



REPRESENTATIVE PHOTO

OIL
CHANGERS

EST.  1984

6717 AUBURN BLVD | CITRUS HEIGHTS, CA 95621

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

JACK KULICK

Senior Associate

Direct: +1 (310) 919-5711

Mobile: +1 (760) 642-9942

jack.kulick@matthews.com

LIC # 02126798 (CA)

EDWARD DESIMONE

AVP & Associate Director

Direct: +1 (310) 919-5696

Mobile: +1 (732) 832-5414

edward.desimone@matthews.com

LIC # 02108760 (CA)



INVESTMENT HIGHLIGHTS

- **Long-Term Automotive Use** - Since 1984
- **Recent Backfill** - ±\$250k in tenant improvements recently invested into the building.
- **NN+ Lease with Limited LL Responsibilities** - Recent upgrades include a roof, façade, and more.
- **Corporate Lease**- Oil Changes is an actively expanding national quick lube chain with 180+ locations.
- **Rent Increases** - 10% increases every 5 years provide an effective hedge against inflation
- **Strong Demographics** - ±167,000 population in a 3-mi radius.
- **Tax Benefits** - Auto service properties may be eligible for an accelerated depreciation schedule*
- **E-commerce & Recession-Proof Investment** - The quick lube sector is not heavily affected by changes in the economy
- **Retail Synergy** - The neighboring 7-Eleven is ranked 2nd in the city for foot traffic (AlphaMap).
- **±11 Miles from Downtown Sacramento.**

**Consult your tax or accounting professional for more information.*



REPRESENTATIVE PHOTO

INVESTMENT OVERVIEW



\$2,154,000
LIST PRICE



\$140,000
NOI



6.50%
CAP RATE

PROPERTY SUMMARY

Property Name	Oil Changers
Address	6717 Auburn Blvd
City	Citrus Heights
State	CA
Zip	95621
County	Sacramento
Bldg SF	±1,782 SF
Lot Size AC	±0.24 AC
Lot Size SF	±10,550 SF
Year Built / Renovated	1982 / 2024
Bays	2



REPRESENTATIVE PHOTO

SALE SUMMARY

List Price:	\$2,154,000
Cap Rate:	6.50%
Annual Rent:	\$140,000
Building SF	±1,782 SF
NOI / SF / Year	\$78.56
Monthly Rent	\$11,666.67
NOI / SF / Month	\$6.55
Lot Size SF	10,550
Land Price / SF	\$204.17

RENT SCHEDULE

TERM	YEARS	NOI/YEAR	NOI/MONTH
Base Term	1-5	\$140,000	\$11,667
Base Term	6-10	\$154,000	\$12,833
Option 1	11-15	\$169,400	\$14,117
Option 2	16-20	\$186,340	\$15,528
Option 3	21-25	\$204,974	\$17,081
Option 4	26-30	\$225,471	\$18,789

TENANT SUMMARY

Tenant Name	Oil Changers
Guarantor	Corporate 180+ Locations
Ownership	Fee Simple
Lease Type	NN+
Original Lease Term	10 Years
Years Remaining	±10 Years
Rent Increases	10% Every 5 Years
Options to Renew	Four, 5-Year Options
Land Lord Responsibilities	Roof / Structure

FINANCING OPTIONS

For financing, please reach out to:

James Brandon
 +1 (310) 955-5836
 jim.brandon@matthews.com



Walmart
Supercenter
TSC TRACTOR SUPPLY CO

WinCo FOODS
ups **Starbucks** **petco**

Walmart
Supercenter **THE HOME DEPOT**

Raley's
O'Reilly AUTO PARTS

THE DISCOUNT STORE **GOLD STAR**
Where Paying Less Means So Much More

foodmaxx

KOHL'S

COSTCO
WHOLESALE
Walmart
Supercenter

MARKETPLACE AT BIRDCAGE
TARGET **Michael's**
Walmart Neighborhood Market **LOWE'S** **BEST BUY**
HOBBY LOBBY **Cane's** **Red Lobster**



