

CBRE

OFFERING MEMORANDUM



# ADVANCE AUTO PARTS

111 WALMART DRIVE | NORTH VERSAILLES, PA 15137

## WALMART PAD SITE



## EXCLUSIVELY LISTED BY:

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# TABLE OF CONTENTS

**03**

## TENANT OVERVIEW

**05**

## FINANCIAL ANALYSIS

Property Highlights

Financial Overview

Investment Overview

**09**

## PROPERTY SUMMARY

Property Photos

Aerial Map

Local/Regional Map

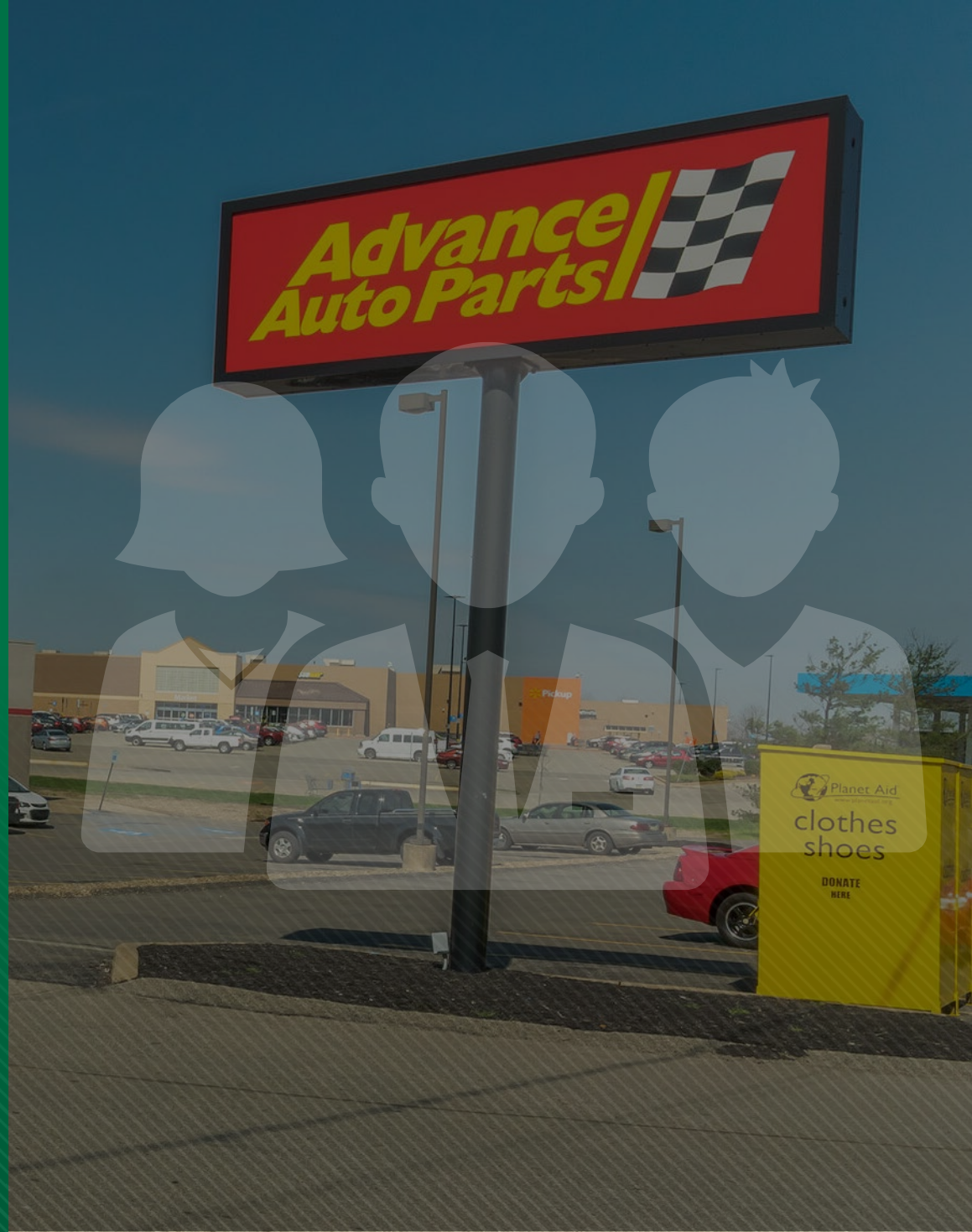
Location Overview

Demographics



# TENANT OVERVIEW

ADVANCE AUTO PARTS | NORTH VERSAILLES, PA





Founded in 1932 by Arthur Taubman and headquartered in Roanoke, Va., Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installer and do-it-yourself customers. As of April 21, 2018, Advance operated 5,044 stores and 131 Worldpac branches and employed approximately 71,000 Team Members in the United States, Canada, Puerto Rico and the U.S. Virgin Islands. The company also serves approximately 1,225 independently owned Carquest branded stores across these locations in addition to Mexico and the Bahamas, Turks and Caicos, British Virgin Islands and Pacific Islands.

## ADVANCE AUTO PARTS CORPORATE OVERVIEW

TENANT TRADE NAME:	Advance Auto Parts
TENANT OWNERSHIP STATUS:	Public
BOARD/SYMBOL:	NYSE/AAP
REVENUE:	\$9.37B (2017)
CREDIT RATING:	BBB- (Standard & Poor's)
LOCATIONS:	-/+ 5,044
CORPORATE HEADQUARTERS:	Roanoke, VA



# FINANCIAL OVERVIEW

ADVANCE AUTO PARTS | NORTH VERSAILLES, PA

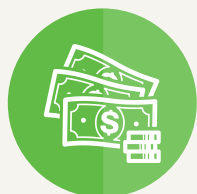




**LIST PRICE**  
**\$1,001,635**



**CAP RATE**  
**7.50%**



**TOTAL NOI**  
**\$75,122**

## PROPERTY HIGHLIGHTS

### OUTPARCEL TO WALMART

Property is an outparcel to Walmart with additional surrounding tenants including Dollar Tree, Burger King, Save-A-Lot and Planet Fitness

### INVESTMENT GRADE CREDIT TENANT

Advance Auto Parts is an investment grade credit tenant with nearly 5,000 stores nationwide

### STRONG REAL ESTATE FUNDAMENTALS

Current rent is \$11.30 per square foot which is at or slightly below market and replaceable in the future if necessary

### RENTAL INCREASES

There are 7.5% rental increases in each option period to renew

### BELOW REPLACEMENT COST

The property is being offered well below replacement cost at \$150 per square foot at list price

