



\*ACTUAL SITE PHOTO



OFFERING  
MEMORANDUM

**AUTOZONE**  
**ABSOLUTE NNN GROUND LEASE**

OFFERING MEMORANDUM  
**PRESENTED BY:**

**KASE ABUSHARKH**

FOUNDING PRINCIPAL

PHONE **925.348.1844**

EMAIL **kase@thekasegroup.com**

NV LICENSE **#1002096**



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

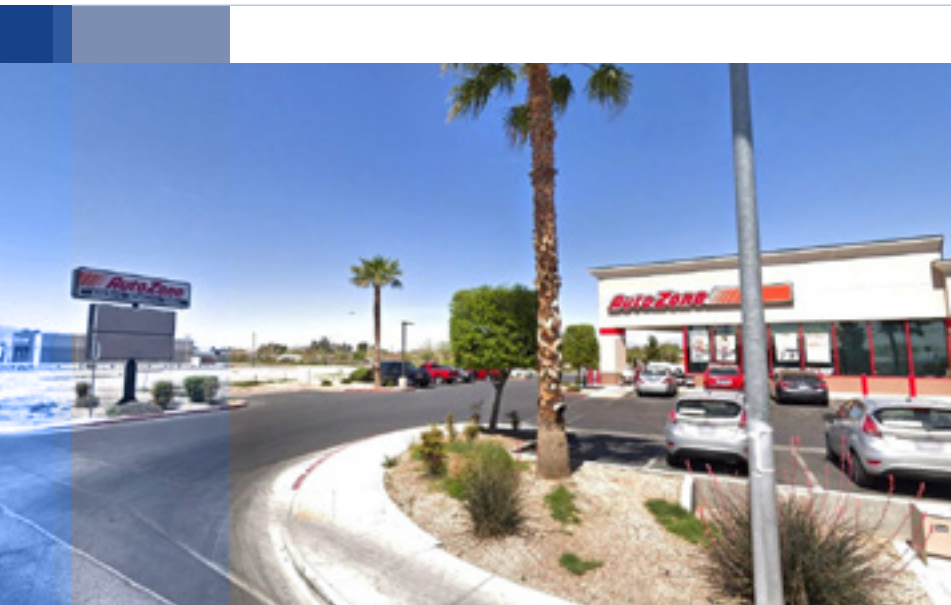
Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



# TABLE OF CONTENTS

04	<b>INVESTMENT OVERVIEW</b>
05	<b>FINANCIAL SUMMARY</b>
06	<b>TENANT OVERVIEW</b>
07	<b>PROPERTY PHOTOS</b>
08	<b>LOCATION AERIAL</b>
09	<b>REGIONAL OVERVIEW</b>
10	<b>DEMOGRAPHICS</b>
11	<b>AREA OVERVIEW</b>

# INVESTMENT OVERVIEW



The subject property is a 7,370 square foot, single-tenant AutoZone located in Las Vegas, Nevada. The property is wholly leased to AutoZone under an absolute NNN ground lease calling for zero landlord obligations. The tenant has three, 5-year options to renew beyond the initial term with 10% rental increases with each. The site is ideally located on a major commercial thoroughfare and surrounded by major retailers including O'Reilly Auto Parts, Circle K, Subway, El Pollo Loco. The property is located at 3926 E. Lake Mead Boulevard, Las Vegas, NV with easy access from the Interstate I-15 and I-515 Freeways.

