OFFERING MEMORANDUM

MARTINEZ, CALIFORNIA

Investment Grade Tenant

Marcus & Millichap
NNN DEAL GROUP

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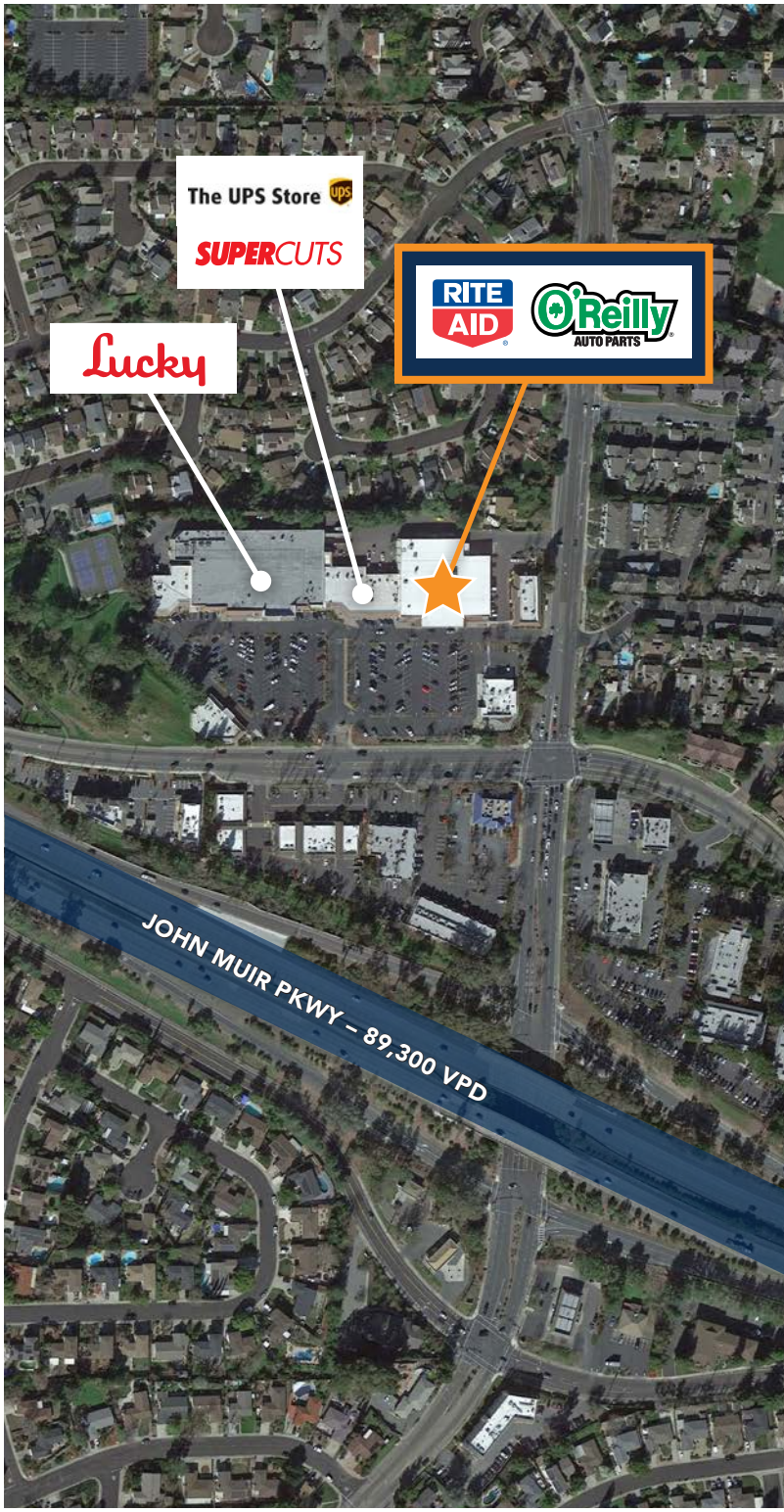

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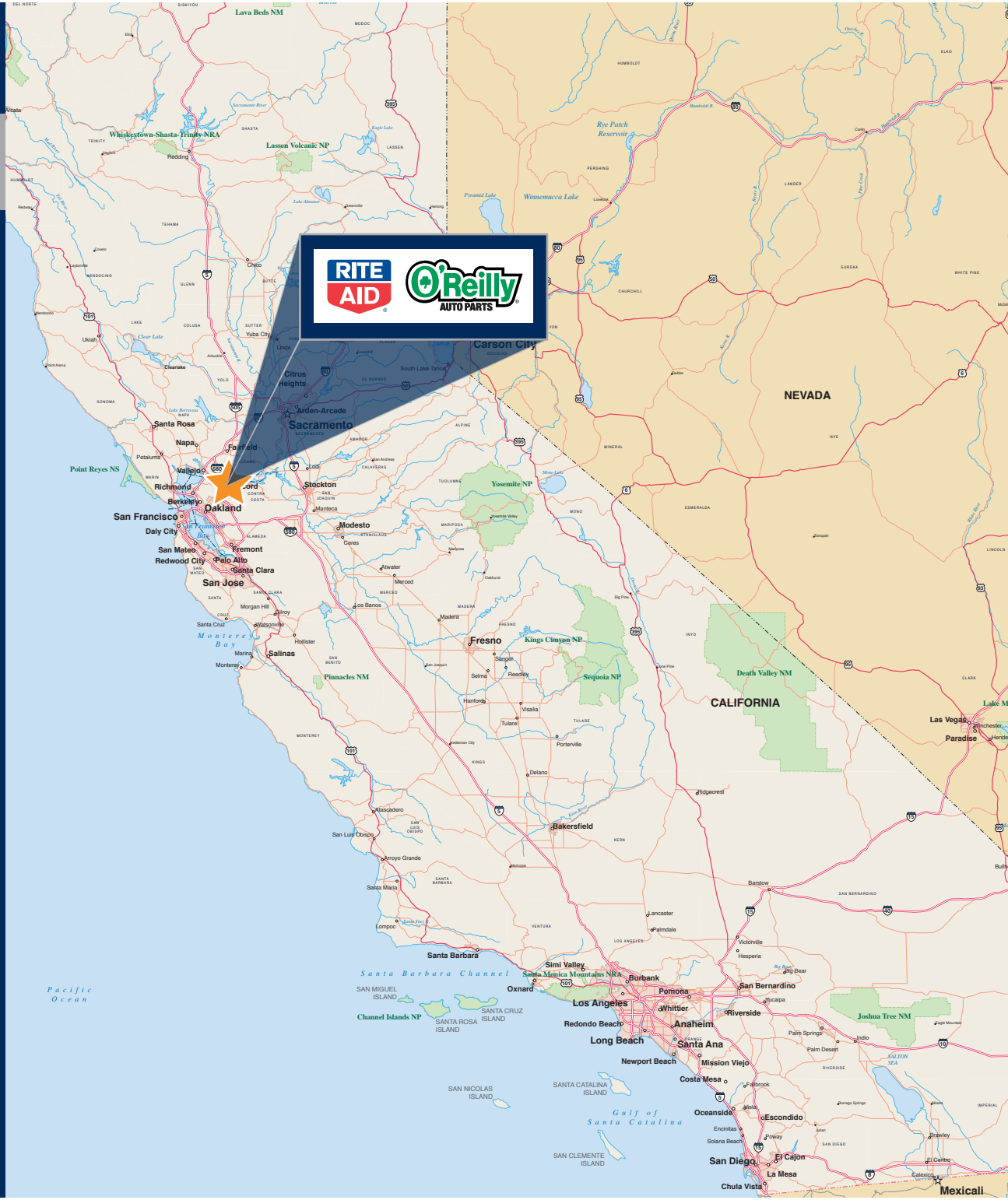

