

CALIBER
COLLISION

26442 VIA DE ANZA
San Juan Capistrano, CA 92675

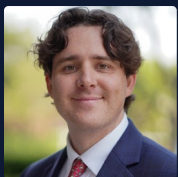
**Industrial
Investment Opportunity**
Offering Memorandum

Top 6% Nationally (Placer.ai) | 9th Store Opened (Est. 1998)



MATTHEWS™

Exclusively Listed By



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PROPERTY OVERVIEW

Caliber Collision

26442 Via De Anza, San Juan Capistrano, CA 92675



Investment Highlights

Institutional-Quality National Tenant

Caliber Collision is one of the largest collision repair operators in the United States, with more than 1,800 locations nationwide and a long history of disciplined expansion. The subject property represents one of the tenant's earliest locations, underscoring its strategic importance and long-term operational relevance within Caliber's national platform.

Long-Term Corporate Net Lease with Predictable Income

The property is leased on a corporate-backed ABS NNN basis, providing investors with passive, bond-like income and no landlord responsibilities. Scheduled annual rental increases deliver built-in cash flow growth and inflation protection throughout the remaining lease term and extension options.

Below-Market Rent with Embedded Upside

In-place rents are materially below prevailing Orange County industrial market levels, creating a clear mark-to-market opportunity over time. This rent advantage enhances tenant retention probability while preserving future pricing leverage at renewal or re-tenanting, materially reducing downside risk.

Prime South Orange County Industrial Real Estate

Located in San Juan Capistrano, one of Southern California's most supply-constrained and affluent submarkets, the property benefits from limited developable land, strict zoning controls, and consistently strong industrial demand. Ownership in this market provides long-term value support driven by scarcity.



Investment Highlights



Exceptional Interstate 5 Visibility and Access

The property offers direct visibility from Interstate 5, one of the busiest transportation corridors on the West Coast, with traffic counts exceeding 250,000 vehicles per day. This exposure enhances operational efficiency, brand visibility, and long-term tenant desirability.

Rare, Generational Ownership Opportunity

Industrial assets in this submarket trade infrequently, with minimal transaction history over the past decade. The offering presents a rare opportunity to acquire a freestanding, single-tenant industrial property with long-term net lease income in an irreplaceable South Orange County location.

Affluent Demographics Supporting Long-Term Demand

San Juan Capistrano and the surrounding South Orange County trade area are characterized by high household incomes, strong population density, and a robust consumer base. These demographics directly support collision repair demand and reinforce the tenant's long-term commitment to the site.

Downside Protection with Attractive Basis

The combination of corporate credit tenancy, NNN lease structure, below-market rent, and high-barrier-to-entry location provides durable downside protection. The asset is well positioned for investors seeking capital preservation, predictable income, and long-term appreciation.

Property Photos





VONS **TRADER JOE'S** **ROSS**
Marshalls DRESS FOR LESS
McDonald's **O'Reilly** **IN-N-OUT** **TACO BELL** **CVS**
AUTO PARTS BURGER pharmacy
Chick-fil-A

plant depot
NURSERY & GIFT

DODGE
Jeep
RAM
CHRYSLER

Public Storage

San Juan Mobile Estates
±312 Lots

Rancho Del Avion
±171 Lots

HADLEY OLIVIA
MATTRESS SUPERSTORE

ABC
Supply Co. inc.



PARADISE
Automotive Group

Metrolink
Inland Empire-Orange County Line

Metrolink
Orange County Line

Pouch SELF STORAGE
AND RV STORAGE

U-HAUL

CAPO BUILDING SPECIALTIES
Comprehensive Products | Accomplished Staff | Professional Installation | Outstanding Value

Subject Property

REELTIME

Via De Anza

Camino Capistrano ±22,400 VPD
±252,100 VPD

COMPSURE
INSURANCE
SOLUTIONS

WHITE CAP



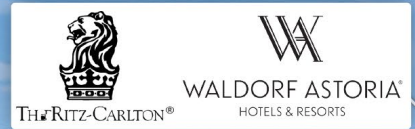
Doheny State Beach



Dana Point Harbor



Salt Creek Beach



Capistrano Valley Plaza Shopping Center



Capistrano Valley Mobile Est
±232 Units

Specialized Motorsports
Auto Body Shop

AI Auto Repair Smog
Smog Inspection Station



Metrolink
Orange County Line

Metrolink
Inland Empire-Orange County Line

WHITE CAP

Subject Property



REELTIME



±252,100 VPD

Camino Capistrano ±22,400 VPD



FINANCIAL OVERVIEW

Caliber Collision

26442 Via De Anza, San Juan Capistrano, CA 92675



Placer.AI Data



Financial Overview

\$6,399,611

List Price

4.89%

Cap Rate

\$379.98

Price/SF

Tenant	Caliber Collision	RBA	±16,842 SF
Address	26442 Via De Anza	Lot Size	±1.30 AC
City	San Juan Capistrano	Coverage	29.74%
State	California	Zoning	CM
Postal Code	28043	Year Built	1979