### RECENTLY RENOVATED

This newer building was renovated in 2012 offering no deferred maintenance

### 12,000 VEHICLES PER DAY

Property has frontage and excellent visibility on Greensburg Pike with traffic counts over 12,000 vehicles per day

### SURROUNDED BY NATIONAL TENANTS

Main retail location with additional surrounding tenants including McDonald's, Goodwill, Wendy's, Eat'n Park, and Subway

# FINANCIAL OVERVIEW

## FINANCIAL OVERVIEW



**PRICE:** **\$1,001,635**

**CAP RATE:** **7.50%**

**YEAR BUILT/RENOVATED:** 1999/2012

**BUILDING SQUARE FOOTAGE:** 6,648

**LOT SIZE:** 0.86 Acres

**TYPE OF OWNERSHIP:** Fee Simple

**TENANT:** Corporate Store

**LEASE GUARANTOR:** Corporate Guarantee

**LEASE TYPE:** NN\*

**INITIAL LEASE TERM:** 10 Years

**ROOF AND STRUCTURE:** Landlord Responsible

**RENT COMMENCEMENT:** 10/30/2012

**LEASE EXPIRATION:** 10/29/2022

**TERM REMAINING ON LEASE:** 3+ Years

**INCREASES:** 7.5% In Each Options

**OPTIONS:** 2x5 Years

**ROFR:** N/A

### PROPERTY ADDRESS:

111 WALMART DRIVE, NORTH VERSAILLES, PA 15137

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Current - 10/26/2022	\$75,122.40	\$6,260.20
Option 1	\$80,773.20	\$6,731.10
Option 2	\$86,822.88	\$7,235.24
<b>NET OPERATING INCOME: \$75,122.40</b>		

\*Landlord responsible for: maintenance, repairs and/or replacements of structure/foundation; all replacements to parking area provided that tenant has performed its maintenance and repair obligations; the roof, roof membrane and roof systems

## INVESTMENT OVERVIEW

**CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE** this Advance Auto Parts property located on Walmart Drive in North Versailles, Pennsylvania. Advance Auto Parts has been operating here since 2012 and has over three years remaining in its initial lease term. There are two, five year options to renew the lease, each with 7.5% rental increases. This is a double net lease offering minimal landlord responsibilities, as the building was renovated in 2012. The lease is corporately guaranteed by Advance Auto Parts, an investment grade credit tenant with over 5,000 stores nationwide and rated “BBB-” by Standard and Poor’s.

