

12130 New Airport Rd | Auburn, CA 95603

Anytime Fitness Strip



2 Tenant Investment Opportunity | 100% Occupied | Offering Memorandum

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Exclusively Listed By



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Anytime Fitness Strip

Executive Overview



Investment Highlights

Long-Term Lease With a 70+ Unit Anytime Fitness Operator

- ± 13.3 Years Remaining on Anytime Fitness's NNN lease, running through December 31, 2039. The lease commenced in September 2024 after they acquired the location from the previous operator.
- $\pm 72.7\%$ of Income comes from Anytime Fitness, which occupies 4,627 SF ($\pm 75\%$ of GLA).
- ± 10.5 -Year WALT across a two-tenant building with little to no management
- Lease Signed by The Master's Holdings, Inc., an Anytime Fitness franchisee that also operates as Omega Fitness Holdings.
 - Omega Fitness Holdings operates 70+ locations across California, Wisconsin and Florida, with more in development.
- Per their website, they are the Fastest-Growing Franchisee in the Anytime Fitness system. themastersholdings.com



Anytime Fitness: A Leading Global Fitness Franchise

- Parent Company Purpose Brands formed when Anytime Fitness merged with Orangetheory Fitness in 2024. It has nearly 6,000 locations in 46 countries, 6 million members and \$3.9 billion in TTM revenue.
- Founded in 2002 with 24/7 access and locations on all seven continents. Entrepreneur ranked it the #1 Franchise 500 brand overall in 2015.
- Internet Resistant Tenancy: fitness is a service-based, internet-resistant use.



Investment Highlights

Complementary Second Tenant With Near-Term Upside

- Long Term 2nd Tenant - A Site for Sore Eyes (±1,577 SF) – multiple historical lease extensions with 3.00% annual increases
- The optical brand dates to 1979 and has 40+ Northern California stores.
- Upcoming Rollover Adds Upside: the 2029 expiration lets a buyer mark the space to market or re-tenant it.

North Auburn Retail Corridor – Affluent Area

- Affluent Area – with average HH income exceeding \$130,668 within a 5-mile radius.
- Great Visibility – ±38,209 VPD on Highway 49 at Bell Rd and 25,335 VPD on Bell Rd.
- Strong Retail Corridor with National Tenants – Nearby retail includes Target, Safeway, Ross Dress for Less, Petco and BevMo! at Auburn Crossroads and Rock Creek Plaza.

Growing Placer County / Sacramento MSA

- Placer County Is California's Fastest-Growing County. It grew 1.4% to 434,823 residents as of January 1, 2026, according to the CA Department of Finance.
- Part of the Sacramento-Roseville-Folsom MSA, which has about 2.48 million residents. Auburn sits on I-80 between Sacramento and Lake Tahoe.





NW

New Airport Rd $\pm 3,677$ VPD





49

±39,100 VPD



Auburn Municipal
Airport

84 Miles

Lake Tahoe

36 Miles

Downtown Sacramento



Rock Creek
Mobile Home Park



Auburn Greens
±320 Homes



±64 Beds | ±700 Employees



STARBUCKS



Ridge Golf Course & Events Center
Golf Course



Rock Creek
Elementary School
±282 Students

Bell Rd ±26,146 VPD



Pine Hills Adventist Academy
±140 Students



Bowman Charter School
±600 Students



Subject
Property



Woodside Village
Mobile Home Park



Auburn Elementary School
±500 Students

Google Earth

Property Photos



Anytime Fitness Strip

Financial Overview



Executive Summary

\$2,871,547

List Price

\$462.85

Price Per SF

\$165,114

NOI

5.75%

Cap Rate

Address

12124-12130 New Airport Rd,
Auburn, CA 95603

Lot Size (AC)

±1.0 AC

Lot Size (SF)

±43,560 SF

Total Building Size (SF)

±6,204 SF



Rent Roll

Tenant Name	Tenant Entity	SF Occupied	% of GLA	Lease Type	Roof and Structure	Lease Start	Lease End	Lease Term Rem.	Rent Increases	Options
Anytime Fitness	The Master's Holdings Inc.	4,627	74.58%	NNN	Landlord Responsible	9/6/24	12/31/39	14 Years	10% Every 5 Years & Start of Each Option	Three, 5-Year
A Site for Sore Eyes	Lynn Marie Tillman (Personal)	1,577	25.42%	NNN	Landlord Responsible	1/1/25	12/31/29	5 Years	3.00% Annually	One, 5-Year