Lease Abstract (Buildings)	
Tenant Trade Name	Caliber Collision
Type of Ownership	Fee Simple
Leas Gurantor	Corporate
Lease Type	Abs NNN
Landlord Responsibilities	None
Original Lease Term	10 Years
Rent Commencement Date	6/15/2023
Lease Expiration Date	6/14/2033
Term Remaining on Lease	±6 Years
Increases	3% Annually
Options	One, 5-Year Option

Term	Monthly Rent	Annual Rent	Rent/SF
Current	\$25,331.79	\$303,981.50	\$18.05
Year 5	\$26,091.75	\$313,100.95	\$18.59
Year 6	\$26,874.50	\$322,493.98	\$19.15
Year 7	\$27,680.73	\$332,168.79	\$19.72
Year 8	\$28,511.15	\$342,133.86	\$20.31
Year 9	\$29,366.49	\$352,397.87	\$20.92
Year 10	\$30,247.48	\$362,969.81	\$21.55

Note: Year 5 rent, effective June 2027, has been capitalized into the list price. The seller will credit the buyer for the monthly rent difference from closing through the rent increase effective date.

Tenant Overview

Year Founded
1997

Headquarters
Lewisville, TX

Ownership Status
Private Equity

Employees
7,000+

Locations
1,800+

Credit Rating
B: S&P

Annual Revenue
\$7.5B



Tenant Overview

Caliber Collision is the nation's largest auto body repair and paint shop operator, specializing in collision repair services with a strong focus on customer care and insurance partnerships. With more than 1,700 locations across the United States, the company offers a streamlined repair process, advanced technology, and certified technicians to restore vehicles to pre-accident condition. Caliber has built a reputation for efficiency, reliability, and consistent quality, making it a trusted partner for both individual customers and major insurance carriers. Their commitment to operational excellence, community engagement, and sustainable business practices continues to support their rapid growth and strong presence in the automotive repair industry.

Why Invest in Caliber Collision?

