

O'Reilly Auto Parts For Sale

1442 Fitzgerald Drive | Pinole, CA 94564

O'Reilly Auto Parts

CORPORATE LEASE ON PRIMARY RETAIL CORRIDOR AT
A SIGNALIZED INTERSECTION IN MAJOR RETAIL CENTER

5 YEARS REMAINING PLUS (2) 5 YEAR OPTIONS.
CONTINUOUS OCCUPANCY SINCE 1995 (30 YEARS)

EXECUTIVE SUMMARY

EXCLUSIVE AGENT:

Mark B. Biagini, Vice President
(408) 331-2308

Mark@BiaginiProperties.com

DRE #00847403

Revised 5/5/2026





Confidentiality & Disclosure

Biagini Properties, Inc. ("Broker") has been retained on an exclusive basis to market the property described herein 1442 Fitzgerald Drive, Pinole, CA ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate. The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. Any pro forma or financial projection provided in this Material is only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding the Material or any projections or pro forma. Purchaser must make its own investigation of the Property and any existing or available financing and must independently confirm the accuracy of the projections contained in the Material or pro forma. Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only through Mark Biagini of Biagini Properties, Inc.

O'Reilly Auto Parts

1442 Fitzgerald Drive, Pinole, CA 94564

\$4,189,000	5.5%
PRICE	CAP RATE
NOI	\$230,360
LEASE TYPE	Single Tenant Triple Net Lease
LEASE TERM REMAINING	5 Years (LED 11-30-2030)
OPTIONS	Two (2) 5-Year Options
YEAR BUILT	1988
BUILDING SIZE	10,500 Square Feet
LAND AREA	1.39 Acres
APN:	426-080-013

Pinole Vista Shopping Center



Corporate triple net lease with 5-year term remaining.

O'Reilly Auto Parts (NASDAQ: ORLY) O'Reilly Auto Parts currently operates approximately 6,538 locations as of Q3 2025 across the United States, Mexico, and Canada. 2Q3 2025 highlights: Revenue rose to \$4.71 billion (+8% YoY), net income hit \$725.9 million (+9%), and diluted EPS came in at \$0.85 (+12%), beating analyst expectation.

1442 Fitzgerald Drive is in a great location, in the main retail corridor visible from I-80 surrounded by all the major retailers: Ace Hardware, Target, Nordstrom Rack, Best Buy, Marshalls, Burlington, ULTA, Grocery Outlet, Michaels, Planet Fitness, PetSmart, TJ Maxx, Staples, David's Bridal, Panera, In-N-Out Burger, Lucky Supermarket, FoodMaxx.



INVESTMENT GRADE TENANT

- O'Reilly Automotive, Inc. (NASDAQ: ORLY) is one of the largest specialty retailers of automotive parts and supplies in the U.S.
- Corporate O'Reilly Auto Parts located in San Francisco Bay Area.
- 30 Years of occupancy. 5 years left on current term with 2 five-year renewal options remaining.
- Built in 1988. Solid well built masonry block construction and stucco facia.
- 10% rent increase in every option period.

PRIME REGIONAL SHOPPING AREA & TRAFFIC

- Nearby major retailers: Ace Hardware, Target, Nordstrom Rack, Best Buy, Marshalls, Burlington, ULTA, Grocery Outlet, Michaels, Planet Fitness, PetSmart, TJ Maxx, Staples, David's Bridal, Panera, In-N-Out Burger, Lucky Supermarket, FoodMaxx.
- Easy Airport Access: 25 miles to Oakland Airport & 31 miles to San Francisco International Airport.

PINOLE VISTA SHOPPING CENTER

- Pinole Vista Shopping Center at Fitzgerald Drive is a high-quality retail location due to a powerful combination of demographics, accessibility, tenant diversity, and planned growth initiatives.

