839 EMERSON AVE

Calexico, CA 92231

Retail
Investment Opportunity
Offering Memorandum

MATTHEWS™

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

Napa Auto Parts
839 Emerson Ave, Calexico, CA 92231

INVESTMENT HIGHLIGHTS

- **3.5% Annual Increases:** Ownership signed a 10-year sale leaseback with Genuine Parts in January of 2025 including extremely rare 3.5% annual increases throughout the base term and option period, providing an investor with a significant hedge against inflation in comparison to alternative net lease investments.
- **Recent Upgrades:** The subject property has undergone significant capital improvements including a recently completed roof resurfacing and sealant project which includes a 15-year manufacturers warranty and a 5-year labor warranty.
- **Distribution Facility:** This location was the primary and flagship facility for Country Motor Parts prior to Genuine Parts Company's acquisition. The building was used as a centralized distribution facility for five other stores throughout the Imperial Valley with a 5,000 square foot retail/sales floor and approximately 25,000 square feet of warehouse space including a double decked 7,000 square feet portion making this entire space over 30,000 square feet under roof.
- **Excellent Visibility:** Located at the corner of Emerson Ave and McKinley St, the property has visibility to over 20,000 vehicles daily and is located within a high-traffic commercial area in Calexico, California, near the U.S.-Mexico border, benefiting from significant cross-border commerce.
- **Passive Lease Structure:** The lease offers minimal landlord maintenance responsibilities where the landlord is only responsible for the maintenance and replacement of the roof, exterior walls, structural supports, foundations, and underground utility lines serving the Premises.
- **Recent Sale Leaseback:** This subject property was recently included in an acquisition between Country Motor Parts (independent operator) and Genuine Parts Company (NYSE: GPC). This location will continue to serve as a vital location for Genuine Parts Company moving forward. From 1948-2024, CMP earned a respected status within its communities, evident in an impressive customer list of 6,000 accounts and approximately 1,300 active monthly accounts receivable customers.
- **Diverse Customer Base:** This location, being the former center point of CMP's business, will continue as a vital piece to GPC's business in the Imperial Valley. GPC inherited a wide range of customers, including automotive, heavy-duty, commercial, municipal, paint and body, high-performance, hydraulics, fluid transfer, manufacturing of hose assemblies, marine, farming, and retail accounts.
- **Corporate Guarantee W/ Investment Grade Credit Rating Tenant:** Genuine Parts Company (GPC), established in 1928 and headquartered in Atlanta, Georgia, is a Fortune 200 corporation and leading global distributor of automotive and industrial replacement parts, along with value-added solutions. GPC's currently has a capitalization of approximately $17.8 billion and investment-grade credit ratings of BBB- from S&P and Baa1 from Moody's.

N
Kennedy Gardens Elementary
±529 Students
S Imperial Ave ± 33,500 VPD
William Moreno Junior High
±622 Students
Villa Del Este
±100 Units
98
± 20,300 VPD
Blanche Charles Elementary
±413 Students
Subject Property
Calexico High
±2,718 Students
San Diego State University
Imperial Valley Campus
±472 Students
Dool Elementary
±600 Students
Jefferson Elementary
±478 Students
Calexico International Airport
±1.5 Miles Away

839 Emerson Ave,
Calexico, CA 92231

±22,000 SF
GLA

1995
Year Built

±20,300
Vehicles Per Day (Hwy 98)

NN+
Lease Type

$117.61
Price Per SF

FINANCIAL OVERVIEW

Napa Auto Parts
839 Emerson Ave, Calexico, CA 92231

FINANCIAL SUMMARY

$2,388,461	6.50%	$155,250	±0.72 AC
List Price	Cap Rate	Annual Rent	Lot Size

Property Details

Tenant Trade Name	Genuine Parts Company (Napa Auto Parts)
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Landlords Responsibilities	Roof, Structure, Foundation, Utility Lines
Original Lease Term	10 Years
Rent Commencement Date	1/15/2025
Lease Expiration Date	1/31/2035
Term Remaining on Lease	±8.5 Years
Increases	3.5% Annually
Options	One, 5-Year Option