SAFEWAY

SUBJECT PROPERTY

dd's DISCOUNTS **Auto Zone** **ROSS** DRESS FOR LESS
GROCERY OUTLET **jiffylube** **Starbucks**

± 191,400 VPD

SACRAMENTO MCCLELLAN AIRPORT
± 6 MILES AWAY

MERCY SAN JUAN MEDICAL CTR

TARGET **WELLS FARGO**
verizon **Smart & Final**

MADISON PLAZA
THE HOME DEPOT **Walmart** Supercenter
PET SMART **ROSS** DRESS FOR LESS **Carl's Jr.**

SAFEWAY

DOWNTOWN SACRAMENTO
± 11 MILES AWAY

SAFEWAY
ROSS sam's club DRESS FOR LESS
KOHL'S **Burlington**

JOANN

AMERICAN RIVER COLLEGE
± 32,000 STUDENTS

CRESTVIEW VILLAGE
foodmaxx **BIG 5** SPORTING GOODS
Bath & Body Works

SUNRISE MALL
macy's **See's CANDIES**
JCPenney **HOT TOPIC**
FAMOUS **SPRINT** footwear

Walmart
Supercenter

Raley's **Planet Fitness**



± 191,400 VPD

SYLVAN MIDDLE
754 STUDENTS

ARLINGTON HEIGHTS ELEMENTARY
370 STUDENTS

CROSSWOOD PARK APARTMENTS
180 UNITS



SUBJECT
PROPERTY



VAN MAREN LN ± 15,400 VPD



GROCERY OUTLET
bargain market



THE CREST AT CITRUS HEIGHTS
122 UNITS



AUBURN BLVD ± 18,900 VPD

RINDLE RANCH SENIOR APARTMENT HOMES
292 UNITS



GREENBACK LN ± 62,900 VPD



TENANT OVERVIEW

Oil Changers is a leading provider of quick and convenient oil change services with a strong presence across the United States. Founded in 1984, the company has built a reputation for delivering high-quality, reliable vehicle maintenance services, including oil changes, fluid checks, and other preventive maintenance. With a customer-centric approach, Oil Changers focuses on efficiency, typically completing services in under 10 minutes without the need for appointments, making it a preferred choice for busy customers.

The company operates numerous locations nationwide, often in high-traffic areas, ensuring accessibility and convenience for customers. Oil Changers is committed to environmental responsibility, using high-grade, eco-friendly oils and recycling used oil and filters, further strengthening its appeal to environmentally conscious consumers.

With a track record of consistent performance, strong brand recognition, and a growing customer base, Oil Changers continues to expand its footprint, making it a reliable and stable tenant in the retail and automotive service sectors.

HEADQUARTERS

Pleasanton, CA

YEAR FOUNDED

1984

COMPANY NAME

Oil Changers

LOCATIONS

±180

OIL CHANGERS

EST.  1984



REPRESENTATIVE PHOTO

AREA OVERVIEW

CITRUS HEIGHTS, CA

Citrus Heights, California, is a well-established community in the Sacramento metropolitan area, known for its strong economic foundation and diverse population. The city has a population of approximately 88,000 residents, characterized by a balanced mix of age groups, with a significant percentage of working-age adults. This demographic diversity supports a stable local economy, driven by retail, healthcare, and service industries.

The median household income in Citrus Heights is around \$64,000, reflecting a moderate economic status with room for growth. The city's strategic location near major highways like I-80 provides easy access to larger urban centers, making it an attractive location for businesses like Oil Changers. Additionally, the city's efforts in revitalizing commercial areas and improving infrastructure further enhance its economic prospects.

