



SANDS INVESTMENT GROUP
NET INVESTMENTS... NET RESULTS



AutoZone
1453 Diamond Hill Road
Woonsocket, RI 02895

EXCLUSIVELY MARKETED BY:



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TABLE OF CONTENTS

04

06

07

12

14

INVESTMENT OVERVIEW

Investment Summary
Investment Highlights

LEASE ABSTRACT

Lease Summary
Rent Roll

PROPERTY OVERVIEW

Property Images
Location, Aerial & Retail Maps

AREA OVERVIEW

City Overview
Demographics

TENANT OVERVIEW

Tenant Profile

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INVESTMENT SUMMARY

Sands Investment Group is Pleased to Exclusively Offer For Sale the 6,201 SF AutoZone Located at 1453 Diamond Hill Road in Woonsocket, RI. This Opportunity Includes a High Quality Tenant With Over 10 Years Remaining on the Primary Lease Term With Three 5 Year Options, Providing For a Secure Investment.

OFFERING SUMMARY

PRICE	\$1,216,000
CAP	6.50%
NOI	\$79,063
PRICE PER SF	\$196.10
GUARANTOR	AutoZone, Inc.

PROPERTY SUMMARY

ADDRESS	1453 Diamond Hill Road Woonsocket, RI 02895
COUNTY	Providence
BUILDING AREA	6,201 SF
LAND AREA	0.61 AC
BUILT	1985



AUTOZONE

HIGHLIGHTS

- AutoZone, Inc. Corporate Guaranteed Investment Opportunity
- Over 10 Years Remaining on the Primary Lease Term With 3 x 5 Year Options
- Hard Signalized Intersection Location
- AutoZone Has Operated Successfully at This Site For 20 Years – Showing Commitment to Location
- Strong Traffic Counts – Over 14,600 Vehicles Per Day Along Diamond Hill Road
- Reported Store Sales With Healthy Rent-to-Sales Ratio of 6%
- Dense Population – Over 56,600 People Within a 3- Mile Radius and Over 92,800 People Within a 5- Mile Radius
- E-Commerce and Recession Proof Tenant Concept
- Ideal 1031 Exchange Property
- Nearby Retailers Include: Dunkin', Taco Bell, Planet Fitness, T-Mobile, Little Caesar's, Burlington, Tractor Supply Co, Applebee's, Popeyes and More



LEASE SUMMARY

TENANT	AutoZone, Inc.
PREMISES	A Building of Approximately 6,201 SF
LEASE COMMENCEMENT	January 12, 1987
LEASE EXPIRATION	June 30, 2030
LEASE TERM	10+ Years Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% at Options
LEASE TYPE	Net Lease (NN+)
PERMITTED USE	Auto Parts
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Landlord's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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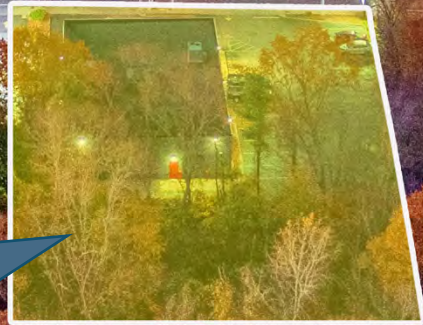
6,201 SF	\$79,063	\$12.75
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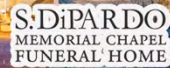
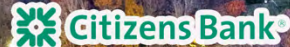


Diamond Hill Rd





Walnut Hill
Apartments



Rock Ridge
Homes



R.I.
114

Diamond Hill Rd



 **DUNKIN'**  **DOLLAR TREE**
 **Stop&Shop**  **SUPERCUTS**  **Citizens Bank**

 **ACE**

 **CVS pharmacy**

 **SUBWAY**

 **TACO BELL**  **planet fitness**  **savers**
 **T-Mobile**
 **OLYMPIA Sports**


 **Burlington**  **Rainbow**
 **SALLY BEAUTY**  **DOLLAR TREE**
 **McDonald's**  **Papa Gino's**  **GNC**  **CUBE SMART**
 **Price Rite**  **SUBWAY**

 **Advance Auto Parts**

 **DUNKIN'**  **GNC**  **Speedway**

 **SHELL**  **DUNKIN'**

 **the SALVATION ARMY**  **Kentucky Fried Chicken**
 **metroPCS** 

 **Auto Zone**

Diamond Hill Rd

R.I.
114

Mendon Rd

 **Applebee's**  **TSC** **TRACTOR SUPPLY CO**

 **FAMILY DOLLAR**  **Walgreens**
 **BURGER KING**  **Bank of America**  **MONRO**
 **Santander**  **Citizens Bank**  **SUBWAY** 

 **Little Caesars**  **Citizens Bank**  **MIDAS**  **POPEYES**

WOONSOCKET | PROVIDENCE COUNTY | RI

Woonsocket is a city in Providence County in the state of Rhode Island. The population was 41,186 residents⁰ at the 2018 estimate census, making it the sixth largest city in the state. Woonsocket lies directly south of the Massachusetts state line and constitutes part of both the Providence metropolitan area and the larger Greater Boston Combined Statistical Area. Woonsocket is a vibrant, urban community that offers the right blend of exciting city life and cozy small town comfort. It is an eclectic mix of the old and the new, providing a wonderful environment in which to live and work. The location in Southern New England provides residents with easy access to Providence, Boston and Worcester for work, education and leisure activities.