Lucky
The UPS Store
SUPERCUTS
Local Restaurants
RITE AID
O'Reilly AUTO PARTS
BR baskin robbins
McDonald's
ARNOLD DR – 12,730 VPD
MORELLO AVE – 11,390 VPD

INVESTMENT SUMMARY

1165 ARNOLD DR, MARTINEZ, CA 94553

PRICE: $9,616,000 **CAP: 5.25%** **COMBINED RENT: $504,960**

OVERVIEW

Price	$9,616,000
Gross Leasable Area (GLA)	29,813 SF
Lot Size (approx.)	1.10 Acres
Net Operating Income	$504,960
CAP Rate	5.25%
Year Built	1984

LEASE ABSTRACT - RITE AID

Lease Type	NN (pro rata share)
Lease Term	32 Years
Lease Start	May 18, 1998
Lease Expiration	May 31, 2030
Lease Term Remaining	9 years
Building SF	20,713
Renewal Options	3x10
Increase	See Annualized Operating Data table
Landlord Obligations	Roof & Structure

LEASE ABSTRACT - O'REILLY AUTO PARTS

Lease Type	NN (Pro rata share)
Lease Term	12 Years
Lease Start	December 1, 2020
Lease Expiration	December 31, 2032
Lease Term Remaining	11 years
Building SF	9,100
Renewal Options	3x5
Increase	See Annualized Operating Data table
Landlord Obligations	Roof & Structure

ANNUALIZED OPERATING DATA - RITE AID

Lease Term	Annual Rent
1-10	$363,000
11-20 (Option 1)	$392,040
21-30 (Option 2)	$423,403
31-40 (Option 3)	$457,275

ANNUALIZED OPERATING DATA - O'REILLY

Lease Term	Annual Rent
1-5	$141,960
6-12	$152,607
13-17 (Option 1)	$164,052
18-22 (Option 2)	$176,360
23-27 (Option 3)	$189,583

CAM RECONCILIATION

INCOME	RITE AID	O'REILLY'S	TOTAL
Rent	$363,000	$141,960	$504,960
CAM Est	Pays Direct	$998	$10,591
Liability Ins Est	Pays Direct	$568	$1,583
Property Tax	Pays Direct	$2,032	$24,122
TOTAL INCOME			$541,256*

RECOVERABLE EXPENSES	RITE AID	O'REILLY'S	TOTAL
CAM Est			$10,591
Liability Ins Est			$1,583
Property Tax			$24,122
TOTAL RECOVERABLE EXPENSES			$36,296
NOI			$504,960

* Annualized Reconciliation

RITE AID
PHARMACY
O'Reilly AUTO PARTS
O'Reilly AUTO PARTS

INVESTMENT HIGHLIGHTS

This secure investment opportunity offers a 100% leased two-tenant retail asset offering tenant diversity and fixed rental increases providing a cushion against inflation. Both leases are corporate guaranteed and both retailers are considered “essential”, being both pandemic and relatively e-commerce resistant.

O’Reilly’s is publicly traded and operates over 5,219 locations in 47 states and has a Standard & Poor’s rating of BBB.

Rite Aid is the Country’s 3rd largest drug store retailer and has been paramount in both testing and offering vaccinations against the Covid-19 virus. Additionally, it works in partnership with Amazon as a “package pick up center” further spawning retail foot traffic onto the site.

Strategically located as an out pad to a grocery anchored shopping center

Strategically located on a corner parcel at a signalized four-way intersection

Surrounded by a strong mix of national retailers along the areas retail corridor

Ease of access to the site, being located off the John Muir Parkway (I-680)

Marcus & Millichap

Lucky
California
O'Reilly
VILLAGE
OAKS
RITE AID

INVESTMENT HIGHLIGHTS

- 100% Leased Two-Tenant Retail Asset with Strong Real Estate Fundamentals (NYSE: “RAD” | NASDAQ: “ORLY”)
- High-Traffic Location in Densley Populated and Affluent Region of the Bay Area
- Corner Parcel Location at Signalized Four-Way Intersection of Morello Avenue and Arnold Drive (Combined 24,120 AADT)
- Affluent surburb where the average household income exceeds $141,105 within 1-mile from the site.