This 6,648 square foot Advance Auto Parts sits as a pad site to Walmart, with frontage and excellent visibility on Greensburg Pike with traffic counts over 12,000 vehicles per day. This site offers replaceable rent, currently at \$11.30 per square foot. This is a main retail location in North Versailles with surrounding tenants including Dollar Tree, Sale-A-Lot, McDonald's, Goodwill, Wendy's and Planet Fitness to name a few. The surrounding area offers 7,711 people within 1 mile of the site, 62,297 people within 3 miles and 185,693 people within 5 miles. North Versailles is a township in Allegheny County. It is in close proximity to downtown Pittsburgh (13 miles) and the Pennsylvania Turnpike (9 miles). North Versailles is also centrally located, offering easy access to numerous shopping and entertainment activities.





# PROPERTY SUMMARY

ADVANCE AUTO PARTS | NORTH VERSAILLES, PA



PROPERTY  
PHOTOS





**Goodwill**  
Industries International, Inc.

**First National Bank**

**Shell**

**McDonald's**

**Eatin'Park**

**DOLLAR TREE**

**Advance  
Auto Parts**

**BURGER KING**

**Walmart**

**THE NEW FRESH  
HOOK  
FISHHOUSE**

**ROSS'S  
POP-UP  
MARKETPLACE**

**UNITED STATES  
POSTAL SERVICE**

**Wendy's**

**WARREN DR**

**GREENSBURG PK - 12,114 V.P.D.**

**Little Caesars**  
**SUBWAY**

**VERSAILLES CASTLE  
APARTMENTS  
198 UNITS**

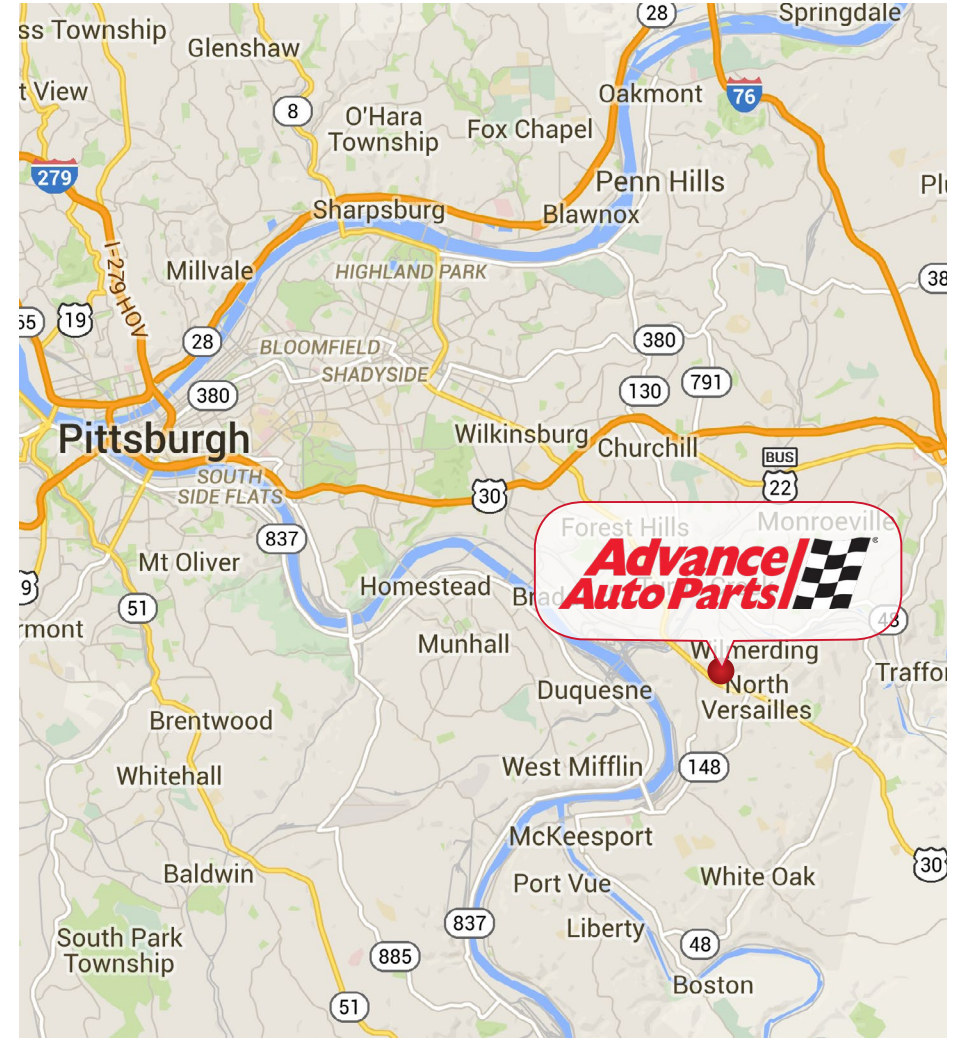
**planet  
fitness**  
**Save  
alot**



## LOCAL MAP



## REGIONAL MAP



# PROPERTY SUMMARY

## LOCATION OVERVIEW

This 6,648 Advance Auto Parts property is situated as a pad site to Walmart on 0.86 acres. The property has frontage and excellent visibility on Greensburg Pike with traffic counts over 12,000 vehicles per day, and is located just off Lincoln Highway with traffic counts over 18,000 vehicles per day. Advanced Auto Parts is surrounded by numerous national tenants including Dollar Tree, Burger King, Eat'n Park, Goodwill, Save-A-Lot and McDonald's to name a few. There are 7,711 people within 1 mile of the property, 62,297 people within 3 miles and 185,693 people within 5 miles.