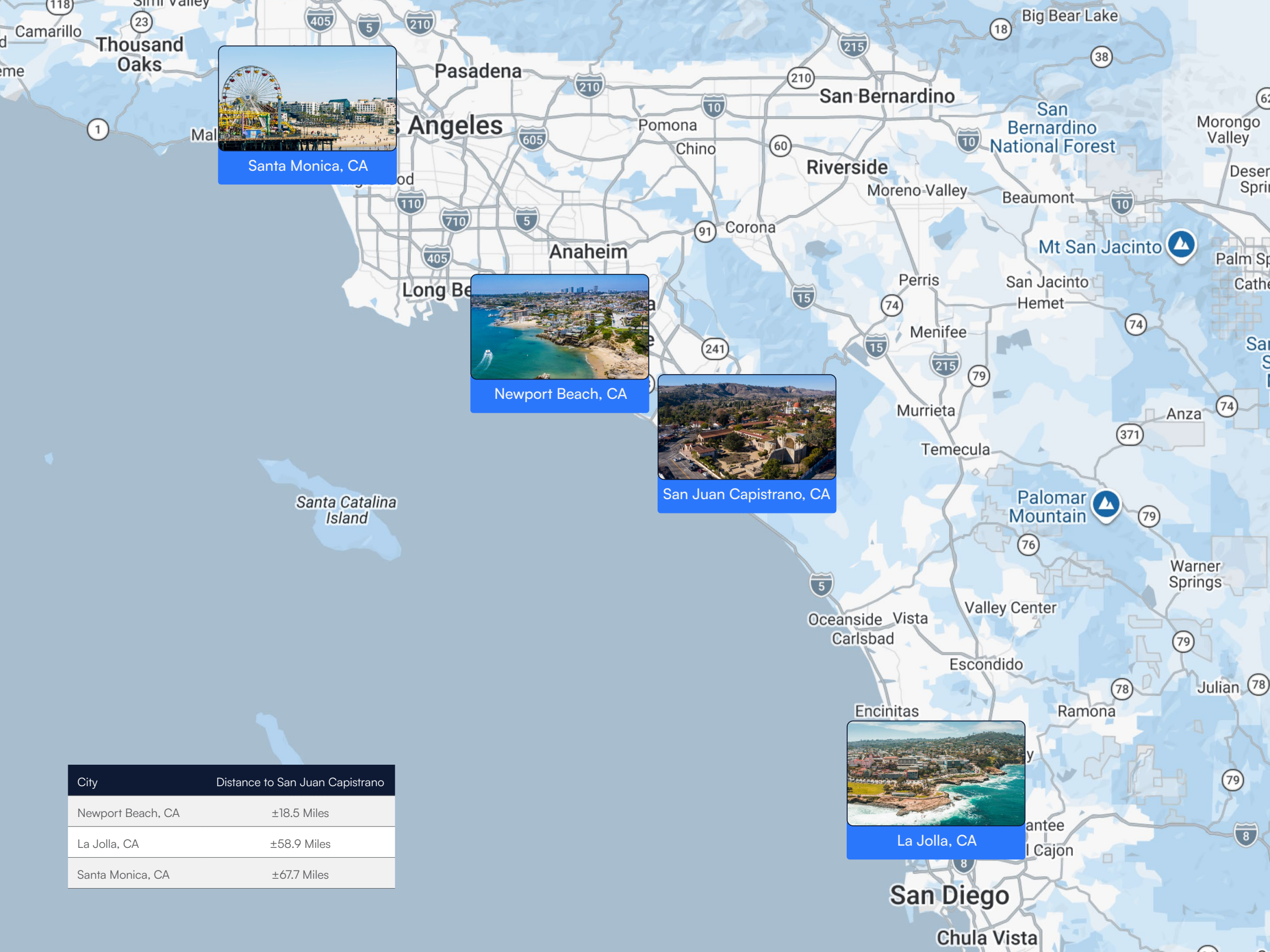
- **Market Leadership** — As the largest collision repair operator in the U.S., Caliber Collision benefits from strong brand recognition, economies of scale, and significant market share in a fragmented industry.
- **Steady Demand** — Auto accidents and vehicle repairs remain non-discretionary, creating a stable, recession-resistant demand base supported by insurance-driven referrals.
- **Insurance Partnerships** — Caliber has deep relationships with major insurance carriers, driving a reliable stream of referrals and ensuring consistent customer volume.
- **Growth & Expansion** — With over 1,700 locations and a proven track record of acquisitions and new store development, Caliber has significant room for continued market consolidation and geographic growth.
- **Operational Excellence** — Investments in technology, workforce training, and sustainability initiatives position Caliber for efficiency, cost control, and long-term resilience in the automotive repair sector.

MARKET OVERVIEW

Caliber Collision

26442 Via De Anza, San Juan Capistrano, CA 92675





Santa Monica, CA



Newport Beach, CA



San Juan Capistrano, CA



La Jolla, CA

City	Distance to San Juan Capistrano
Newport Beach, CA	±18.5 Miles
La Jolla, CA	±58.9 Miles
Santa Monica, CA	±67.7 Miles

San Juan Capistrano, CA

Market Demographics - 5-Mile



178,058

Total Population

\$155,663

Average HH Income

67,174

of Households

68%

Homeownership Rate

68,343

Employed Population

49%

% Bachelor's Degree

46.4

Median Age

\$1,041,623

Median Property Value

Local Market Overview

San Juan Capistrano is a historic South Orange County city known for its established neighborhoods, coastal proximity, and strong sense of local identity. The area blends residential communities with preserved open space, equestrian facilities, and a walkable downtown centered around Mission San Juan Capistrano. Housing options range from older single-family homes to newer planned developments, with a high rate of owner occupancy reflecting long-term residency. Access to Interstate 5, Metrolink rail service, and nearby employment centers supports convenient regional connectivity.

The community is characterized by an older median age, higher educational attainment, and above-average household incomes. Residents benefit from proximity to beaches, trails, and regional parks, as well as a mix of local shops, dining, and cultural attractions. Public schools are part of the Capistrano Unified School District, and the city maintains a small-town feel while remaining closely connected to the broader Orange County market.

Property Demographics

POPULATION	1-MILE	3-MILE	5-MILE
2020 Population	12,009	90,572	177,755
2025 Population	11,976	90,324	178,058
2030 Population Projection	11,872	89,530	176,644
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Households	4,398	35,141	66,952
2025 Households	4,352	35,046	67,174
2030 Household Projections	4,307	34,731	66,647
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$123,145	\$147,495	\$155,663

Economic Drivers

The San Juan Capistrano area sits within a high-value South Orange County economy supported by professional services, healthcare, tourism, and regional corporate employment.

