



# AUTO PARTS

509 S Gateway Dr , Madera, CA 93637

Retail  
Investment Opportunity

Offering Memorandum



**MATTHEWS™**



## EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW



509 S Gateway Dr, Madera, CA 93637



# INVESTMENT HIGHLIGHTS

## Property Highlights

- **Immediate Interstate Access:** Strategically located just off Golden State Highway and South Madera Ave., the property offers direct access to one of the Central Valley's primary north-south transportation corridors, serving over  $\pm 78,000$  vehicles daily.
- **High Store Performance:** This location ranks in the 88th percentile nationally and the 78th percentile within California (AlphaMaps), demonstrating strong and consistent operational performance.
- **Build-to-Suit Asset:** Delivered in 2016, this is one of the most recent build-to-suit NAPA locations in California. The below-replacement-cost rent and prime positioning provide long-term value and durability.
- **Market Exclusivity:** The subject property is the only NAPA Auto Parts location within Madera, with the nearest alternative more than 22 miles in Fresno, creating a dominant local market presence.
- **Fortune 200 Guarantor:** The lease is backed by Genuine Parts Company (NYSE: GPC), a Fortune 200 company with an approximate 23.49B market capitalization, offering strong creditworthiness and financial stability.
- **Automotive Synergy:** Surrounded by more than a dozen automotive repair businesses within a one-mile radius, the location benefits from strong commercial demand aligned with NAPA's preferred 80% wholesale / 20% retail model.
- **Strong Demographics:** Located 22 miles north of Fresno, the largest city in California's Central Valley, the property serves a growing population of 77,668 residents within a 3-mile radius (avg. HH income: \$98,021). Within 5 miles, the population exceeds 86,747 with average household incomes of \$100,306. The area has experienced consistent population growth and is projected to continue expanding.
- **Regional Economic Drivers:** A new 100,000-square-foot casino under development just seven minutes away is expected to drive job creation and increased traffic. The local economy is supported by agriculture, logistics, manufacturing, and food processing, with major employers such as Cypress Systems and Alto Ingredients contributing to a stable workforce base.





**Walmart**  
Smart & Final.

**The Crossroads**

RANCHO SAN MIGUEL  
100% EMPLOYEE OWNED MARKETS

Little Caesars

STARBUCKS

TACO BELL

enterprise

CALIBER COLLISION

Martin Luther King Middle School  
±1,142 Students

UNITED STATES POSTAL SERVICE

BAC BALTIMORE AIRCOIL COMPANY  
Manufacturer

Hallmark Town Center

FOOD 4 LESS

ups

Little Caesars

Rally's

TACO BELL

**Subject Property**

Country Club Village

CRUNCH FITNESS

CVS pharmacy

WELLS FARGO

BURGER KING

Sierra Vista Elementary  
±740 Students



The Commons at the Madera Fair

LOWE'S

Marshalls

Walgreens

BIG 5 SPORTING GOODS

petco

DOLLAR TREE

Bethard Square Shopping Center

planet fitness

DOLLAR TREE

FAMILY DOLLAR

DiCiccio's

STARBUCKS

MasterStorage365  
Experience It

Residential Development  
±300 acored land with ±1,200 homes

Madera Community Hospital  
±132 Beds

Potential Residential Growth  
Early phases of residential build-outs

GP Georgia-Pacific  
Manufacturer

Madera South High School  
±1,855 Students

Google Earth

Golden State Hwy ±78,000 VPD



S Gateway Dr ± 16,750 VPD



**509 S Gateway Dr**  
Madera, CA 93637

**±7,000 SF**  
GLA

**2016**  
Year Built

**±15,750**  
Vehicles Per Day

**NN**  
Lease Type

**\$165.55**  
Price Per SF



# FINANCIAL OVERVIEW



509 S Gateway Dr, Madera, CA 93637



# FINANCIAL SUMMARY

**\$1,261,226**  
List Price

**6.85%**  
Cap Rate

**\$180.17**  
Price Per SF

**±0.82 AC**  
Lot Size

## Property Details

Tenant Trade Name	Napa Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Genuine Parts Company
Lease Type	NN
Landlord Responsibilities	Roof, Structure/Exterior, Foundation & Major Component repairs/replacement
Original Lease Term	15 Years
Rent Commencement Date	6/8/2016
Lease Expiration Date	6/30/2031
Term Remaining on Lease	±5 Years
Increase	10% Every 5 Years
Options	Three, 5-Year Options