North Versailles is a township in Allegheny County. It is in close proximity to downtown Pittsburgh (13 miles) and the Pennsylvania Turnpike (9 miles). North Versailles is also centrally located, offering easy access to many shopping and entertainment activities.

### NEIGHBORING NATIONAL TENANTS





## SUBJECT AREA DEMOGRAPHICS



### POPULATION

	1 MILE	3 MILES	5 MILES
2010 POPULATION	7,989	63,237	188,913
2018 POPULATION	7,711	62,297	185,693
PROJECTED POPULATION (2023)	7,580	61,805	184,042
HISTORICAL ANNUAL GROWTH			
2010-2018	-0.43%	-0.18%	-0.21%
PROJECTED ANNUAL GROWTH			
2018-2023	-0.34%	-0.16%	-0.18%

### HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	3,739	29,175	86,283
2018 HOUSEHOLDS	3,623	28,863	85,257
PROJECTED HOUSEHOLDS (2023)	3,568	28,671	84,647
HISTORICAL ANNUAL GROWTH			
2010-2018	-0.38%	-0.13%	-0.14%
PROJECTED ANNUAL GROWTH			
2018-2023	-0.31%	-0.13%	-0.14%

### HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2018 AVERAGE	\$46,429	\$52,871	\$60,679
2018 MEDIAN	\$35,801	\$39,695	\$44,932

### POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
WHITE POPULATION	77.2%	71.1%	70.9%
AFRICAN AMERICAN POPULATION	16.9%	23.2%	22.8%
ASIAN POPULATION	0.8%	1.1%	2.1%
PACIFIC ISLANDER POPULATION	0.2%	0.2%	0.2%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	0.7%	0.5%	0.5%
TWO OR MORE RACES POPULATION	4.2%	3.8%	3.4%

### HISPANIC OR LATINO POPULATION BY ORIGIN

	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	2.0%	2.1%	2.1%
WHITE NON-HISPANIC	76.4%	70.2%	69.8%

### 2018 AGE BY GENDER

	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	40.6/45.6	41.7/45.7	43.0/47.3

### TRAFFIC COUNTS

GREENSBURG PIKE

12,114



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