163,329
TOTAL POPULATION WITHIN 5-MILE RADIUS

$120,158
AVERAGE HOUSEHOLD INCOME WITHIN 5-MILE RADIUS

12,730 VPD - ARNOLD DRIVE
11,390 VPD - MORELLO AVENUE

Thrifty
RITE AID
PHARMACY
O'Reilly AUTO PARTS
1165

DOLLAR TREE
FedEx Office
Print & Ship Services
Walmart
THE HOME DEPOT
WING STOP
Public Storage
Lucky
SUPERCUTS
The UPS Store
TOGO'S
GREAT SANDWICHES
CHASE
RITE AID
O'Reilly
AUTO PARTS
Morello Park Elementary School
Muir Business Park
JOHN MUIR PKWY – 89,300 VPD
ARNOLD DR – 12,730 VPD
MORELLO AVE – 11,390 VPD
VA Martinez-Hospital & Medical Center
Contra Costa Government Offices
Contra Costa County Health Plan
Contra Costa Public Health Department
KAISER PERMANENTE
Medical Center
TACO BELL
at&t
MOUNTAIN MIKE'S PIZZA
PETCO
Where the pets go.
SUBWAY
Muir Oaks Veterinary Hospital
Chevron
baskin robbins
McDonald's
IHOP
7 ELEVEN
Carl's Jr.
MR. PICKLE'S
SANDWICH SHOP

TENANT SUMMARY

RITE AID

Rite Aid Corporation operates a chain of retail drugstores in the United States. The company sells prescription drugs and a range of other merchandise, including over-the-counter medications, health and beauty aids, personal care items, cosmetics, household items, food and beverages, greeting cards, seasonal merchandise, and other every day and convenience products. Rite Aid also offers health coaching, shared decision-making tools, and health analytics, as well as various photo processing services in its stores. Rite Aid offers its healthcare products to customers covered by third party payers, such as insurance companies, prescription benefit management companies, government agencies, private employers, and other managed care providers. It has a strategic alliance with GNC. Rite Aid is one of the nation's leading drug store chains, operating nearly 2,500 stores across the U.S. and employing over 51,000 associates.

RITE AID

CAMP HILL, PA
HEADQUARTERS

1962
FOUNDED

2,500+
LOCATIONS

PUBLIC
OWNERSHIP

RAD
NYSE

$21.5B
REVENUE

HEYWARD R. DONIGAN
CEO

TENANT SUMMARY

O'REILLY AUTO PARTS

O'Reilly Auto Parts (NASDAQ: "ORLY") was founded in 1957 by the O'Reilly family and is one of the largest specialty retailers of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States, serving both the do-it yourself and professional service provider markets. As of September 5, 2019, the company operated 5,592 stores in 47 states. 2017 represented a historic year for O'Reilly Auto Parts, as the company commemorated several major milestones, included the celebration of its 60th anniversary as a company, the opening of its 5,000th store, and the 25th consecutive year of positive comparable store sales growth and record revenue and operating income since becoming a publicly traded company in 1993. In 2008, O'Reilly's acquired CSK Auto Enterprises. O'Reilly's has continued it's growing trend in 2019. On August 21, 2019, O'Reilly announced the acquisition of Mayasa Auto parts, a competitor with 2,000 stores. The company, which reported $10.15B billion in sales for 2019 is rated "BBB+" by Standard & Poor's.

RANKINGS

- NASDAQ:ORLY
- Ranked #314 Fortune 500
- Ranked #219 World's Best Employers 2019
- Ranked #746 Global 2000 for 2020
- Ranked #278 in America's Largest Public Companies 2018
- Standard & Poor's Rated BBB+

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TACO BELL
at&t
SUBWAY
IHOP
PETCO Where the pets go.
JOHN MUIR PKWY – 89,300 VPD

O'REILLY'S AUTO PARTS

SPRINGFIELD, MO

HEADQUARTERS

5,592

LOCATIONS

PUBLIC

OWNERSHIP

ORLY

NASDAQ

$10.15(BIL)

REVENUE

BBB+

STANDARD & POOR'S

WWW.OREILLYAUTO.COM

WEBSITE

TENANT SUMMARY

$2.76 BILLION IN SALES EXPECTED FOR O'REILLY AUTOMOTIVE, INC. (NASDAQ:ORLY) THIS QUARTER

January 20, 2021

Brokerages expect O'Reilly Automotive, Inc. (NASDAQ:ORLY) to announce $2.76 billion in sales for the current fiscal quarter, according to Zacks Investment Research. Seven analysts have issued estimates for O'Reilly Automotive's earnings, with estimates ranging from $2.73 billion to $2.85 billion. O'Reilly Automotive reported sales of $2.48 billion in the same quarter last year, which indicates a positive year over year growth rate of 11.3%. The company is scheduled to announce its next quarterly earnings report after the market closes on Wednesday, February 10th.

On average, analysts expect that O'Reilly Automotive will report full-year sales of $11.53 billion for the current fiscal year, with estimates ranging from $11.51 billion to $11.63 billion. For the next financial year, analysts anticipate that the firm will post sales of $11.69 billion, with estimates ranging from $11.45 billion to $12.02 billion. Zacks' sales averages are a mean average based on a survey of research firms that that provide coverage for O'Reilly Automotive.

O'Reilly Automotive (NASDAQ:ORLY) last issued its quarterly earnings results on Monday, November 2nd. The specialty retailer reported $7.07 EPS for the quarter, topping analysts' consensus estimates of $6.34 by $0.73. O'Reilly Automotive had a net margin of 14.96% and a return on equity of 373.35%. The business had revenue of $3.21 billion during the quarter, compared to the consensus estimate of $2.98 billion. During the same period in the previous year, the firm posted $5.08 earnings per share.