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Increases	Cap Rate
Year 1	$12,500	$150,000	-	
Year 2 - (commencement date: 02/01/2026)	**$12,937.50**	**$155,250.00**	**3.50%**	**6.50%**
Year 3	$13,390.31	$160,683.75	3.50%	6.73%
Year 4	$13,858.97	$166,307.68	3.50%	6.96%
Year 5	$14,344.03	$172,128.36	3.50%	7.21%
Year 6	$14,846.07	$178,152.84	3.50%	7.46%
Year 7	$15,365.68	$184,388.16	3.50%	7.72%
Year 8	$15,903.48	$190,841.76	3.50%	7.99%
Year 9	$16,460.10	$197,521.20	3.50%	8.27%
Year 10	$17,036.20	$204,434.40	3.50%	8.56%
Option Year 1	$17,632.46	$211,589.52	3.50%	8.86%
Option Year 2	$18,249.60	$218,995.20	3.50%	9.17%
Option Year 3	$18,888.33	$226,659.96	3.50%	9.49%
Option Year 4	$19,549.43	$234,593.16	3.50%	9.82%
Option Year 5	$20,233.66	$242,803.92	3.50%	10.17%

TENANT SUMMARY

Year Founded
1925

Headquarters
Atlanta, GA

Ownership Status
Division of Genuine Parts Company

Employees
50,000+

Locations
6,000+

Credit Rating
S&P: BBB-

Annual Revenue
$23.49 Billion

Tenant Overview

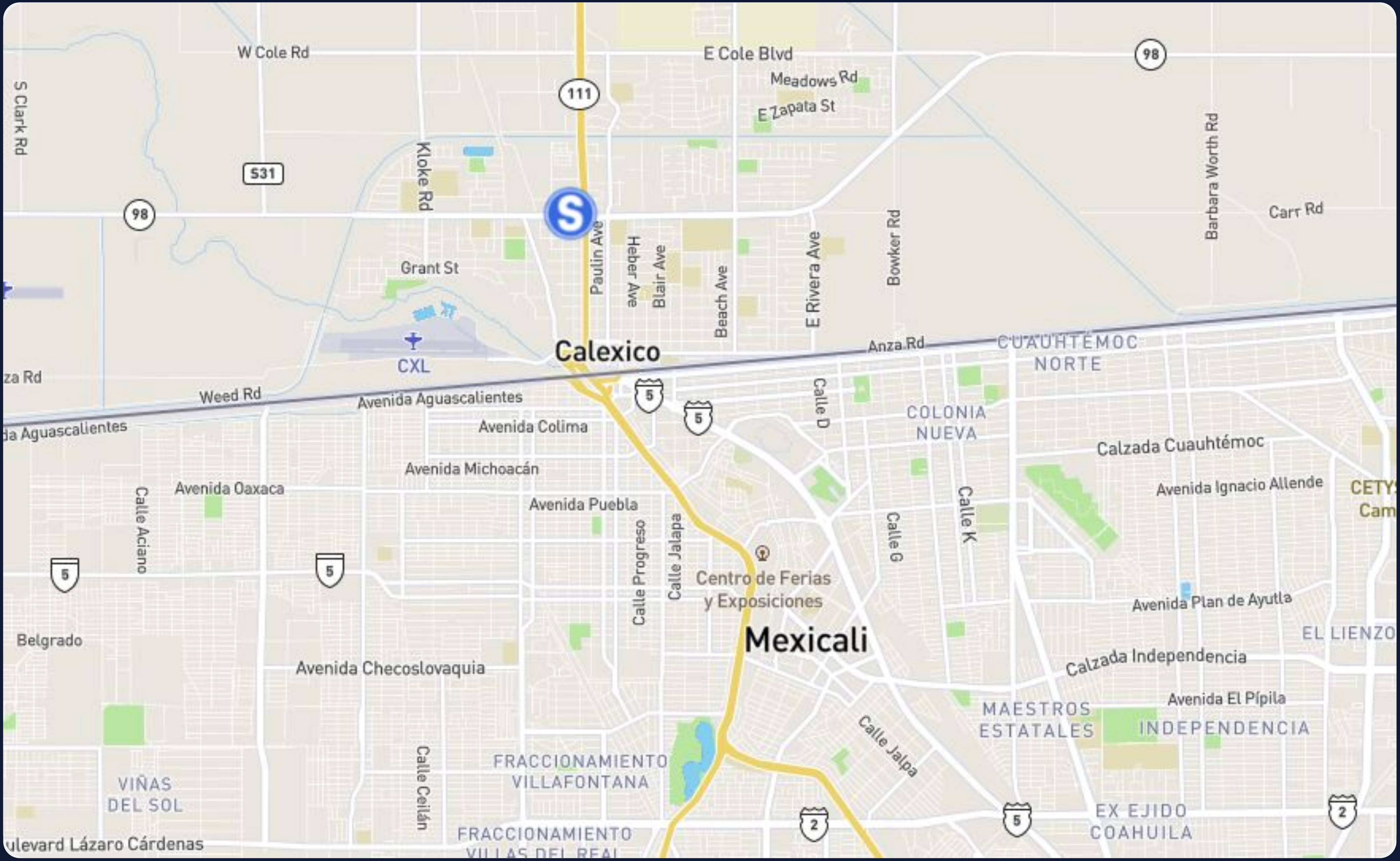
NAPA Auto Parts is a nationally recognized retailer and distributor of automotive replacement parts, accessories, and service items, serving both professional repair shops and DIY consumers. Headquartered in Atlanta, Georgia, the company is a core subsidiary of Genuine Parts Company (NYSE: GPC), a Fortune 500 enterprise. With over 6,000+ locations across the United States, NAPA Auto Parts leverages an extensive logistics and distribution network to maintain high in-stock rates and rapid parts availability, reinforcing its role as an essential retail tenant within the auto care sector.

