

**CBRE**

OFFERING MEMORANDUM



**AUTOZONE**

319 N. MAIN ST | LANOKA HARBOR, NJ 08734

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**VIEW PROPERTY VIDEO**





# TENANT OVERVIEW





AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the United States. Each AutoZone store carries an extensive product line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured automotive hard parts, maintenance items, accessories, and non-automotive products. Many stores also have a commercial sales program that provides commercial credit and prompt delivery of parts and other products to local, regional and national repair garages, dealers, service stations, and public-sector accounts. AutoZone also sells the ALLDATA brand diagnostic and repair software through [www.alldata.com](http://www.alldata.com). Additionally, they sell automotive hard parts, maintenance items, accessories, and non-automotive products through [www.autozone.com](http://www.autozone.com) and our commercial customers can make purchases through [www.autozonepro.com](http://www.autozonepro.com). As of February 9, 2019, the Company had 5,651 stores in 50 states in the U.S., the District of Columbia and Puerto Rico, 568 stores in Mexico, and 22 stores in Brazil for a total count of 6,241.

## AUTOZONE COPORATE OVERVIEW

TENANT TRADE NAME:	AutoZone
TENANT OWNERSHIP STATUS:	Public
BOARD/SYMBOL:	NYSE/AZO
TENANT:	Corporate Store
LOCATIONS:	-/+ 6,241
REVENUE:	\$11.2 Billion (2018)
CREDIT RATING:	BBB (Standard & Poor's)
WEBSITE:	<a href="http://www.autozone.com">www.autozone.com</a>
CORPORATE HEADQUARTERS:	Memphis, TN

# FINANCIAL OVERVIEW





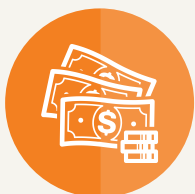
LIST PRICE

**\$3,000,000**



CAP RATE

**5.50%**



TOTAL NOI

**\$165,000**

## PROPERTY HIGHLIGHTS

### INVESTMENT GRADE CREDIT TENANT

The lease is corporately guaranteed by AutoZone, an investment grade credit tenant rated "BBB" by Standard and Poor's

### PASSIVE INVESTMENT

The subject property is on a long-term NNN lease with minimal landlord responsibilities or possibility of expenses with 8 years of term before the renewal options

### ESTABLISHED AND SUCCESSFUL LOCATION

AutoZone, the leading retailer of automotive replacement parts and accessories, has successfully operated in this location since 2007

### SURROUNDED BY NATIONAL RETAILERS

Strategically situated on Rte. 9, the main retail corridor and surrounded by national retailers including The Home Depot, McDonald's, Dunkin Donuts, KOHL's, ShopRite, Wendy's and TJ Maxx to name a few

### AFFLUENT SUBMARKET

Well above the national average for household incomes which exceed \$102,000 within 1 mile of the site, \$99,000 with 3 miles and \$96,000 within 5 miles

### EXCELLENT VISIBILITY & ACCESS

Fronting on N Main Street (Rte. 9) the subject property has great visibility and is easily accessible in both directions with traffic counts of 18,000 vehicles per day

### TERM & YIELD GROWTH

The lease has three, five year options to renew with 10% rental increases in each of the options

### TAX SHELTER

Unlike many of the competing auto parts properties that are ground leases, the subject property is a build-to-suit which offers the landlord tax shelter through depreciation which creates better after-tax returns



## FINANCIAL OVERVIEW



**PRICE:** **\$3,000,000**

**CAP RATE:** **5.50%**

**YEAR BUILT:** 2007

**BUILDING SQUARE FOOTAGE:** 7,581

**LOT SIZE:** 1 Acre

**TYPE OF OWNERSHIP:** Fee Simple

**TENANT:** AutoZone

**LEASE GUARANTOR:** Corporate Guarantee

**LEASE TYPE:** NNN\*

**INITIAL LEASE TERM:** 20 Years

**ROOF AND STRUCTURE:** Tenant Responsible

**LEASE COMMENCEMENT:** 2/2007

**LEASE EXPIRATION:** 3/2027

**TERM REMAINING ON LEASE:** 8 Years

**INCREASES:** 10% in Each Option

**OPTIONS:** 3x5 Years

### PROPERTY ADDRESS:

319 N. MAIN STREET | LANOKA HARBOR, NJ 08734

ANNUALIZED OPERATING DATA		
RENT INCREASES	ANNUAL	MONTHLY
Current:	\$165,000.00	\$13,750.00
Option 1	\$181,500.00	\$15,125.00
Option 2	\$199,650.00	\$16,637.50
Option 3	\$219,615.00	\$18,301.25
<b>NET OPERATING INCOME:</b>		<b>\$165,000.00</b>