1442 Fitzgerald Drive | Pinole, CA

RENT ROLL

Tenant Info		Lease Terms	Rent Summary				
Tenant Name	SQ. FT.	Term Years	Current Rent	Monthly NNN Base Rent	Yearly NNN Base Rent	Monthly NNN Base Rent/FT	Yearly NNN Base Rent/FT
O'Reilly Auto Parts	10,500	1995-TO 11-30-2030	\$230,359.80	\$19,196.65	\$230,359.80	\$1.83	\$21.94
	Option 1	12-1-30 to 11-30-35		\$21,116.32	\$253,395.84	\$2.01	\$24.13
	Option 2	12-1-35 to 11-30-40		\$23,227.94	\$278,735.28	\$2.21	\$26.55
TOTALS	10,500 SF		\$230,359.80	\$19,196.65	\$230,359.80	\$1.83	\$21.94

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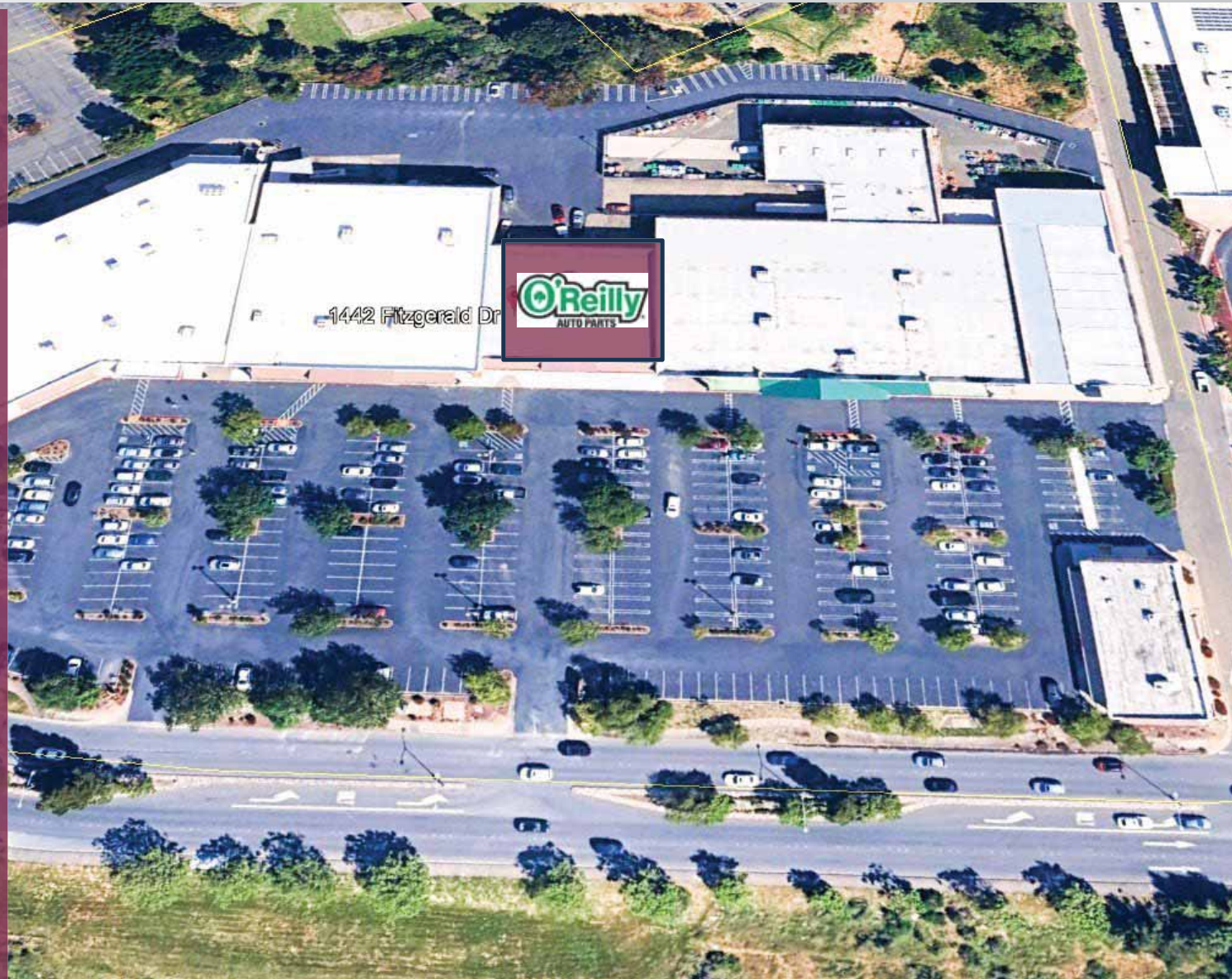
SITE PLAN