Citrus Heights' economy is bolstered by a solid consumer base, with a significant portion of residents employed in nearby Sacramento, contributing to the local demand for automotive services. The city's consistent population growth and economic stability make it an ideal location for expanding business operations, particularly in sectors catering to the daily needs of residents, such as automotive maintenance.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	9,330	86,951	340,418
Current Year Estimate	9,576	88,326	341,445
2020 Census	9,830	86,172	323,219

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	3,353	33,309	130,435
Current Year Estimate	3,464	34,026	131,244
2020 Census	3,646	34,015	126,173

INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$77,145	\$83,842	\$94,286

SUBJECT PROPERTY



SACRAMENTO, CA
±14 MILES

CITRUS HEIGHTS & SACRAMENTO AREA OVERVIEW

ECONOMY

Sacramento, the capital city of California, boasts a diverse and dynamic economy that has evolved significantly over the past few decades. Historically anchored by government and agriculture, Sacramento has expanded its economic base to include sectors such as healthcare, education, technology, and clean energy.

As a governmental hub, Sacramento houses numerous state and federal agencies, making public administration a critical component of its economy. However, the city has increasingly become a center for healthcare services, with major institutions like UC Davis Medical Center and Sutter Health driving employment and innovation in the medical field. Education also plays a vital role, with California State University, Sacramento, and other educational institutions contributing both to the local economy and workforce development. In recent years, Sacramento has attracted a growing number of tech startups and clean energy companies, benefiting from the city's strategic location, lower cost of living compared to the Bay Area, and a highly educated workforce. This has positioned Sacramento as a burgeoning tech hub, particularly in the areas of agtech, healthtech, and sustainability.

The city's economy is further supported by its robust retail and tourism sectors. Sacramento's rich history, vibrant arts scene, and emerging food culture attract visitors year-round, contributing to local revenue. The real estate market has also seen significant growth, driven by an influx of residents from more expensive regions of California, further stimulating economic activity.

ATTRACTIONS

Sacramento offers a blend of historical, cultural, and outdoor attractions that draw visitors year-round. The city's rich history is showcased in Old Sacramento, a National Historic Landmark District along the Sacramento River, and the California State Capitol, where visitors can explore the state's political heritage. For art and culture enthusiasts, the Crocker Art Museum and various theater companies provide a vibrant arts scene, while the Golden 1 Center hosts Sacramento Kings NBA games and major concerts.

Outdoor enthusiasts will find plenty to enjoy in and around Sacramento. The American River Parkway offers over 30 miles of scenic trails for hiking and biking, and nearby Folsom Lake State Recreation Area is perfect for boating and fishing. Sacramento also serves as a gateway to some of California's most iconic natural destinations, including Yosemite National Park and Lake Tahoe, both offering world-class outdoor activities and breathtaking scenery.

The region's proximity to Northern California's wine country, including the Sierra Foothills and Lodi Wine Region, adds another dimension to its appeal. Annual events like the California State Fair and Farm-to-Fork Festival celebrate Sacramento's agricultural heritage, while the city's central location provides easy access to nearby destinations like Napa Valley and the Bay Area, making it a dynamic and convenient hub for travelers.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Tenant **Oil Changers** located on **6717 Auburn Blvd, Citrus Heights, CA 95621** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, Construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are Confidential;
2. You will hold it and treat it in the strictest of Confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

OIL CHANGERS

EST.  1984

6717 AUBURN BLVD | CITRUS HEIGHTS, CA 95621

OFFERING MEMORANDUM

EXCLUSIVELY LISTED BY

JACK KULICK

Senior Associate

Direct: +1 (310) 919-5711

Mobile: +1 (760) 642-9942

jack.kulick@matthews.com

LIC # 02126798 (CA)

EDWARD DESIMONE

AVP & Associate Director

Direct: +1 (310) 919-5696

Mobile: +1 (732) 832-5414

edward.desimone@matthews.com

LIC # 02108760 (CA)

DAVID HARRINGTON

BROKER OF RECORD

LIC # 02168060 (CA)



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

REPRESENTATIVE PHOTO