\*Landlord repairs any and all damage caused by settling, expansion or contraction of the building and/or land underneath the building or Parking Area, except for diminutive settling, expansion or contraction. Without limiting the generality of the foregoing, Landlord, at Landlord's expense, shall maintain, repair, and replace the structural elements of the building on the Demised Premises (including roof), and upon delivery of possession of the Demised Premises to Tenant, Landlord shall cause all contractor's an manufacturer's warranties and guaranties relating to the Demised Premises to be assigned to Tenant, or to the extent not assignable, to be issued in Tenant's name



## INVESTMENT OVERVIEW

**CBRE IS PLEASED TO EXCLUSIVELY PRESENT FOR SALE** this AutoZone property located on N Main St/Route 9 in Lanoka Harbor, NJ. The subject property is on a long-term NNN lease with minimal landlord responsibilities or possibility of expenses with 8 years of term before the renewal options. There are also 10% rental increases in each of the three, five year options to renew. AutoZone, the leading retailer of automotive replacement parts and accessories, has successfully operated in this location since 2007. The lease is corporately guaranteed by AutoZone, an investment grade credit tenant rated BBB by Standard & Poor's.

AutoZone is strategically located on N Main Street/Route 9 with excellent access and visibility. Route 9 is a main thoroughway in Lanoka Harbor, with traffic counts of 18,000 vehicles per day and home to countless national retailers. AutoZone sits across from The Home Depot, KOHL's, and the Lacey Mall, an outdoor shopping center anchored by ShopRite. Additional tenants include Dollar Tree, TJ Maxx, PetValu, Burger King and Dunkin' Donuts to name a few. This is a densely populated area 6,872 people within 1 mile of the site, 31,880 people within 3 miles and 50,887 people within 5 miles. The population in the 1, 3 and 5 mile rings is projected to grow through 2023. It's also an affluent market as the average household income exceeds \$102,000 within 1 mile of AutoZone. This NNN lease coupled with a successful, long-term tenant and a main retail area offers an ideal investment for the astute investor.



# PROPERTY SUMMARY







**MATTRESS  
Warehouse**

**KOHL'S**



**N MAIN ST - 18,000 V.P.D.**

**AutoZone**





N MAIN ST - 18,000 V.P.D.