Several equities research analysts recently issued reports on ORLY shares. Zacks Investment Research cut shares of O'Reilly Automotive from a "buy" rating to a "hold" rating and set a $481.00 target price on the stock. in a research report on Monday, October 5th. Wedbush reduced their price target on shares of O'Reilly Automotive from $490.00 to $460.00 and set a "neutral" rating on the stock in a research report on Thursday, October 29th. Raymond James raised shares of O'Reilly Automotive from a "market perform" rating to an "outperform" rating and set a $550.00 price target on the stock in a research report on Monday, October 19th. BNP Paribas assumed coverage on shares of O'Reilly Automotive in a research report on Monday, October 5th. They set an "outperform" rating and a $573.00 price target on the stock. Finally, Royal Bank of Canada lifted their price target on shares of O'Reilly Automotive from $541.00 to $560.00 in a research report on Tuesday, October 20th. Nine investment analysts have rated the stock with a hold rating, thirteen have issued a buy rating and one has assigned a strong buy rating to the company's stock. The stock presently has an average rating of "Buy" and an average target price of $480.14.

TENANT SUMMARY

In other O'Reilly Automotive news, Chairman David E. Oreilly sold 20,000 shares of the business's stock in a transaction on Tuesday, November 24th. The shares were sold at an average price of $450.56, for a total transaction of $9,011,200.00. Following the completion of the sale, the chairman now owns 107,404 shares in the company, valued at $48,391,946.24. The transaction was disclosed in a legal filing with the SEC, which can be accessed through the SEC website. Also, Director John Raymond Murphy sold 200 shares of the business's stock in a transaction on Thursday, November 12th. The shares were sold at an average price of $452.34, for a total transaction of $90,468.00. The disclosure for this sale can be found here. 2.43% of the stock is currently owned by insiders.

Hedge funds have recently added to or reduced their stakes in the business. Nachman Norwood & Parrott Inc bought a new stake in O'Reilly Automotive during the third quarter valued at $36,000. CX Institutional increased its stake in O'Reilly Automotive by 38.8% during the third quarter. CX Institutional now owns 93 shares of the specialty retailer's stock valued at $43,000 after purchasing an additional 26 shares during the last quarter. Cerebellum GP LLC bought a new stake in O'Reilly Automotive during the third quarter valued at $63,000. Anderson Fisher LLC bought a new stake in O'Reilly Automotive during the third quarter valued at $66,000. Finally, Hall Laurie J Trustee acquired a new position in shares of O'Reilly Automotive during the third quarter valued at $67,000. Hedge funds and other institutional investors own 82.00% of the company's stock.

ORLY opened at $463.94 on Wednesday. The company's 50 day simple moving average is $458.07 and its 200 day simple moving average is $455.77. The company has a debt-to-equity ratio of 5.81, a quick ratio of 0.35 and a current ratio of 0.98. O'Reilly Automotive has a 1 year low of $251.51 and a 1 year high of $496.61. The stock has a market capitalization of $33.61 billion, a PE ratio of 20.72, a P/E/G ratio of 1.44 and a beta of 0.98.

O'Reilly Automotive announced that its Board of Directors has initiated a share repurchase program on Wednesday, October 28th that authorizes the company to repurchase $1.00 billion in shares. This repurchase authorization authorizes the specialty retailer to buy up to 3.1% of its stock through open market purchases. Stock repurchase programs are typically an indication that the company's management believes its shares are undervalued.

About O'Reilly Automotive

O'Reilly Automotive, Inc, together with its subsidiaries, engages in the retail of automotive aftermarket parts, tools, supplies, equipment, and accessories in the United States. 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, lighting products, appearance products, engine additives, filters, fluids, and oil and wiper blades; and accessories, such as floor mats, seat covers, and truck accessories.

TENANT SUMMARY

O'REILLY STOCK UP 6% AS AUTO-PARTS DEMAND RISES

July 29, 2020

O'Reilly Automotive Inc. said profit and sales rose in the fiscal second quarter as consumers spent government stimulus paychecks and discretionary income on fixing their cars and driving on the road as Covid-19-spurred lockdown measures lifted.

"There were several positive macroeconomic factors that supported the strong demand in our industry in the second quarter, including, among others, the government stimulus and unemployment benefits and the re-opening of consumer activity as stay-at-home orders began lifting," said Chief Executive Greg Johnson in prepared remarks.

The specialty retailer of automotive aftermarket parts said net profit was $531.7 million, or $7.10 a share, up from $353.7 million, or $4.56 a share, a year earlier. Analysts polled by FactSet expected GAAP earnings of $4.46 a share.

General, selling and administrative expenses rose 3.5% to $900.7 million.

Sales rose nearly 20% from a year ago to $3.09 billion, ahead of analysts' projections of $2.66 billion.

Same-store sales increased by 16% from a year ago.

CARES ACT FUELS RECORD QUARTER FOR O'REILLY

The company reported second-quarter sales of $3.1 billion, up 19% from $2.6 billion in second-quarter 2019

August 5, 2020

Through the first two weeks of O'Reilly Auto Parts' second quarter, the combined impact of a pandemic, business closures, stay-at-home guidance and a looming recession looked like a recipe for the perfect storm.

Then came "the most dramatic swing in demand our business has ever seen," as CEO Greg Johnson described it.

"[I]n the 63-year history of our company, I can safely say we've never seen a quarter like this year's second quarter," Johnson said during the company's July 30 conference call.

As DIY customers began receiving stimulus checks in late April, O'Reilly's business turned sharply positive, setting the stage for a second quarter that ended with record revenue and earnings. The company reported second-quarter sales of $3.1 billion, up 19% from $2.6 billion in second-quarter 2019. Comparable-store sales jumped 16.2%, while diluted earnings per share rocketed 57% higher to $7.10.

TENANT SUMMARY

The second quarter, which began on April 1, started where the first quarter left off – with "a continuation of the pressure we saw in our business starting in the middle of March, coinciding with the implementation of stay-at-home recommendations and orders," Johnson explained. In the third week of April, however, things turned around, although Johnson admitted "we had no way of forecasting the magnitude and the duration of the benefits from these stimulus payments nor could we anticipate what other factors would impact our customers and our business moving forward."