## INVESTMENT HIGHLIGHTS

**ABSOLUTE NNN GROUND LEASE**

**ZERO LANDLORD OBLIGATIONS**

**S&P RATED BBB INVESTMENT GRADE CREDIT**

**CORPORATE GUARANTY - NYSE: AZO**

**LOCATED ON A MAJOR COMMERCIAL THOROUGHFARE**

**EXCELLENT TRAFFIC COUNTS - OVER 26,700 CARS PER DAY ON E. LAKE MEAD BOULEVARD**

## OFFERING SPECIFICATIONS

**PRICE** \$1,529,126

**CAP RATE** 5.15%

**NET OPERATING INCOME** \$78,750

**SQUARE FOOTAGE** 7,370

**LOT SIZE** 0.96 AC

**YEAR BUILT** 2008

# FINANCIAL SUMMARY

## AUTOZONE • ABSOLUTE NNN GROUND LEASE OFFERING

3926 E. LAKE MEAD BLVD LAS VEGAS, NV

**\$1,529,126 • 5.15%**

### SUMMARY

TENANT NAME	AutoZone
SQUARE FOOTAGE	7,370
LEASE START	11/24/2008
LEASE END	4/30/2030
ANNUAL RENT	\$78,750
OPTIONS	Three, 5-Year
INCREASES	10% at Options

### OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$78,750.00	5.15%
OPTION 1	\$86,625.00	5.67%
OPTION 2	\$95,287.50	6.23%
OPTION 3	\$104,816.25	6.85%



# TENANT OVERVIEW

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## AUTOZONE

AutoZone, Inc. is an American retailer of aftermarket automotive parts and accessories, the largest in the United States. Founded in 1979, AutoZone has over 6,000 stores across the United States, Mexico, and Brazil. The company is based in Memphis, Tennessee.

For more than 37 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry. AutoZone has a rich culture and history of going the Extra Mile for their customers and their community.

Today, AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the U.S.

AutoZone is the largest automotive aftermarket retailer in the United States based on sales and store count. The company premiered on the Fortune 500 list of companies in 2003 at No. 466 and has remained on the list since that time. As of June 2014, it was ranked at No. 1,412 on the Forbes magazine "World's Biggest Public Companies" list. Soon after, AutoZone was bumped to 2nd largest automotive aftermarket retailer by competitor, AutoZone, and has held that position as of July 2018.



