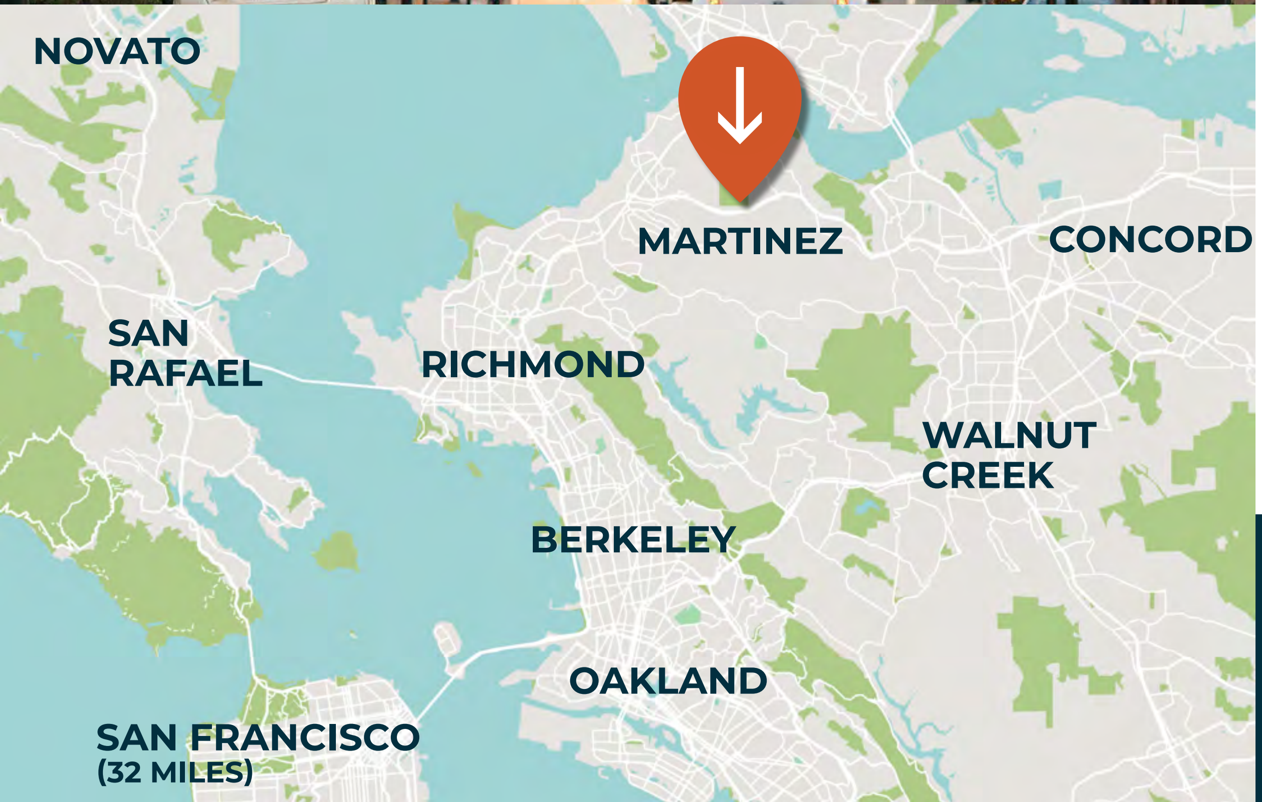
Ring Radius Population Data

	1-Mile	3-Mile	5-Mile
2025	15,583	62,464	156,501
2035 PROJ.	16,110	64,469	162,064

Ring Radius Household Income Data

	1-Mile	3-Mile	5-Mile
AVERAGE	$181,124	$172,138	$158,032
MEDIAN	$148,953	$140,377	$124,068

*Demographic Data on this page provided by Placer.ai, sourced from Popstats 2025 dataset.



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

7.7 Million
SF BAY AREA ESTIMATED POPULATION (2025)

$1.3 Trillion
SF BAY AREA GDP

Why Bay Area?

A Dynamic, Globally Renowned Region in Northern California

The San Francisco Bay Area

- Consists of nine counties in Northern California centered around the San Francisco Bay, San Pablo Bay, and Suisun Bay
- The Bay Area has a diverse service economy, with employment spread across a wide range of professional services, including financial services, tourism, and technology
- Home to the second highest concentration of Fortune 500 companies, with 30+ based in the region: Google, Facebook, Apple, Hewlett Packard, Intel, and Adobe
- The Bay Area has a large number of prestigious universities, including Cal Berkeley, Stanford, The University of San Francisco, and Santa Clara University

Economic Growth & Industry Drivers

- The Bay Area is one of the most powerful, fast-growing, and competitive economies in the world, with GDP output of roughly $1.2 trillion per year - if the region were a country, it would be the 18th-largest economy in the world
- Firms headquartered in the region now account for 35% of the market capitalization of the world's top 100 companies
- The region's inflation-adjusted economic output grew by 140% between 2001 and 2024, more than doubling, despite weathering three major recessions (the dot-com bust, the Great Recession, and COVID-19)
- San Francisco attracted roughly $123 billion in AI-related private capital between 2019 and 2024 (more than double that of any other U.S. city) and is home to 25 of the top 50 AI companies in the world

Downtown San Francisco

Martinez Marina

Developed by Tucker Sadler Architects

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

READ MORE

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