"Simply put, our sales performance from the third week in April through the remainder of the quarter exceeded all expectations," Johnson said during the conference call. "During this time frame, our DIY business was the stronger contributor, coming on quickly in the middle of April, improving in May and staying very strong in June. We're also very pleased with the performance of our professional business. Sales on that side of the business also began to see improvement in the middle of April, but at a more gradual pace than the immediate turnaround in DIY. However, as we progress through the quarter, professional sales continued to strengthen, generating robust comps above our expectations in May and June as stay-at-home orders began lifting and the broader economy began reopening. As a result of this cadence on both sides of our business, total comparable-store sales were similar for May and June and have remained strong thus far in July."Due to the uncertainty brought on by the coronavirus pandemic, O'Reilly withdrew its full-year financial guidance in April. Johnson acknowledged that "just as it would have been tough to predict the sales results we've seen, it's also very difficult to quantify the magnitude of each of the positive macro factors."

" … It's evident from the sharp turn in DIY business that the receipt of governmental stimulus payments under the CARES Act was the first catalyst supporting our sales growth in the quarter," Johnson explained. "However, given the degree of which robust sales trends have persisted, it's clear to us that enhanced unemployment benefits have also been a tailwind to the business, and were likely more prominent in driving demand as we moved through the quarter. We also believe that reopening of the economy and the partial recovery of miles driven was a positive factor, especially in our professional business, as our customer-service demographic is more likely to have worked from home during March and April."

Other possible factors could have included concerns over air travel and other modes of transportation – which could prompt consumers to focus on using and maintaining their personal vehicles – and a shift in customer demand away "from smaller competitors of big-box stores or a more general shift of demand dollars into the automotive aftermarket and away from discretionary expenditures for activities not possible in a COVID environment."

And let's not forget the impact of the hot weather, which might have been the headline in any other year.

TENANT SUMMARY

"There are other beneficial industry dynamics we believe could have contributed to the strong demand in the quarter, but are also difficult to measure over a short period of time," Johnson added. "We have long-held that times of economic uncertainty motivate consumers to have a more cautious financial outlook, often leading them to postpone the purchase of a new vehicle and invest in maintaining their existing vehicle."

O'Reilly saw strong demand for products throughout its portfolio, especially in appearance and accessory categories.

"These ticket and category dynamics suggest some of the strong demand we realized in the second quarter as a result of our customers having the ability and desire to work on larger projects as they had more time to spend repairing and maintaining their vehicles," Johnson said.

As difficult as it is to pinpoint exactly which factors played the biggest roles in driving second-quarter demand, it might be even harder to predict what's going to happen in the second half of 2020.

"As we look forward to the balance of the year, we remain very cautious in our sales outlook and recognize the significant uncertainty that still exists concerning the duration of the current positive market backdrop," Johnson said during the conference call. "In particular, we can't project the potential impact an expiration of the enhanced unemployment benefits would have and can't speculate as to whether there will be additional government stimulus or the degree to which our demand would benefit. We also remain concerned that continued pressure to miles driven from difficult economic conditions and increased work-from-home arrangements could be a headwind if other positive catalysts prove to be temporary.

"Ultimately, we expect to see a moderation of the record-setting sales pace at some point in the back half of 2020, but feel very confident our company can continue to deliver solid sales growth even if the broader economic conditions deteriorate. As important as general market factors were the catalyst for our growth in the second quarter, we could not have delivered such outstanding top-line results without the incredible execution by our team. It's one thing to have strong demand. It's another to live up to the challenge of having the right part at the right time to take care of customers, while the business is on fire and we're allocating additional time to safety precautions. It takes a tremendous amount of hard work to handle the extra volume we saw this quarter and the outstanding contributions of our team were reflected in the strongest profit margins in the history of our company."

Village Oaks
TAQUERIA LIMON 2
RITE AID
DISCOUNT LIQUORS
SUPERCUTS
TOGO'S TRUE TO SANDWICH
The UPS Store
Papa Murphy's
Space for Lease
(530) 520-0473
1125-1175 ARNOLD DRIVE

Lucky
California
Welcome
Bank of America

BAMBOO GARDEN
The UPS Store
SUPERCUTS
PRETTY NAILS
1155F
Walk-ins Welcome
Haircut $10.00
1155G
Facial Waxing
Eyelash Extension
Nails
Hanabi Sushi
SPECIAL
TWO FOR
$16.99 SUSHI ROLLS

