



Advance [®]
Auto Parts

6901 Olive Blvd
Saint Louis, MO 63130





LISTED BY

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Investment Highlights



- **Passive Investment** – The tenant takes care of the roof, parking lot, HVAC, taxes, and insurance making this investment truly passive
- **Extremely Low Rent** – This building is paying around 55% lower rent psf than the market average
- **Recent Extension** - Advance Auto Parts agreed to extend the lease 2 years early putting a total of 7 years on the lease
- **Future Upside** - There is a 38% rental increase coming in the first option
- **Dense Metro** - There is a population of over 20,000 in a 1 mile radius of this building with over 300,000 in a 5 mile radius
- **Strong Traffic Counts** - Over 16,000 VPD travel on Olive Blvd
- **Investment Grade Credit Tenant** – The lease is corporately guaranteed by Advance Auto Parts which has a market cap of 9.6 Billion and a BBB- S&P Rating



DOWNTOWN CLAYTON



Investment Summary



» **PROPERTY ADDRESS**

6901 Olive Blvd
Saint Louis, MO 63130



» **LIST PRICE**

\$1,062,000



» **CAP RATE**

7.25%



» **YEAR BUILT**

2005



Annualized Operating Data

	Monthly Rent	Annual Rent	RPSF	Cap Rate
Current - 2/28/26	\$6,416.67	\$77,000.04	\$11.00	7.25%
Option 1 3/1/26 - 2/28/31	\$8,866.08	\$106,392.96	\$15.20	10.02%
Option 2 3/1/31 - 2/28/36	\$9,309.42	\$111,713.04	\$15.96	10.52%
Option 3 3/1/36 - 2/28/41	\$9,774.92	\$117,299.04	\$16.76	11.05%

Lease Guarantor	Corporate
Lease Type	NN+
Building Size (SF)	± 7,000 SF
Lot Size (AC)	±0.59
Years Remaining	±6 YRS
Options	Three (3), 5 Year Option
Increases	10% After 5 Years in Options
Lease Commencement Date	9/30/2004
Lease Expiration Date	2/28/2026
Rent Commencement Date	5/1/2019





Tenant Overview



» Company Name Advance Auto Parts	» Year Founded 1929	» Headquarters Roanoke, Virginia
» Parent Company Advance Auto Parts, Inc	» Credit Rating BBB-	» Website www.advanceautoparts.com

TENANT OVERVIEW

Headquartered in Roanoke, VA., Advance Auto Parts, Inc., the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance Auto Parts operates over 5,185 stores, over 127 Worldpac branches and serves approximately 1,250 independently owned CARQUEST branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Employing approximately 74,000 Team Members, the company works hard to create an environment of honesty, integrity, mutual trust and dedication. These values have remained the same since Advance Auto Parts founding in 1929. Advance Auto Parts operates stores that primarily offer auto parts such as alternators, batteries, belts and hoses, chassis parts, clutches, engines and engine parts.

STRATEGY

AAP continues to expand its store network in both new and existing markets to grow its commercial and DIY customer base. In a move that created the largest automotive aftermarket parts provider in North America and surpassed rival AutoZone in sales, AAP acquired privately-held General Parts International, a distributor and supplier of original equipment and aftermarket replacement products for commercial markets operating under the CARQUEST and WORLDPAC brands. The company has also been moving into the commercial market in recent years. To better serve commercial customers, AAP has added more parts from key manufacturers to its inventory and expanded its workforce with parts professionals, delivery drivers, and sales representatives.

SALES & MARKETING

Advance Auto Parts builds its marketing and advertising campaigns around radio, television, direct marketing, mobile and social media, and local in-store marketing. Its "Speed Perks" customer loyalty campaign targets core DIY customers and emphasizes service. The company also employs Spanish-language television, radio, and outdoor ads to reach Latinos.



Area Overview

Saint Louis, MO

St. Louis lies beside the confluence of the Missouri and the Mississippi Rivers where the city's most recognizable feature is perched. The Gateway Arch, the centerpiece of the Jefferson National Expansion Memorial, is the tallest man-made monument in the United States. St. Louis is occupied by nearly 40 colleges, universities, and technical schools some of the largest being Washington University in St. Louis, Saint Louis University and University of Missouri–St. Louis. In addition to its importance as a biotech and business center, the rivers and Port of St. Louis play a large role in moving goods throughout the country. The city has numerous museums and attractions within the city including the St. Louis Art Museum, the Missouri History Museum and the Zoo. St. Louis is the home of the world-renowned Saint Louis Symphony Orchestra which was founded in St. Louis in 1880 and is the second oldest orchestra in the nation. The city had an estimated March 22, 2018 population of 308,626 and is the cultural and economic center of the Greater St. Louis Metropolitan area (home to nearly 3,000,000 people), which is the largest metropolitan area in Missouri and the 19th-largest in the United States.

Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2019 Estimate	19,877	125,384	314,132
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2019 Estimate	8,426	53,909	137,077
INCOME	1 - MILE	3 - MILE	5 - MILE
2018 Est. Average Household Income	\$93,202	\$95,041	\$81,900

Saint Louis Economy

The economy of metropolitan St. Louis relies on service, manufacturing, trade, transportation of goods, and tourism. Its metro area is home to major corporations, including Anheuser-Busch, Express Scripts, Centene, Boeing Defense, Emerson, Energizer, Panera, Enterprise, Peabody Energy, Ameren, Post Holdings, Monsanto, Edward Jones, Go Jet, Purina, and Sigma-Aldrich. Nine of the ten Fortune 500 companies based in Missouri have located within the St. Louis metropolitan area. This city has also become known for its growing medical, pharmaceutical and research presence. St. Louis has two professional sports teams: the St. Louis Cardinals of Major League Baseball and the St. Louis Blues of the National Hockey League. The city is commonly identified with the 630-foot (192 m) tall Gateway Arch in the city's downtown.

Saint Louis Tourism



- » St. Louis welcomes 25.9 million annual visitors for leisure, conventions, meetings and business travel



- » Visitors spend \$5.38 billion in St. Louis and tourism provides jobs for more than 85,000 area residents



- » St. Louis area tourism workers earn \$3.17 billion in wages yearly and the industry generates \$925 million in local, state and federal taxes each year



- » Travel and tourism ranks among the top 6 industries in St. Louis City and County



Next NGA West is Largest Federal Investment in St. Louis History



The National Geospatial-Intelligence Agency (NGA) chose north St. Louis as the site for its state-of-the-art campus:

- » The 97-acre site will revitalize neighborhoods near downtown.
- » The new campus will feature 712,000 square feet of office space, visitor center, green space and access control points. Construction begins in 2019.
- » SLDC will complete site preparation in 2018.
- » Contracts for much of the work were awarded to minority and women-owned businesses. R Of 137 structures within the site, 133 were demolished. One was physically relocated just outside of the NGA's site boundary. Three others will be demolished at a later date.
- » Several public meetings were held with residents and business owners as part of Project Connect, the City's action plan to concentrate development efforts in neighborhoods near downtown and Next NGA West.

2019 St. Louis Developments



3.54%
HOUSEHOLD INCOME



\$70 MILLION
NEW RESIDENTIAL & COMMERCIAL UNITS



± 1,698
COMPANIES SERVED



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Advance Auto Parts** located at **6901 Olive Blvd Saint Louis, MO 63130** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This 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 Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents 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 and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
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 detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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 Seller or Matthews Real Estate Investment Services 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.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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