Annualized Operating Data



Site for Sore Eyes®

Period	Monthly Rent	Annual Rent	Rent PSF
Current - Year 5	\$10,000.00	\$120,000.00	\$25.93
Year 5 - 10	\$11,000.00	\$132,000.00	\$28.53
Year 10 - 15	\$12,100.00	\$145,200.00	\$31.38
Option 1	\$13,310.00	\$159,720.00	\$34.52
Option 2	\$14,641.00	\$175,692.00	\$37.97
Option 3	\$16,105.10	\$193,261.20	\$41.77

Period	Monthly Rent	Annual Rent	Rent PSF
2025	\$3,650.00	\$43,800.00	\$27.77
2026	\$3,759.50	\$45,114.00	\$28.61
2027	\$3,872.29	\$46,467.42	\$29.47
2028	\$3,988.45	\$47,861.44	\$30.35
2029	\$4,108.11	\$49,297.29	\$31.26
Option 1 (2030)	\$4,231.35	\$50,776.20	\$32.20
2031	\$4,358.29	\$52,299.49	\$33.16
2032	\$4,489.04	\$53,868.48	\$34.16
2033	\$4,623.71	\$55,484.53	\$35.18
2034	\$4,762.42	\$57,149.07	\$36.24
2034	\$4,905.29	\$58,863.54	\$37.33

Tenant Overview

Global Gyms
6,000+



Member Access
24/7

Anytime Fitness is one of the world's largest and most established fitness franchise brands, offering members convenient 24/7 access to a global network of gyms. Founded in Minnesota in 2002, the company has expanded from a single location into an international fitness platform with thousands of independently owned and operated clubs. Its business model combines accessible neighborhood locations, recurring membership revenue, personalized coaching, and a relatively efficient club footprint.

Brand Growth
20+ Years

The brand continues to maintain significant international scale, with Anytime Fitness currently advertising member access to **6,000+ gyms worldwide**. Its combination of round-the-clock accessibility, broad geographic reach, established franchise infrastructure, and personalized fitness services has helped Anytime Fitness develop substantial brand recognition within the health and fitness industry.

In Business
45+ Years

Site for Sore Eyes®

Locations
38

Site for Sore Eyes is an established optical retailer providing prescription eyewear, contact lenses, designer frames, sunglasses, and access to professional eye examinations through independent Doctors of Optometry. Founded in **Berkeley, California in 1979**, the company has built a longstanding presence throughout Northern California and the San Francisco Bay Area, combining eye-care services with a broad selection of eyewear products at accessible price points.

Founded
1979

The company has operated for more than four decades and developed its franchise program during the 1980s as its store network expanded. Today, Site for Sore Eyes operates **38 independently owned, locally operated eye-care centers**, including its Auburn location at **12124 New Airport Road**, immediately relevant to this offering. Its established regional footprint, service-oriented model, and recurring demand for vision care support the brand's longstanding position in Northern California.

