

# Advance Auto Parts For Sale

ESTABLISHED BUSINESS INVESTMENT OPPORTUNITY

125 S. Main St. | Roswell, NM 88203

Offering  
Memorandum



got space

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## Property Description

Advance Auto Parts is strategically located on the main corridor in the heart of Roswell, New Mexico. This store is ±9,500 square feet with significant parking and easy access from both Main St. and Walnut St.

Headquartered in Roanoke, Virginia, Advance Auto Parts, Inc., the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance operates over 5,200 stores, over 100 Worldpac branches and serves approximately 1,300 independently owned Carquest branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Advance employs approximately 74,000 Team Members. The company was founded in 1929 and is based in Roanoke, Virginia. Advance Stores Company, Incorporated operates as a subsidiary of Advance Auto Parts Inc.



# Property Highlights & Investment Summary



**Sale Price: \$1,504,000**

## Lease:

- 15 year term (14 years remaining)
- NOI \$90,250
- 6.00% CAP Rate
- Corporate-backed lease
- Lease type: NNN

## Building Highlights:

- Location: 125 S. Main St. | Roswell, NM 88203
- Size:  $\pm 9,500$  SF
- Abundant parking
- Corner lot on main corridor
- Easy access from Main St. & Walnut St.
- Land:  $\pm 0.57$  Acres

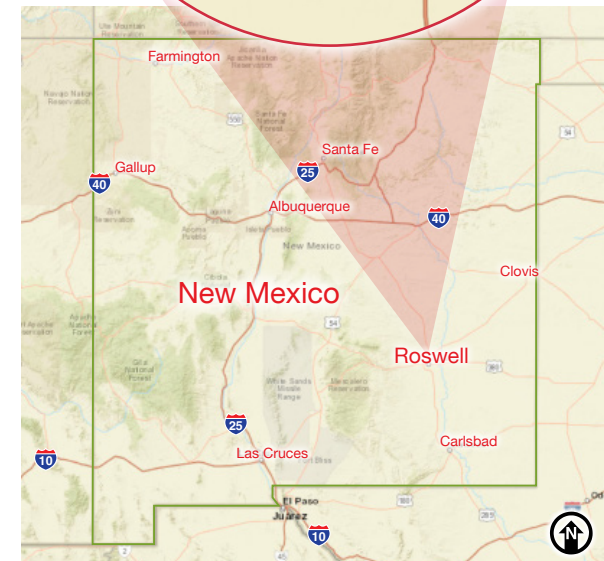
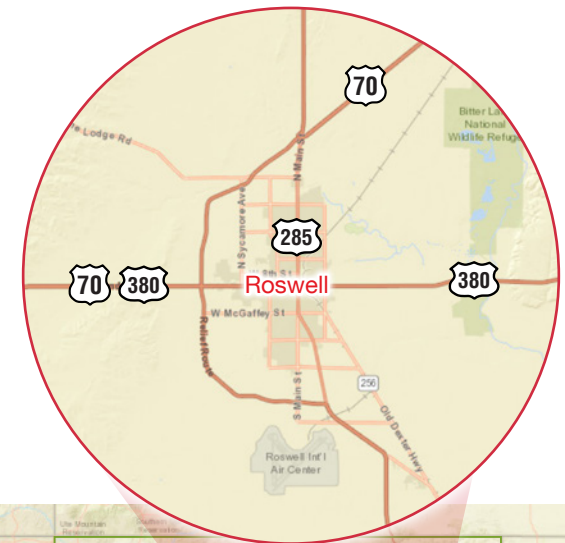


# Roswell, New Mexico Overview

Located in Chaves County, Roswell is a growing city that is home to a thriving population of over 50,000 residents. Roswell is well known not only for aliens, but for their hospitality in welcoming new businesses (while supporting existing ones) and visitors alike.