**S&P RATED** CREDIT



**6,000** LOCATIONS



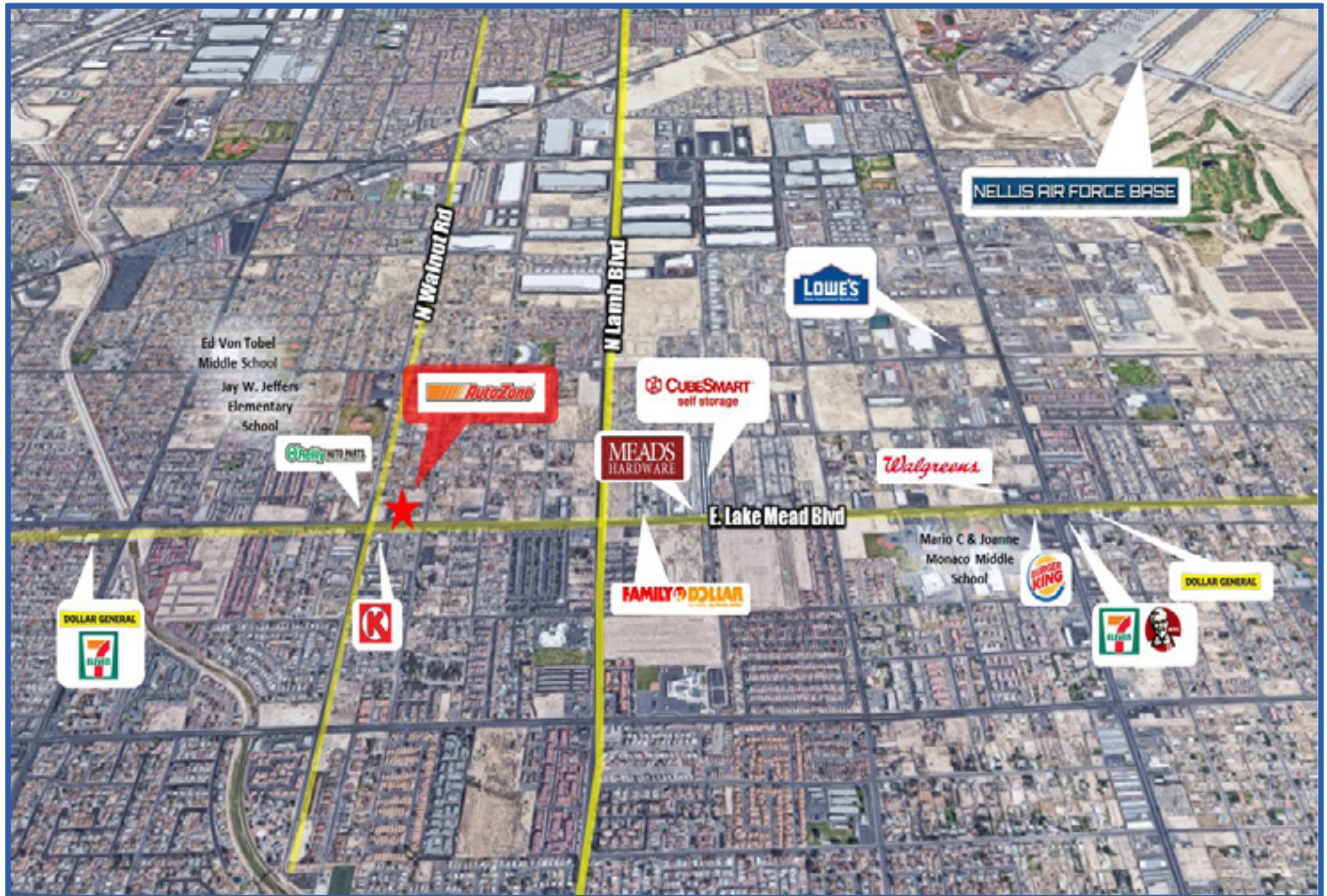
**87,000+** EMPLOYEES

# PROPERTY PHOTOS