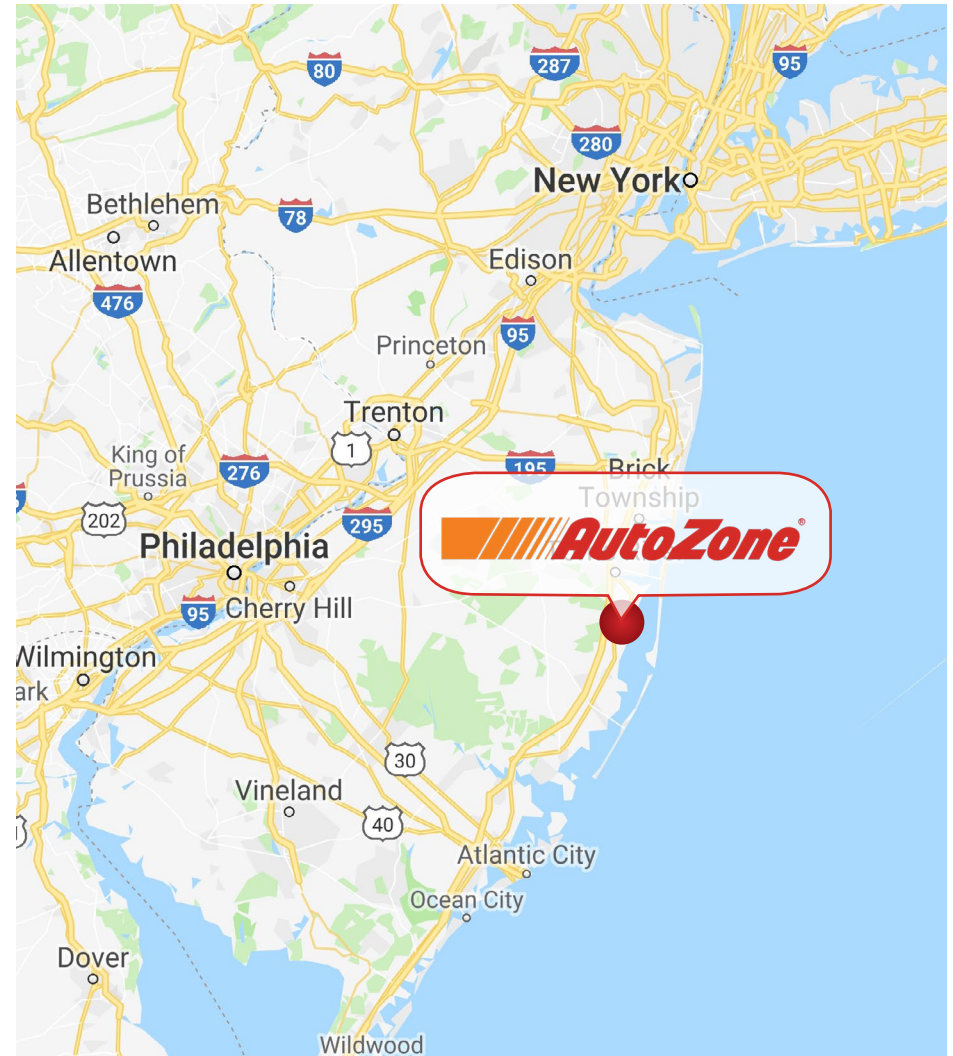




## LOCAL MAP



## REGIONAL MAP



## LOCATION OVERVIEW

This 7,581 AutoZone property sits on 1 acre on N Main Street/Route 9 in Lanoka Harbor (Ocean County, NJ). This is an ideal location for AutoZone as it has excellent access and visibility for over 18,000 vehicles traveling by daily. N Main Street/Route 9 is also a main thoroughway and retail corridor in Lanoka Harbor. The site sits across from The Home Depot, KOHL's, and the Lacey Mall, an outdoor shopping center anchored by ShopRite. Additional tenants include Dollar Tree, TJ Maxx, PetValu, Burger King and Dunkin' Donuts to name a few tenants. This is a densely populated area 6,872 people within 1 mile of the site, 31,880 people within 3 miles and 50,887 people within 5 miles.

Lanoka Harbor is a community located within Lacey Township in Ocean County, New Jersey. Lanoka Harbor is a coastal town and sits along the Barnegat Bay, situated approximately 20 miles southwest of the popular Seaside Heights, New Jersey. Lanoka Harbor can easily access the surrounding beach towns via the J. Stanley Tunney Bridge 15 miles to the north and the Dorland J Henderson Memorial Bridge 20 miles to the south. Ocean County is located along the Jersey Shore in the central portion of the state of New Jersey. It is part of the New York metropolitan area and is home to many tourist attractions, especially the beachfront communities of Seaside Heights, Long Beach Island, Point Pleasant Beach, as well as Six Flags Great Adventure.

## NEIGHBORING NATIONAL TENANTS





## SUBJECT AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
2010 POPULATION	6,892	31,141	49,432
2018 POPULATION	6,872	31,880	50,887
PROJECTED POPULATION (2023)	6,994	32,721	52,373
HISTORICAL ANNUAL GROWTH			
2010-2018	-0.04%	0.28%	0.35%
PROJECTED ANNUAL GROWTH			
2018-2023	0.35%	0.52%	0.58%
HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2010 HOUSEHOLDS	2,361	11,396	18,087
2018 HOUSEHOLDS	2,360	11,665	18,653
PROJECTED HOUSEHOLDS (2023)	2,396	11,926	19,145
HISTORICAL ANNUAL GROWTH			
2010-2018	-0.01%	0.28%	0.37%
PROJECTED ANNUAL GROWTH			
2018-2023	0.30%	0.44%	0.52%
HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2018 AVERAGE	\$102,063	\$99,382	\$96,577
2018 MEDIAN	\$81,296	\$79,981	\$78,548

POPULATION BY RACE	1 MILE	3 MILES	5 MILES
WHITE POPULATION	95.5%	95.4%	94.5%
AFRICAN AMERICAN POPULATION	0.6%	0.7%	1.1%
ASIAN POPULATION	1.0%	1.0%	1.3%
PACIFIC ISLANDER POPULATION	0.1%	0.1%	0.1%
AMERICAN INDIAN AND ALASKA NATIVE	0.0%	0.0%	0.0%
OTHER RACE POPULATION	1.4%	1.3%	1.5%
TWO OR MORE RACES POPULATION	1.4%	1.4%	1.5%

HISPANIC OR LATINO POPULATION BY ORIGIN	1 MILE	3 MILES	5 MILES
HISPANIC OR LATINO	5.4%	5.6%	6.2%
WHITE NON-HISPANIC	91.8%	91.4%	90.2%

2018 AGE BY GENDER	1 MILE	3 MILES	5 MILES
MEDIAN AGE			
MALE/FEMALE	40.2/44.1	41.4/44.8	42.3/45.3

## TRAFFIC COUNTS

N MAIN ST

18,000

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