Why Invest in Napa Auto Parts?

- **Financial Resilience:** Backed by parent company Genuine Parts Company (NYSE: GPC), NAPA benefits from consistent revenue growth and a strong balance sheet, with trailing twelve-month (TTM) revenue exceeding $24 billion and steady profitability across economic cycles.
- **Extensive Operational Scale:** NAPA operates over 6,000+ locations nationwide and is supported by a strategically integrated supply chain, including more than 50+ distribution centers, enabling rapid inventory delivery, high service reliability, and superior parts availability.
- **Credit Stability with Investment-Grade Ratings:** Genuine Parts Company holds investment-grade credit ratings (S&P: BBB; Moody's: Baa1), underpinned by diversified revenue streams and conservative financial management, reinforcing tenant covenant strength in net lease structures.
- **Sustainable Growth Through Strategic Initiatives**: NAPA continues to grow both organically and through acquisitions that enhance product categories and customer reach. The company is investing in digital platforms and omnichannel strategies to align with evolving consumer behaviors.

MARKET OVERVIEW

Napa Auto Parts
839 Emerson Ave, Calexico, CA 92231



CALEXICO , CA

Market Demographics

38,476
Total Population

$50,021
Median HH Income

10,500
# of Households

51.4%
Homeownership Rate

33.5
Median Age

$281,700
Median Property Value

Local Market Overview

Calexico functions as a regional trade and transportation hub. The city supports daily cross-border movement and a car-dependent population, making it a natural fit for auto parts retail. Commercial activity is driven by cross-border shoppers, commuting residents, and local service demand. The area is served by State Routes 98 and 111, and is within proximity to I-8, providing connectivity for freight and retail logistics. With most residents relying on personal vehicles for commuting and errands, demand for automotive parts and services remains consistent.

Retail in Calexico is anchored by value-based spending, supported by a working-class population and moderate housing costs. Educational services are provided through the Calexico Unified School District, and nearby employment includes logistics, government services, and warehousing. Due to limited retail saturation in auto parts and consistent vehicle use across both sides of the border, the city offers a strategic entry point for national or regional parts retailers focused on essential maintenance and replacement parts.

Property Demographics

Population	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	37,291	44,054	90,821
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	9,800	11,425	25,928
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$80,415	$82,154	$86,053

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