JOHN MUIR PKWY – 89,300 VPD
ARNOLD DR – 12,730 VPD
MORELLO AVE – 11,390 VPD
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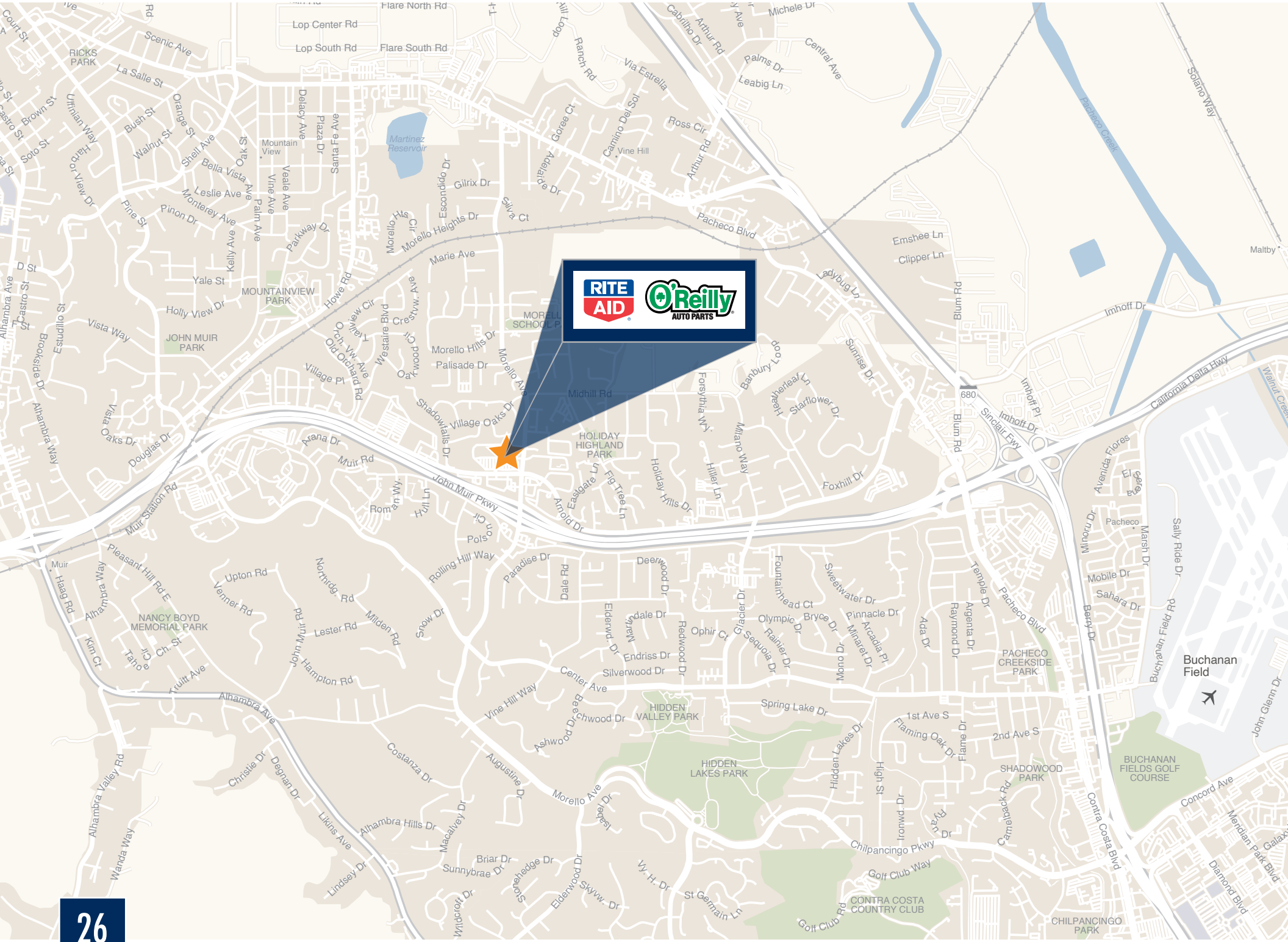
BR baskin robbins
STOP
CHASE ATM
CHASE
McDonald's
DRIVE-THRU
MORELLO AVENUE
ARNOLD DRIVE
BIKE LANE


RITE AID
O'Reilly AUTO PARTS
Pacheco Blvd
Morello Heights Dr
Marie Ave
Morello Hills Dr
Palisade Dr
Midhill Rd
Shadowalls Dr
Village Oaks Dr
Village Pl
Muir Rd
John Muir Pkwy
Arnold Dr
Rolling Hill Way
Paradise Dr
Center Ave
Silverwood Dr
Vine Hill Way
Alhambra Ave
Alhambra Hills Dr
Morello Ave
Imhoff Dr
Imhoff Pl
Sinclair Fwy
Blum Rd
Ladybug Ln
Emshee Ln
Clipper Ln
Sunrise Dr
Starflower Dr
Foxhill Dr
Holiday Hills Dr
Hiller Ln
Milano Way
Forsythia Wy
Fig Tree Ln
Easigate Ln
Shadow Oaks Dr
Palms Dr
Leabig Ln
Central Ave
Arthur Rd
Ross Cir
Via Estrella
Camino Del Sol
Vine Hill
Gilrix Dr
Escondido Dr
Silva Ct
Martinez Reservoir
Pacheco Creek
Solano Way
Maltby
680
California Delta Hwy
Buchanan Field
Pacheco
Avenida Flores
El Seno
Sally Ride Dr
Buchanan Field Rd
Marsh Dr
Minaru Dr
Mobile Dr
Sahara Dr
Berry Dr
Pacheco Blvd
Temple Dr
Argenta Dr
Raymond Dr
Ada Dr
Fountainhead Ct
Sweetwater Dr
Pinnacle Dr
Olympic Dr
Bryce Dr
Arcadia Pl
Minaret Dr
Mono Dr
Rainier Dr
Glacier Dr
Sequoia Dr
Ophir Ct
Redwood Dr
Endriss Dr
Elderwood Dr
Deerwood Dr
Dale Rd
Paradise Dr
Rolling Hill Way
Roman Way
Hill Ln
Muir Station Rd
Pleasant Hill Rd E
Upton Rd
Verner Rd
Northridge Rd
Lester Rd
Milden Rd
Snow Dr
John Muir Rd
Hampton Rd
Truitt Ave
Kim Ct
Tahoe Ct
Ch. St
Haag Rd
Muir
Alhambra Way
NANCY BOYD MEMORIAL PARK
Costanza Dr
Augustine Dr
Christie Dr
Degnan Dr
Likins Ave
Lindsey Dr
Wanda Way
Alhambra Valley Rd
Macalvey Dr
Briar Dr
Sunnybrae Dr
Stonehedge Dr
Elderwood Dr
Skyvw. Dr
Wildcroft Dr
Vy. H. Dr
St Germain Ln
Golf Club Rd
Golf Club Way
Chilpancingo Pkwy
CONTRA COSTA COUNTRY CLUB
CHILPANCINGO PARK
HIDDEN LAKES PARK
HIDDEN VALLEY PARK
Spring Lake Dr
Ashwood Dr
Beechwood Dr
Hidden Lakes Dr
High St
Ironwd. Dr
Flame Dr
Flaming Oak Dr
1st Ave S
2nd Ave S
PACHECO CREEKSIDE PARK
SHADOWOOD PARK
Camelback Rd
BUCHANAN FIELDS GOLF COURSE
Concord Ave
Contra Costa Blvd
Meridian Park Blvd
Diamond Blvd
John Glenn Dr
Galaxy
HOLIDAY HIGHLAND PARK
MORELL SCHOOL P
MOUNTAINVIEW PARK
JOHN MUIR PARK
RICKS PARK
Mountain View
Yale St
Holly View Dr
Vista Way
Estudillo St
Brookside Dr
Alhambra Ave
Douglas Dr
Vista Oaks Dr
Howe Rd
Old Orchard Rd
Orch. Vw. Ave
Westaire Blvd
Crestview Ave
Oakwood Cir
Parkway Dr
Delacy Ave
Plaza Dr
Santa Fe Ave
Oak St
Veale Ave
Vine Ave
Palm Ave
Kelly Ave
Monterey Ave
Leslie Ave
Bella Vista Ave
Pinon Dr
Pine St
Harbor View Dr
Shell Ave
Walnut St
Orange St
Bush St
Ufinian Way
Brown St
Soto St
Castro St
D St
Scenic Ave
La Salle St
Lop Center Rd
Lop South Rd
Flare North Rd
Flare South Rd
Ranch Rd
Loop
Goree Ct
Adelaide Dr
Cabrillo Dr
Arthur Rd
Michele Dr