LEGEND

10,500
Rentable SF
1.39 Acres

60,548
Lot Size SF

1442 Fitzgerald Drive
Pinole, CA 94564



A Leading Retailer in the Automotive Market Industry



6,451 in 50 States

STORES IN USA

\$17.46± Billion

TOTAL SALES In 2025

6.2%

SALES GROWTH IN FY 2025

About O'Reilly Auto Parts

- Founded in 1957, O'Reilly Auto Parts (NASDAQ: ORLY) is one of the largest specialty auto parts retailers providing automotive parts, tools, supplies, equipment, and accessories in the United States.
- 6,451 locations in 50 states & territories plus Mexico and Canada. Over 600 stores in California.
- Annual revenue for 2025 is approximately \$17.46 billion, a 6.2% year-over-year increase compared to the prior 12 months.
- O'Reilly Auto Parts has continued to broaden its reach over the years and now employs over 90,000 team members.
- Operational advantages: Its hub-and-spoke distribution model (1442 Fitzgerald is one), knowledgeable staff, and superior customer service underpin a consistent gross margin above 50%.

O'Reilly Auto Parts

1442 Fitzgerald Drive | Pinole, CA

IMMEDIATE TRADE AREA



1442 Fitzgerald Drive | Pinole, CA

IMMEDIATE TRADE AREA



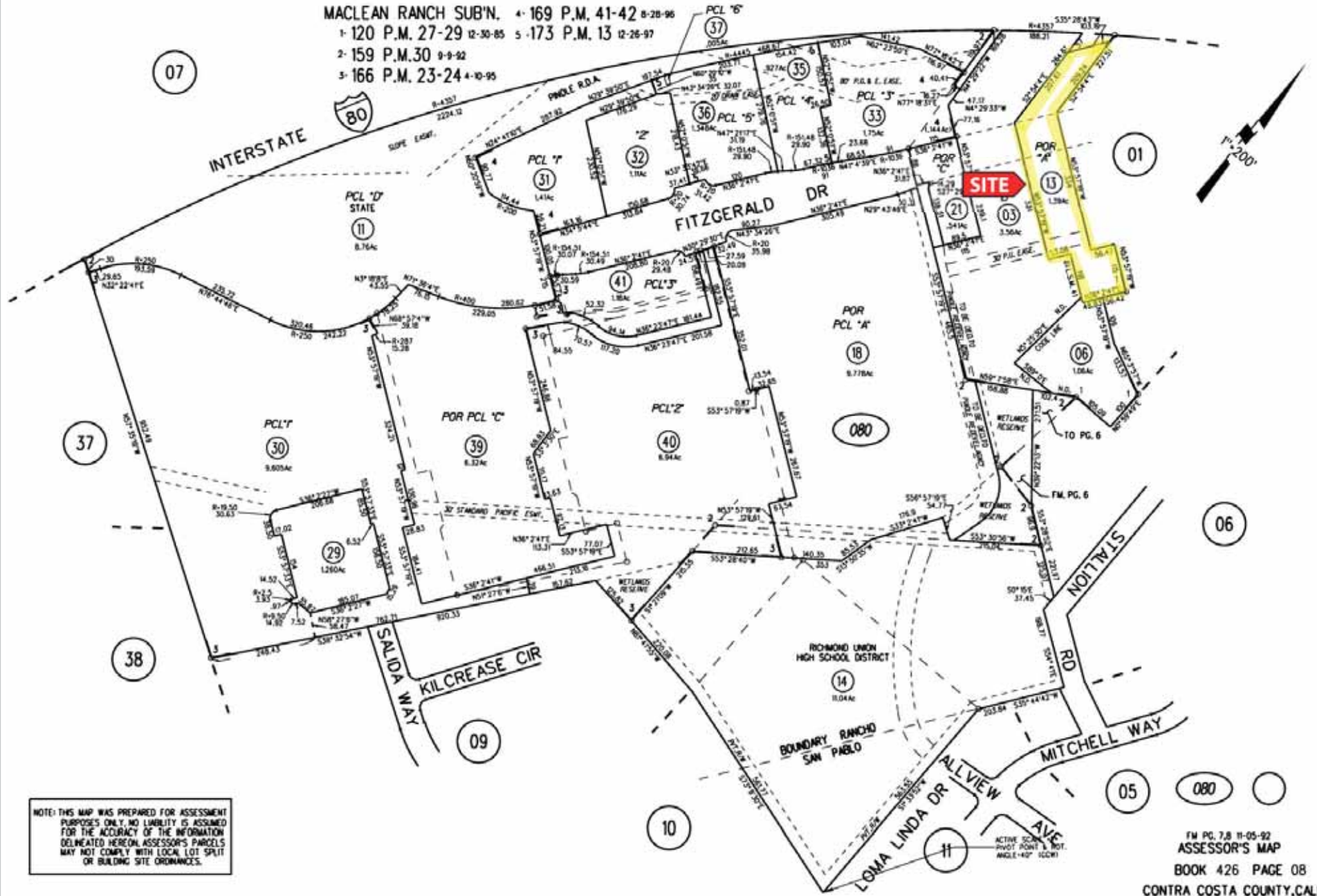
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IMMEDIATE TRADE AREA