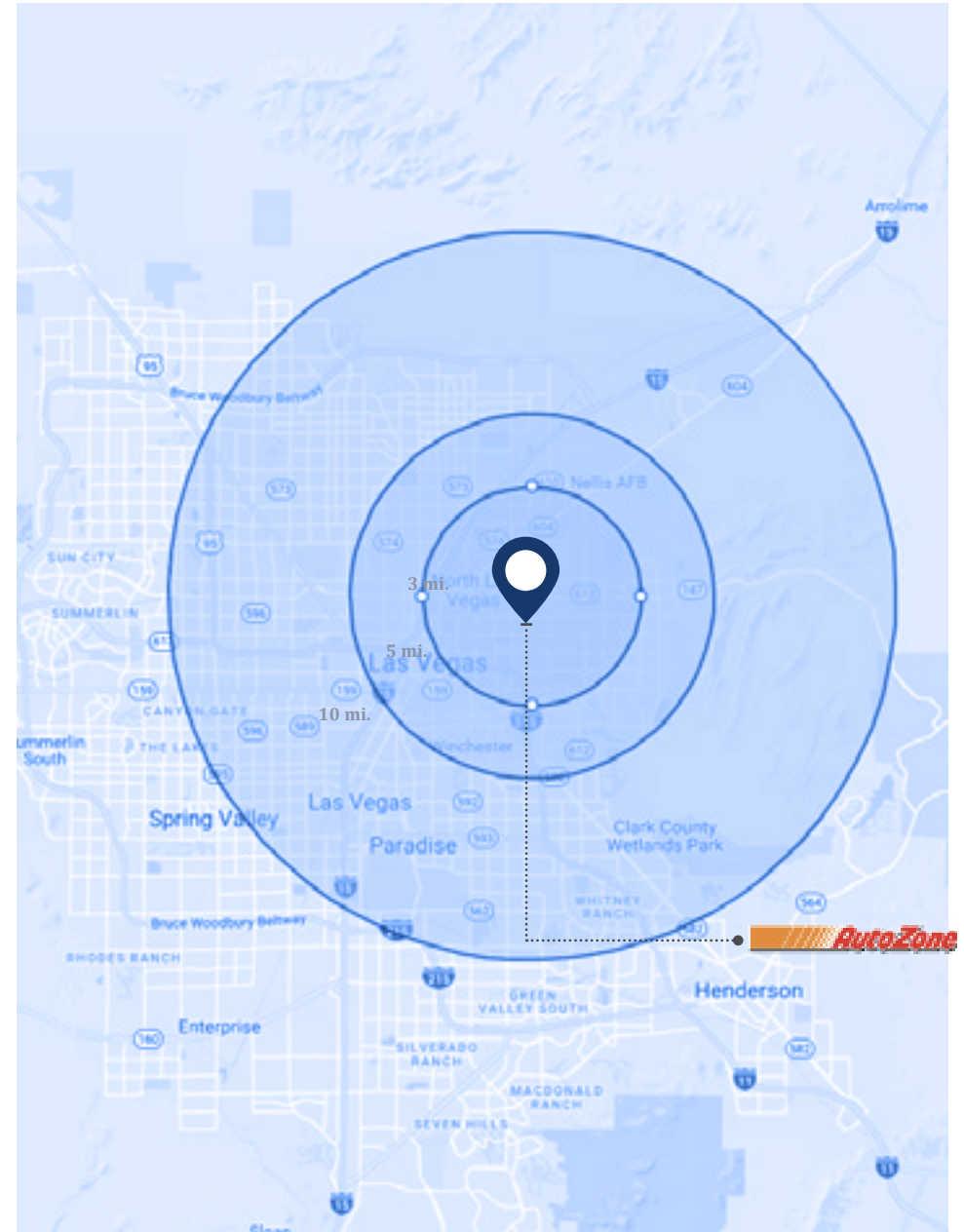
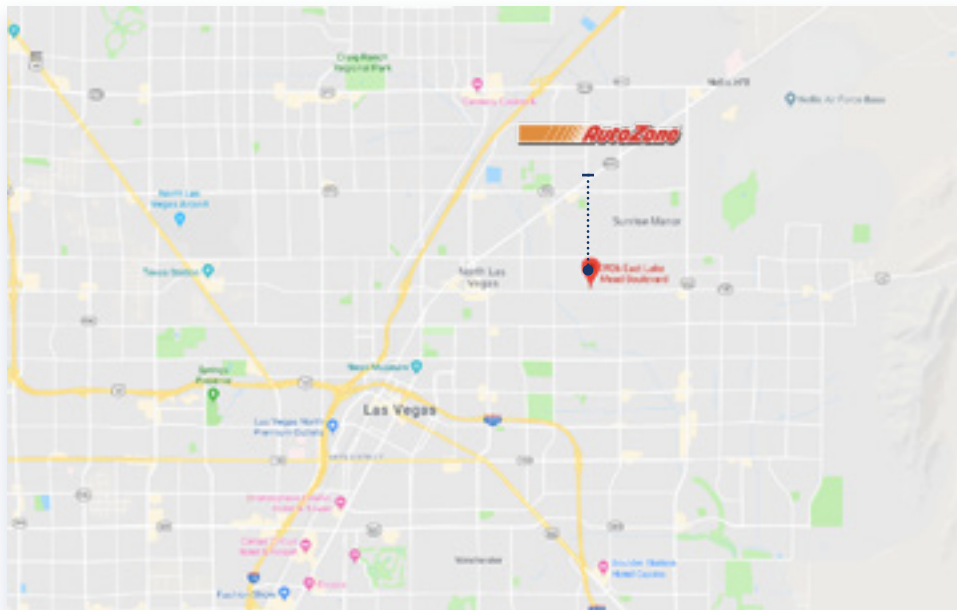
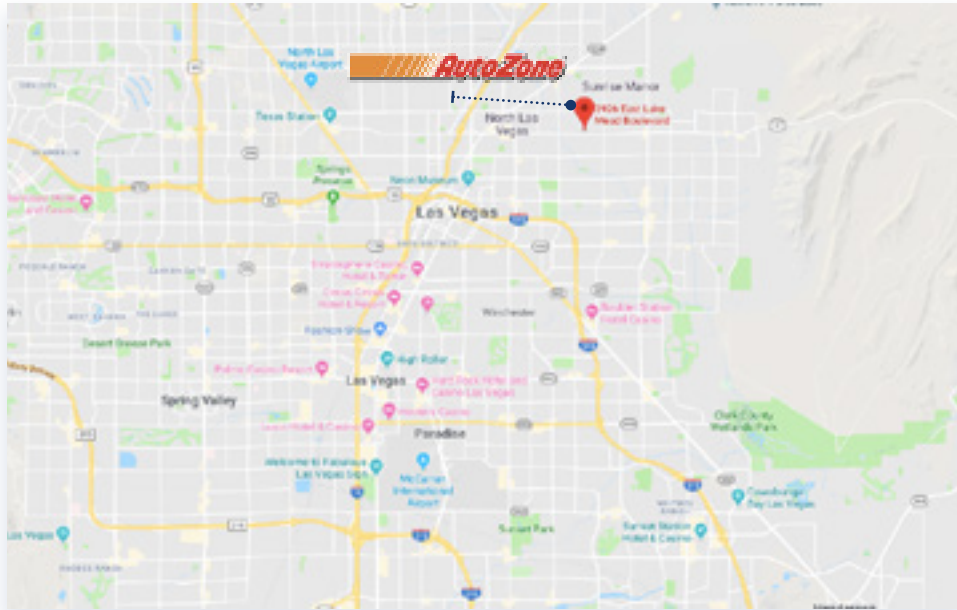