## Annualized Operating Data

Date	Monthly Rent	Annual Rent	Increases
Current Rent	\$6,545.00	\$78,540.00	-
<b>Years 11-15 (Commencing July 1, 2026)</b>	<b>\$7,199.50</b>	<b>\$86,394.00</b>	<b>10.00%</b>
Option 1 (Commencing July 1, 2031)	\$7,919.45	\$95,033.40	10.00%
Option 2 (Commencing July 1, 2036)	\$8,711.40	\$104,536.80	10.00%
Option 3 (Commencing July 1, 2041)	\$9,582.50	\$114,990.00	10.00%



# TENANT SUMMARY



Year Founded  
**1925**

Headquarters  
**Atlanta, GA**

Ownership Status  
**Division of Genuine  
Parts Company**

Employees  
**50,000+**

Locations  
**6,000 +**

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 do-it-yourself (DIY) consumers. Headquartered in Atlanta, Georgia, the company operates as a core subsidiary of Genuine Parts Company (NYSE: GPC), a Fortune 500 enterprise with a longstanding presence in the global automotive and industrial supply chain. Established in 1925, NAPA has built a reputation for reliability, product breadth, and technical expertise, positioning itself as a trusted partner across the automotive aftermarket industry.

With a network of more than 6,000 locations across the United States—comprising both company-owned stores and independently owned affiliates—NAPA maintains one of the most expansive footprints in the sector. This scale is supported by a highly sophisticated logistics and distribution infrastructure, including strategically located distribution centers, advanced inventory management systems, and dedicated delivery fleets. Together, these capabilities enable high in-stock availability, same-day or next-day delivery in many markets, and consistent service levels for time-sensitive repair environments.

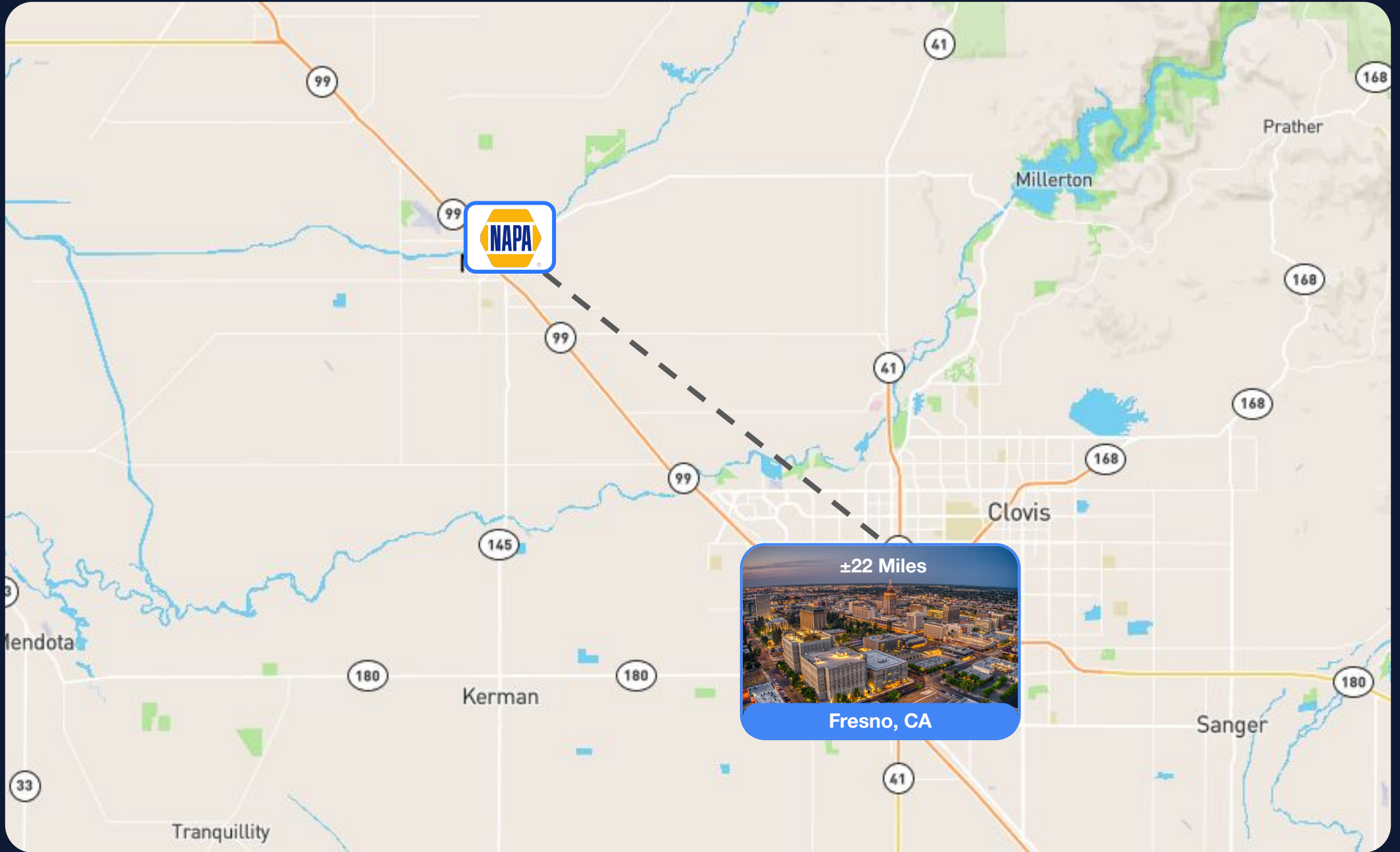
## Why Invest in Napa Auto Parts ?