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IMMEDIATE TRADE AREA



NOTE: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE INFORMATION DELINEATED HEREON. ASSESSOR'S PARCELS MAY NOT COMPLY WITH LOCAL LOT SPLIT OR BUILDING SITE ORDINANCES.

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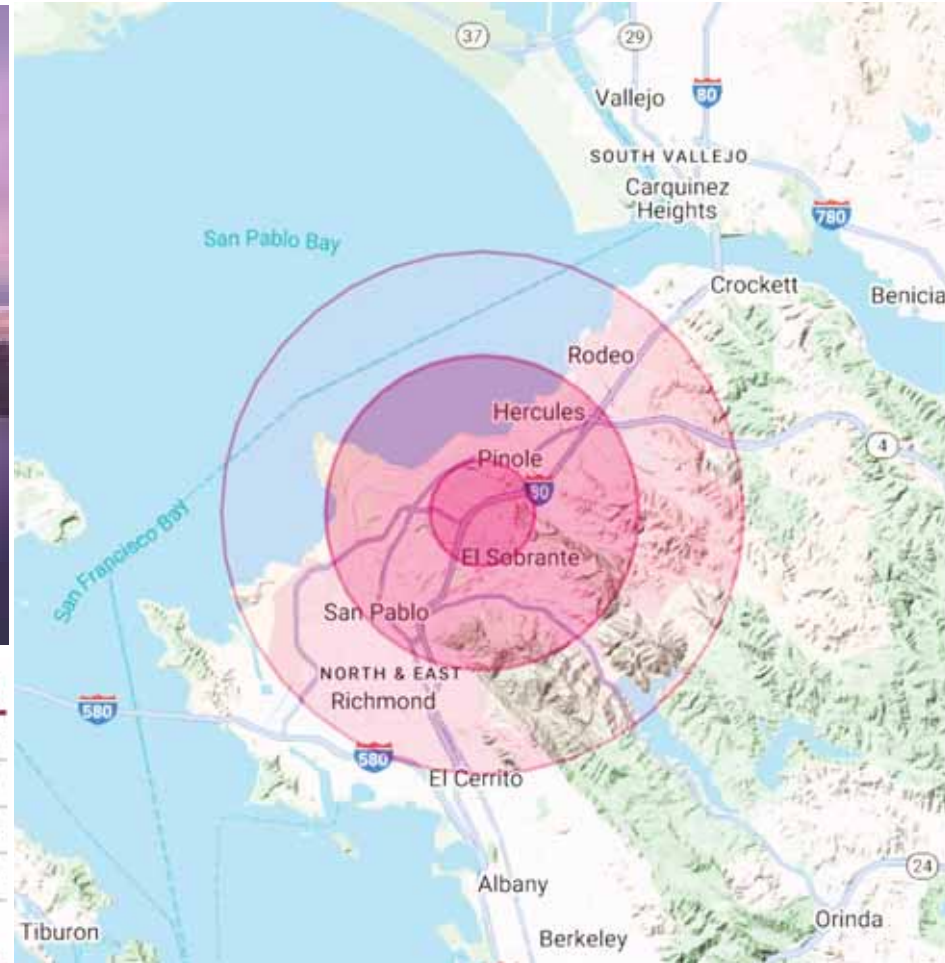
LOCATION OVERVIEW



Population	1 Mile	3 Miles	5 Miles
Total Population	16,641	117,441	207,073
Average Age	42	41	41
Average Age (Male)	40	40	40
Average Age (Female)	43	43	42

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,035	39,427	67,854
# of Persons per HH	2.8	3	3.1
Average HH Income	\$123,851	\$129,905	\$129,860
Average House Value	\$747,255	\$771,041	\$791,753

Demographics data derived from AlphaMap



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NEARBY RETAILERS



O'Reilly's Rollup Door

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O'REILLY INTERIORS



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