# LOCATION AERIAL





# REGIONAL OVERVIEW



# DEMOGRAPHICS



	3 MILES	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	225,347	482,867	1,209,657
<b>TOTAL HOUSEHOLDS</b>	63,813	151,354	427,118
<b>AVERAGE HOUSEHOLD INCOME</b>	\$42,433	\$49,916	\$60,116
<b>AVERAGE AGE</b>	33.00	35.00	36.60

# AREA OVERVIEW

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
TOTAL HOUSEHOLDS	225,347	482,867	1,209,657
TOTAL POPULATION	63,813	151,354	427,118
PERSONS PER HOUSEHOLD	3.40	3.10	2.80
AVERAGE HOUSEHOLD INCOME	\$42,433	\$49,916	\$60,116
AVERAGE HOUSE VALUE	\$133,539	\$155,600	\$185,869
AVERAGE AGE	33.00	35.00	36.60
WHITE	174,455	339,443	843,976
BLACK	30,373	86,516	193,219
AM. INDIAN & ALASKAN	4,272	8,264	17,606
ASIAN	7,291	26,245	90,910
HAWAIIAN & PACIFIC ISLAND	1,485	3,883	10,724
OTHER	7,472	18,517	53,222

## LAS VEGAS, NEVADA

Las Vegas is the 28th-most populated city in the United States, the most populated city in the state of Nevada, and the county seat of Clark County. The city anchors the Las Vegas Valley metropolitan area and is the largest city within the greater Mojave Desert. Las Vegas is an internationally renowned major resort city, known primarily for its gambling, shopping, fine dining, entertainment, and nightlife. The Las Vegas Valley as a whole serves as the leading financial, commercial, and cultural center for Nevada. The city bills itself as The Entertainment Capital of the World, and is famous for its mega casino-hotels and associated activities. It is a top three destination in the United States for business conventions and a global leader in the hospitality industry, claiming more AAA Five Diamond hotels than any other city in the world.





**LAS VEGAS, NEVADA**



**The Kase Group**

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