JOHN MUIR PKWY – 89,300 VPD
MORELLO AVE – 11,390 VPD
ARNOLD DR – 12,730 VPD
7-ELEVEN
MR. PICKLE'S SANDWICH SHOP
McDonald's
BR baskin robbins
PETCO Where the pets go.
SUBWAY
IHOP
RITE AID
O'Reilly AUTO PARTS
The UPS Store
SUPERCUTS
Local Restaurants
Lucky
CHASE

LOCATION OVERVIEW

MARTINEZ, CALIFORNIA

Martinez is a city in and the county seat of Contra Costa County, California, in the East Bay of the San Francisco Bay Area. Martinez is located on the southern shore of the Carquinez Strait in the San Francisco Bay Area, directly facing the city center of the Benicia and the southeastern end of Vallejo. Martinez is one of the only two places in the Bay Area, the other being Golden Gate Bridge, where they Bay Area Ridge Trail and the San Francisco Bay Trail converge. The Bay Trail is a planned recreational corridor that, when complete, will encircle San Francisco and San Pablo bays with continuous 400-mile network of bicycling and hiking trails. It will connect the shoreline of all nine Bay Area counties, link 47 cities, and cross the major toll bridges in the region, including the Benicia–Martinez Bridge. To date, approximately 240 miles of the alignment—over half of Bay Trails ultimate length—have been completed. The Bay Area Ridge Trail ultimately will be a 500+ mile trail encircling the San Francisco Bay along the ridge tops, open to hikers, equestrians, mountain bicyclists, and outdoor enthusiasts of all types. So far, over 300 miles of trail have been dedicated for use.

Contra Costa County has a population of 1,149,363 people and occupies the northern portion of the East Bay region of the San Francisco Bay Area. Contra Costa County is included in the San Francisco—Oakland—Berkley, California Metropolitan Statistical Area. Located across the Bay from San Francisco and Marin County, Contra Costa County has grown to be the third most populous county in the Bay Area region; the county's natural beauty and its strategic location between the San Francisco Bay and California's Central Valley have long attracted residents and business. New jobs and housing are expected to cluster along the county's major transit thoroughfares, including San Pablo Avenue in the western part of the county, and around the 10 BART (Bay Area Rapid Transit) stations in Contra Costa County. The San Francisco—Oakland—Berkley, California Metropolitan Statistical Area has the 7th largest MSA economy.

- Martinez has an unemployment rate of 2.7 percent, we'll below the national average.
- The San Francisco—Oakland—Berkley, California Metropolitan Statistical Area is the 12th most populated metropolitan area in the U.S.
- The GDP of the San Francisco—Oakland—Berkley MSA was $431.7 billion in 2015, a 5.8 percent annual increase.
- In the period from 2002 to 2015, the number of jobs in Contra Costa County increased by 10 percent.

MAJOR EMPLOYERS MARTINEZ, CA	
Contra Costa County	9,823
Veterans Admin Medical Center	962
Kaiser Permanente	730
Shell Oil Refinery	702
Martinez Unified School District	672
Walmart	275
Safeway Stores	190
City of Martinez	136
Home Depot	125
Brand Energy & Infrastructure Service	120