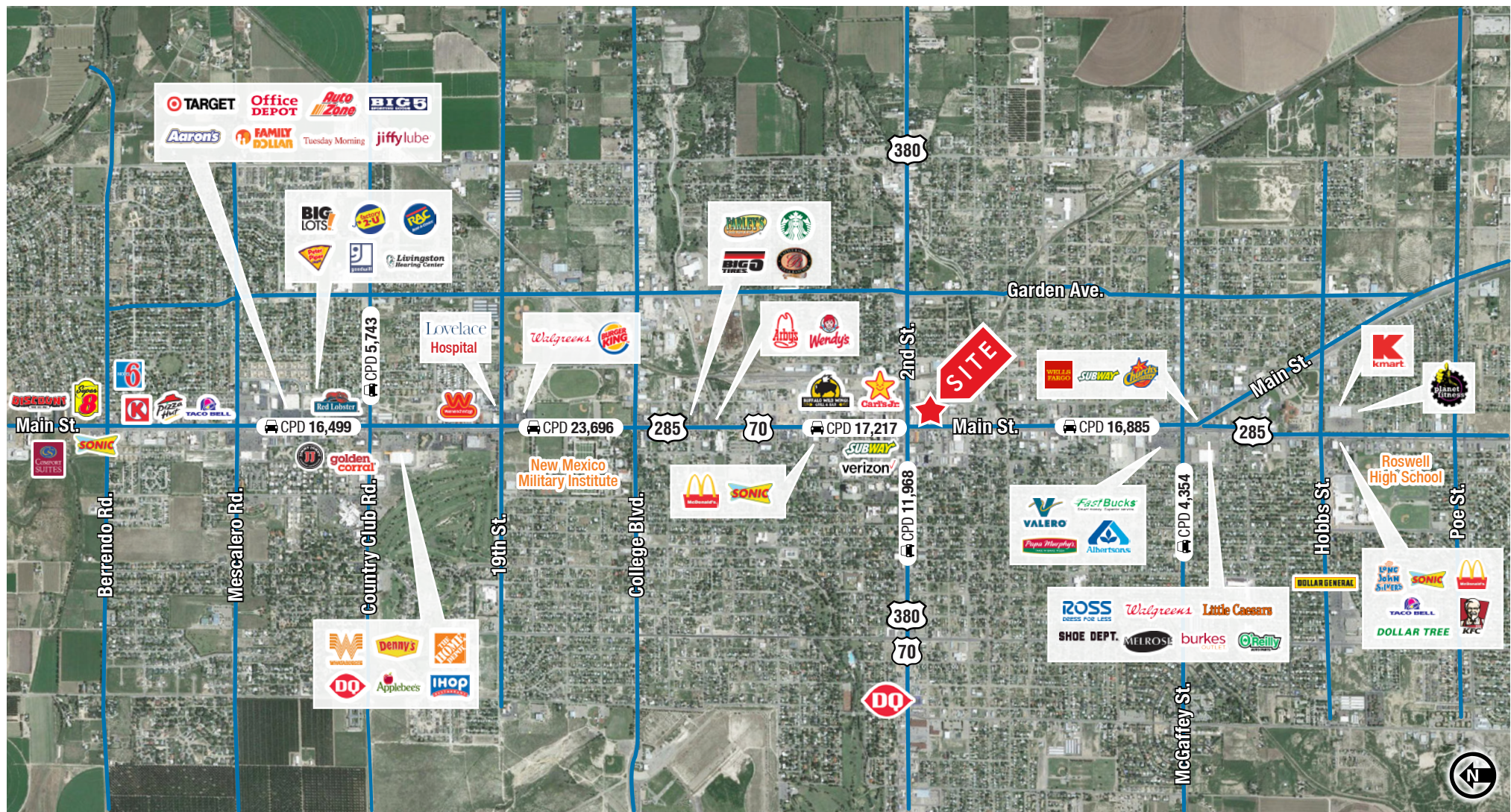
Roswell has been the home to New Mexico Military Institute (NMMI) since 1891. This four year high school and two year junior college has been the breeding ground for many talented young men and women in our city, our state, and our nation. Among its most notable graduates are Conrad Hilton, Roger Staubach, and Sam Donaldson. Will Rogers, who once said that Roswell was the prettiest little town west of the Pecos, had a son who also went to NMMI. This school contributed to New Mexico becoming a state in 1912. It also holds a long history of appointing its graduates to West Point and other military academies, as well as important appointments in our nation's illustrious military forces.

The All-America City, Roswell's objective is to continue to provide its citizens with the best quality of life achievable. The city of Roswell's goal to provide quality, cost-effective services to the corporate and residential citizens of Roswell.





## High Altitude Trade Aerial





# Low Altitude Site Aerial





# Site Photography





# Roswell

## New Mexico

## 2 Location Summary

**Roswell** is the fifth largest city in New Mexico. The abundance of groundwater and a mild climate make Chaves County the biggest producer of agricultural products of any county in the State. It is the 12th largest milk producing county in the United States with nearly one billion pounds of milk produced yearly.

The Roswell Industrial Air Center is a 5,000 acre former Strategic Air Command Base with 1,200 people working onsite at three large commercial aviation maintenance companies, a full service airport, and a FBO.

Roswell is home to the headquarters of 12 major oilfield companies, largely due to the livability of the city with retail, restaurants, fine art, and extensive recreational options. It is a primary market for retail expansion from saturated metropolitan markets, and has 300 restaurants and 1,500 hotel rooms. There are two full size hospitals serving an extended region of over 120,000 people.