- **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



509 S Gateway Dr, Madera, CA 93637



# MADERA, CA



## Local Market Overview

Madera, California is an emerging Central Valley market that continues to gain investor interest due to its strategic location, steady population growth, and evolving economic landscape. Historically centered on agriculture, Madera has gradually expanded its economic base through growth in logistics, distribution, healthcare, and light industrial sectors. This shift has enhanced the city’s economic resilience and positioned it as a complementary market to nearby regional hubs.

Madera benefits significantly from its proximity to Fresno, allowing it to capture spillover growth while maintaining a more affordable cost structure for both residents and businesses. This relationship supports housing demand, workforce mobility, and commercial activity, as individuals and companies seek accessible alternatives within the broader region.

The city is also supported by key institutional and infrastructure developments that contribute to employment and long-term stability. Its location along major transportation corridors enhances connectivity and supports industrial and distribution uses, making it attractive for businesses reliant on efficient regional access.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	21,608	77,668	86,747
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	5,502	20,474	22,991
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$94,797	\$98,021	\$100,306
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# FRESNO, CA MSA



553,800

Total Population

236,000

Employed Population

180,450

# of Households

32

Median Age

## Local Market Overview

Fresno, California presents a vibrant and expanding retail market shaped by its role as the primary commercial hub of the Central Valley. The city draws consumers from a wide surrounding region, supporting a strong and diverse retail environment that includes national brands, regional operators, and locally owned businesses. This broad trade area enhances consistent consumer demand and reinforces Fresno's position as a dominant retail destination.

Retail activity in Fresno is anchored by a mix of established shopping centers, lifestyle centers, and neighborhood-serving retail corridors. These areas benefit from steady foot traffic driven by nearby residential communities, employment centers, and educational institutions. Grocery-anchored centers, in particular, remain a stable component of the market, providing essential services and supporting daily needs.

The city's evolving demographics and continued population growth contribute to rising demand for retail goods and services. Retailers are increasingly drawn to Fresno due to its relative affordability and access to a large, underserved consumer base compared to higher-cost coastal markets. This has led to ongoing interest from both expanding chains and new market entrants.

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **509 S Gateway Dr, Madera, CA, 93637** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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. Neither 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.

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