LOCATION HIGHLIGHTS

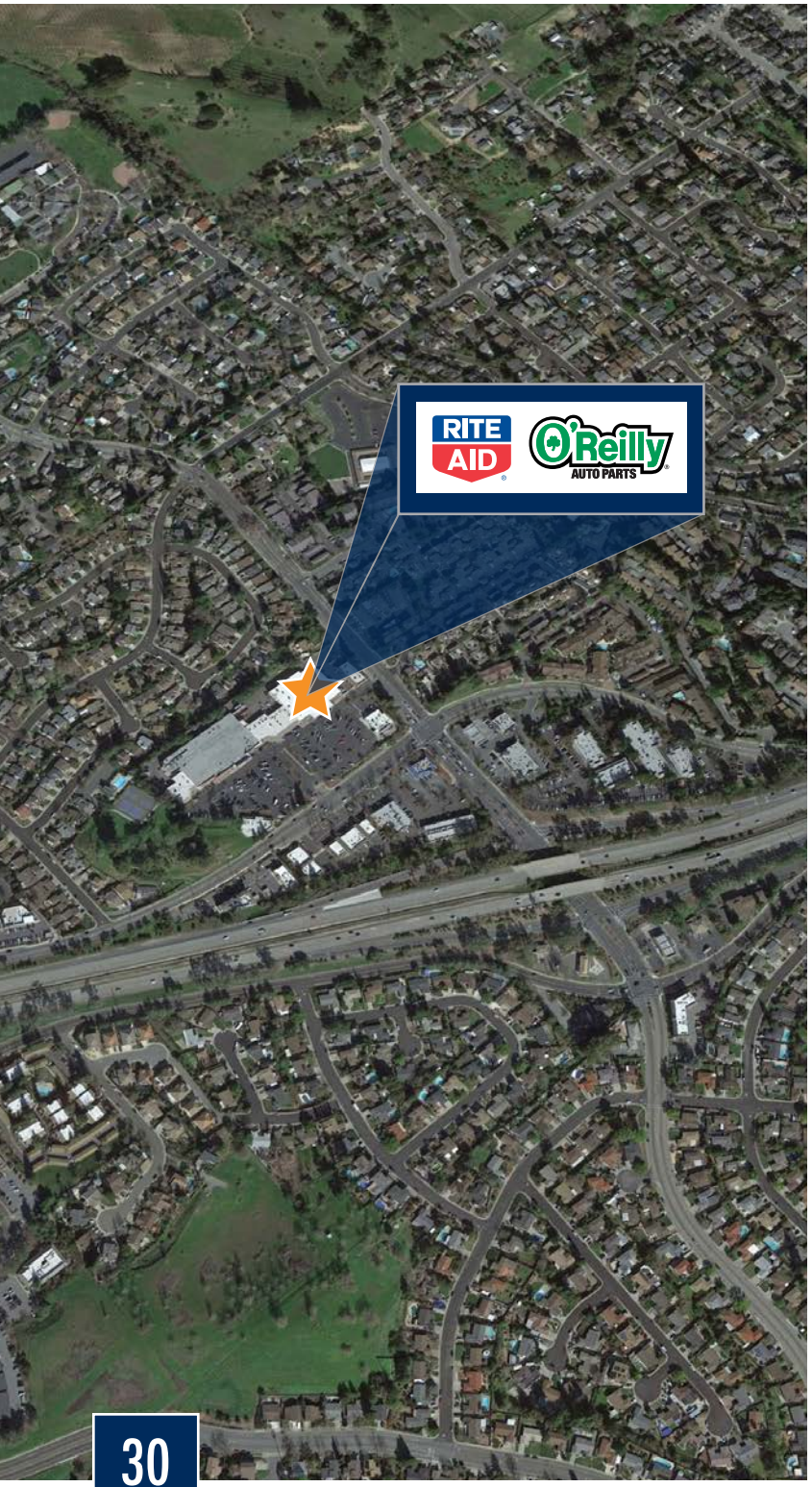
MARTINEZ, CALIFORNIA

Conveniently located directly off the I-680 that connects San Francisco to Sacramento

Dynamic location along the region's retail corridor

Strategically located at a signalized corner

Close proximity to Kaiser Permanente Medical Center



DEMOGRAPHICS / MARTINEZ, CA

163,329
Total Population Within 5-Mile Radius

$120,158
Average Household Income
Within 5-Mile Radius

$87,613
Median Household Income
Within 5-Mile Radius

64,549 → ↑ **9.18%**
From 2000
Total Households Within
5-Mile Radius

Marcus & Millichap

POPULATION	1 MILE	3 MILES	5 MILES
2025 Projection	15,427	63,168	163,329
2020 Estimate	15,159	62,518	161,431
Growth 2020 - 2025	1.77%	1.04%	1.18%
2000 Census	13,010	59,667	151,659
2010 Census	14,469	59,712	153,057
Growth 2000 - 2010	11.22%	0.07%	0.92%

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Projections	5,949	25,709	64,549
2020 Estimate	5,825	25,369	63,634
Growth 2020 - 2025	2.13%	1.34%	1.44%
2000 Census	4,876	23,858	59,117
2010 Census	5,432	23,721	59,076
Growth 2000 - 2010	11.40%	-0.57%	-0.07%

HOUSEHOLDS BY INCOME (2020 Est.)	1 MILE	3 MILES	5 MILES
$200,000 or More	13.80%	14.17%	11.73%
$150,000 - $199,999	16.37%	14.10%	11.27%
$100,000 - $149,999	27.91%	23.44%	20.80%
$75,000 - $99,999	12.12%	12.63%	12.75%
$50,000 - $74,999	11.80%	12.59%	14.49%
$35,000 - $49,999	5.87%	7.33%	9.02%
$25,000 - $34,999	3.14%	4.59%	6.12%
$15,000 - $24,999	3.62%	4.30%	6.24%
$10,000 - $14,999	1.82%	2.71%	3.53%
Under $9,999	3.56%	4.13%	4.05%
2020 Est. Average Household Income	$141,105	$134,448	$120,158
2020 Est. Median Household Income	$111,606	$103,062	$87,613
2020 Est. Per Capita Income	$54,765	$55,010	$47,673

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2020 Estimated Population by Age	15,159	62,518	161,431
Under 4	5.5%	4.8%	5.9%
5 to 14 Years	11.1%	9.9%	11.0%
15 to 17 Years	4.5%	3.5%	3.3%
18 to 19 Years	2.2%	2.6%	2.2%
20 to 24 Years	5.2%	6.3%	6.0%
25 to 29 Years	5.8%	6.3%	7.5%
30 to 34 Years	6.3%	6.3%	7.8%
35 to 39 Years	6.8%	6.3%	7.5%
40 to 49 Years	13.9%	13.4%	13.4%
50 to 59 Years	16.0%	16.4%	14.1%
60 to 64 Years	7.1%	7.6%	6.3%
65 to 69 Years	6.0%	6.1%	5.0%
70 to 74 Years	4.3%	4.4%	3.7%
Age 75+	5.2%	6.1%	6.2%
2020 Median Age	42.0	43.3	39.1
2020 Population 25 + by Education Level	10,833	45,583	115,579
Elementary (0-8)	1.49%	1.78%	4.06%
Some High School (9-11)	3.63%	4.28%	4.81%
High School Graduate (12)	16.33%	17.29%	18.82%
Some College (13-15)	24.50%	24.82%	23.97%
Associates Degree Only	10.49%	9.01%	8.23%
Bachelors Degree Only	27.84%	28.30%	25.78%
Graduate Degree	13.81%	13.27%	12.80%

RITE AID

O'Reilly AUTO PARTS

MARTINEZ, CALIFORNIA

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