### Roswell Metro Area by the Numbers (ESRI 2017 Demographics)



**66,794**

Residential  
Population



**23,759**

Households



**\$53,497**

Average Household  
Income



**\$33,716**

Median Disposable  
Income



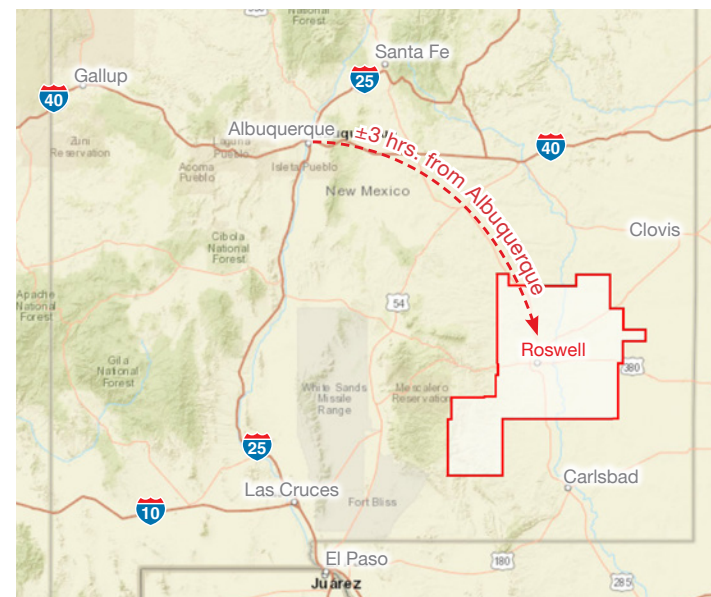
**2,379**

Total Businesses



**23,884**

Total Employees



### Top 13 Employers, May 2015

Company	Industry	Employees
Roswell School District	Education	822
Leprino Foods	Manufacturing	650
Eastern NM Medical Center	Healthcare	595
City of Roswell	Government	561
Sam's Club // Walmart	Commercial	356
Krumland Auto Group	Commercial	320
New Mexico Military Institute	Education	300
Community Homecare	Healthcare	287
Chaves County	Government	254
Eastern New Mexico University	Education	194
Tobosa Developmental Svc	Government	190
Pioneer Bank	Financial	187
Lovelace Hospital	Healthcare	185



### THE FAMOUS ROSWELL UFO INCIDENT ATTRACTS MORE THAN 175,000 TOURISTS EVERY YEAR.

For four days and nights every summer, Roswell is transformed into a carnivalesque scene of food carts, costume contests, light shows and booths brimming with extraterrestrial-themed collectables at the annual UFO Festival.



### A LARGE LABOR POOL

Situated in the middle of South Eastern New Mexico, Roswell boasts a workforce commute catchment area population of more than 84,000 with 11,000 active job seekers. The availability of skilled labor both coming out of the local colleges and commuters is one of the greatest business assets of the area. Additionally, the cost of labor in Chaves County is the lowest in the region with an average hourly wage of \$15.10.



Roswell has been the home to New Mexico Military Institute since 1891.





## 1, 3 & 5 Mile Demographics

	1 Mile	3 Mile	5 Mile			
Population	8,885	42,449	51,621			
Households	3,272	15,623	18,920			
Families	2,071	10,293	12,731			
Average Household Size	2.65	2.65	2.66			
Owner Occupied Housing Units	1,869	10,147	12,701			
Renter Occupied Housing Units	1,403	5,476	6,219			
Median Age	31.3	34.8	35.6			
Trends: 2017 - 2022 Annual Rate	State	State	State			
Population	0.32%	0.32%	0.32%			
Households	0.26%	0.26%	0.26%			
Families	0.09%	0.09%	0.09%			
Owner HHs	0.27%	0.27%	0.27%			
Median Household Income	1.80%	1.80%	1.80%			
	2017	2017	2017			
Households by Income	Number	Percent	Number	Percent	Number	Percent
<\$15,000	893	27.3%	3,322	21.3%	3,768	19.9%
\$15,000 - \$24,999	508	15.5%	2,213	14.2%	2,624	13.9%
\$25,000 - \$34,999	434	13.3%	2,046	13.1%	2,424	12.8%
\$35,000 - \$49,999	449	13.7%	2,108	13.5%	2,496	13.2%
\$50,000 - \$74,999	476	14.5%	2,527	16.2%	3,145	16.6%
\$75,000 - \$99,999	263	8.0%	1,551	9.9%	2,020	10.7%
\$100,000 - \$149,999	175	5.3%	1,335	8.5%	1,758	9.3%
\$150,000 - \$199,999	42	1.3%	293	1.9%	384	2.0%
\$200,000+	32	1.0%	227	1.5%	302	1.6%

Median Household Income	\$29,666	\$36,212	\$38,024
Average Household Income	\$42,578	\$51,052	\$53,190
Per Capita Income	\$15,744	\$19,286	\$19,988

Population by Age	2017		2017		2017	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	786	8.8%	3,343	7.9%	3,966	7.7%
5 - 9	724	8.1%	3,189	7.5%	3,832	7.4%
10 - 14	654	7.4%	3,042	7.2%	3,703	7.2%
15 - 19	708	8.0%	3,235	7.6%	3,892	7.5%
20 - 24	678	7.6%	2,894	6.8%	3,436	6.7%
25 - 34	1,342	15.1%	5,637	13.3%	6,614	12.8%
35 - 44	946	10.6%	4,583	10.8%	5,616	10.9%
45 - 54	940	10.6%	4,562	10.7%	5,634	10.9%
55 - 64	992	11.2%	4,918	11.6%	6,138	11.9%
65 - 74	670	7.5%	3,835	9.0%	4,822	9.3%
75 - 84	326	3.7%	2,119	5.0%	2,636	5.1%
85+	120	1.4%	1,092	2.6%	1,331	2.6%