Its location along the I-5 corridor and access to Metrolink/Amtrak at the San Juan Capistrano station support commuting connectivity to major job centers across Orange County and the broader Southern California region.

Economic Drivers

San Juan Capistrano benefits from Orange County's large, diversified economic base (2023 county GDP). Local activity is anchored by education, visitor-serving uses tied to the historic mission and downtown, and a resident workforce that largely commutes to nearby employment hubs.

Primary Industries

- Professional, scientific & technical services
- Healthcare & social assistance
- Manufacturing
- Retail trade / accommodation & food services (visitor and local-serving)

Top Employers

- Capistrano Unified School District (education center in San Juan Capistrano; largest employer in South Orange County)
- Mission San Juan Capistrano (major visitor destination; 320k annual visitors noted by the organization)
- Retail, dining, and services concentrated in the historic downtown/Los Rios area

Recent Developments

- River Street Marketplace: 60,000 SF mixed-use retail/dining destination in the Los Rios district (opened/leased with multiple tenants)
- The Meadows: A large 172-acre project in the hills with single-family homes, condos, apartments, an equestrian center, retail, and office space, featuring extensive open space and trails.

\$333B+

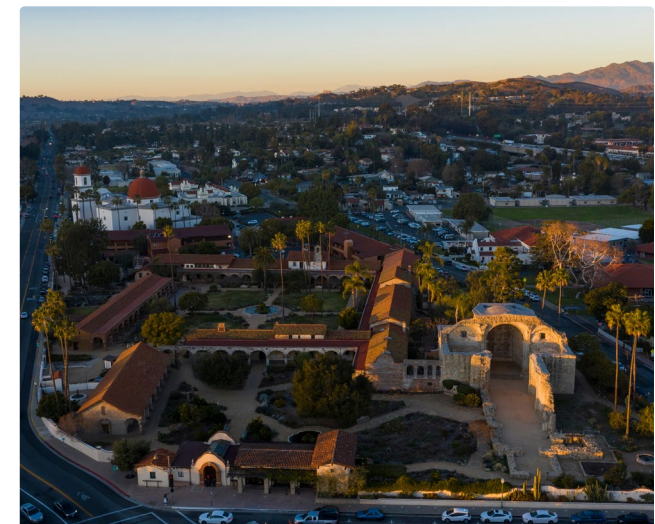
Regional Gross Domestic Product

±13.4 Miles

Distance to Laguna Beach, CA

±18 Miles

Distance to Irvine, CA



ORANGE COUNTY, CA

Orange County, California, is a dynamic coastal hub blending world-renowned tourism with a diverse economy. Anchored by attractions like Disneyland Resort, Anaheim Convention Center, and 42 miles of Pacific coastline, the county draws tens of millions of visitors annually, generating over \$14 billion in travel spending

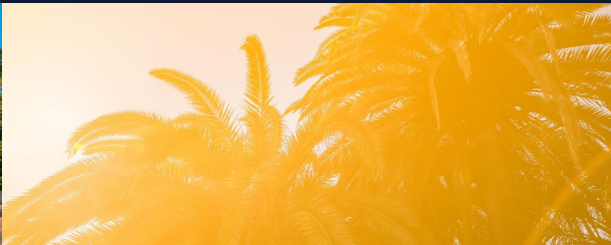
and supporting nearly 140,000 jobs. Its mix of lifestyle amenities, family-friendly communities, and global business presence positions Orange County as both a premier visitor destination and a thriving place to live and invest.

Total Population
3,106,521

Annual Visitors
26.3 Million

Tourism Economic Impact
\$14.4 Billion

GDP
\$333+ Million



Tourism & Cultural Events

Orange County is a premier destination for both leisure and cultural experiences, drawing visitors from around the world. The region features iconic attractions like Disneyland Resort, beautiful coastal areas such as Huntington Beach, and vibrant

cultural events including the OC Fair and Festival of Arts. These destinations and events create a lively mix of entertainment, art, and community celebration, making Orange County a hub for tourism and memorable experiences.



Disneyland Resort

17.25M+ Annual Visitors

2nd Most Visited Amusement Park Globally



OC Fair

1.14M Visitors Annually

\$299.6M in Spending Activity



Anaheim Convention Center

Projected to Host 160 Major Conventions, Meetings, & Events in 2025



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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.

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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.

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