Anytime Fitness Strip

Market Overview



Auburn, CA

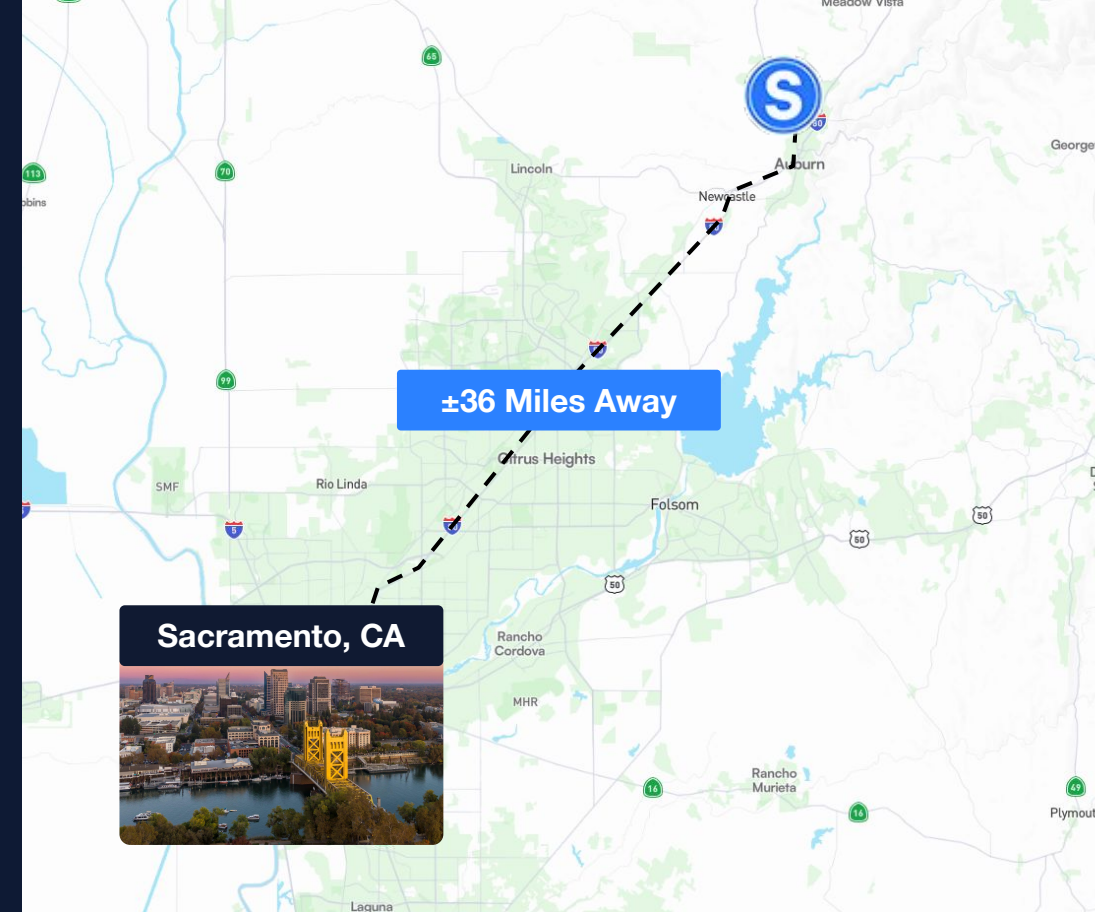
Auburn serves as an important **retail, healthcare, government, and service hub for central Placer County**, drawing consumers from surrounding foothill communities well beyond its city limits. Positioned at the crossroads of **Interstate 80 and State Route 49**, Auburn benefits from strong regional accessibility connecting the community with Roseville, Sacramento, and the greater Lake Tahoe region. While Auburn has approximately **13,850 residents**, the city serves a **broader trade area of more than 100,000 people**, supporting retail demand beyond the immediate population base.

The **12130 New Airport Road** area benefits from Auburn's established commercial base and proximity to major employment, healthcare, and transportation infrastructure. Auburn's economy is supported by healthcare, government, education, retail, tourism, and professional services, with major local employment generators including **Sutter Auburn Faith Hospital, Placer County, and the Placer County Office of Education**. The surrounding Placer County market continues to expand, reaching approximately **442,000 residents in 2025**, up **9.2% since 2020**, providing Auburn retailers access to a growing regional consumer base.

13,850 +
Auburn Population

442,000+
Placer County Population

9.2%
Placer County Population Growth Since 2020



Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,307	27,824	40,203
Current Year Estimate	6,184	27,376	39,462
Growth Current Year-Five-Year	1.99%	1.64%	1.88%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,668	12,013	17,150
Current Year Estimate	2,594	11,714	16,689
Growth Current Year-Five-Year	2.86%	2.55%	2.76%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$114,061	\$118,480	\$130,668

California's Capital

Sacramento serves as the economic and retail center of a large Northern California region, supported by a growing population, stable employment base, and significant consumer spending. As California's state capital, the region benefits from substantial government employment alongside major healthcare, education, technology, and professional-services sectors that support household incomes and consistent retail demand.

Strategically positioned between the Bay Area and Lake Tahoe, Sacramento also draws consumers and visitors from throughout Northern California. Major transportation corridors including **I-5, I-80, US-50, and Highway 99** provide regional connectivity, while Sacramento International Airport supports additional visitor activity. Continued residential growth and development throughout the metropolitan area further expand the region's customer base and reinforce Sacramento's position as a major retail and commercial market.

Total Population
±2.4 Million

Annual Visitors
±15 Million

Tourism Economic Impact
±\$4.9 Billion

GDP
\$160+ Billion



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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 12124-12130 New Airport Rd, Auburn, CA, 95603 ("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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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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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 Owner or Matthews™. 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.

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