The city is the corporate headquarters of CVS Health, a pharmacy services provider. The city is also home to Landmark Medical Center, a full-served medical facility, offering quality care to area residents for over 100 years. Due to the city's close proximity, Providence's economy also affects Woonsocket's. Services make up a large portion of Providence's economy, in particular education, healthcare, and finance. Providence is the capital of Rhode Island, so the city's economy additionally consists of government services. Companies headquartered in Providence include Textron, United Natural Foods, Nortek Incorporated, Gilbane and GTECH Corporation.

Woonsocket is only about a 30 minute drive from Providence, RI, which makes it the perfect city to go for the day. Providence is the capital of the state and is home to Brown University and the Rhode Island School of Design, whose RISD Museum displays American art and silver. Nearby, 18th- and 19th-century homes line the streets of College Hill. Waterplace Park is the backdrop for the WaterFire art installation, which lights up the surrounding tidal basin most nights in the summer and for special events. The city is also home to Roger Williams Park and Zoo which includes a nature museum, festivals and contains more than 150 animals from around the world in natural settings.



DOWNTOWN WOONSOCKET

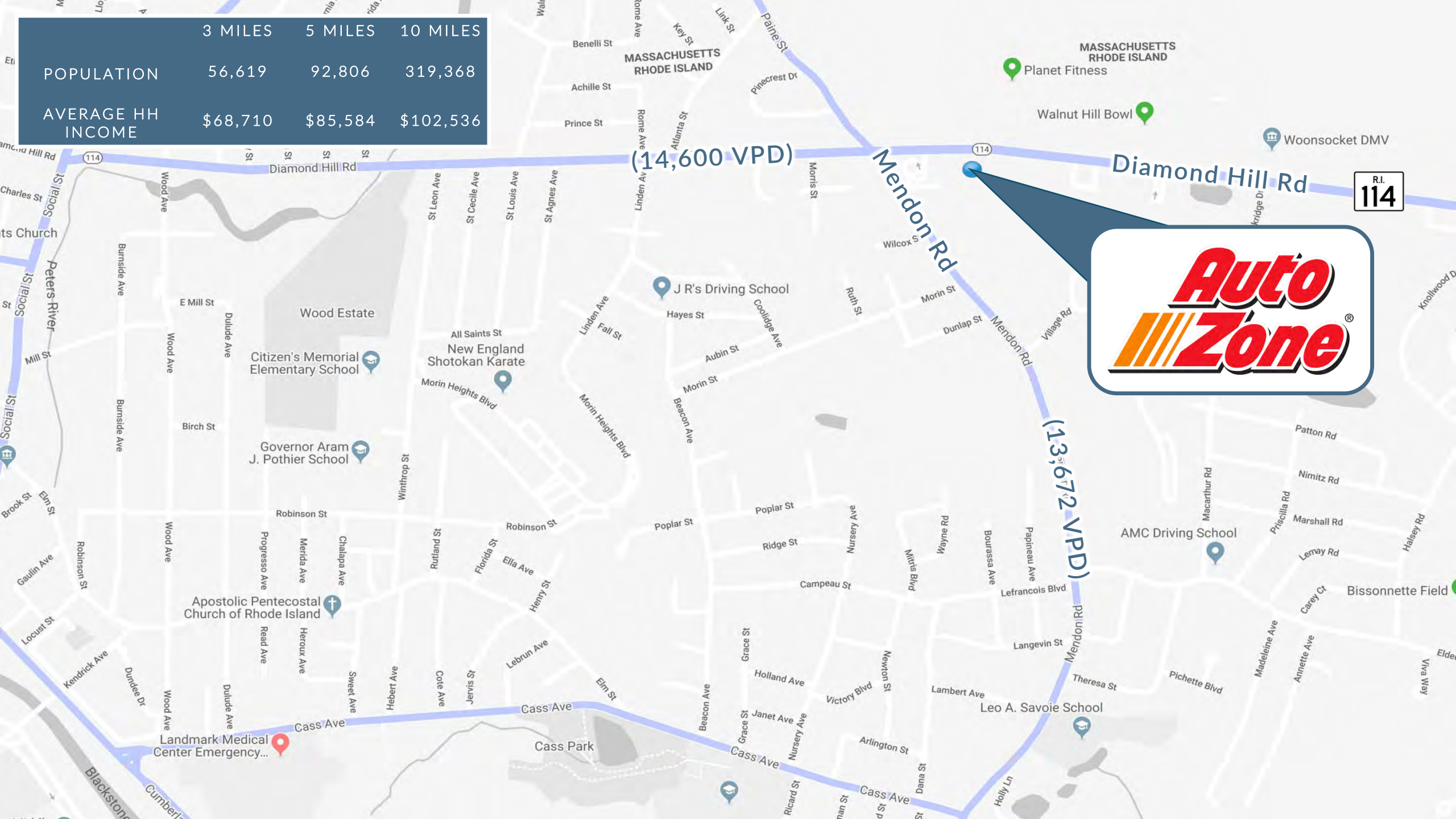


ROGERS WILLIAMS PARK AND ZOO



PROVIDENCE, RI

	3 MILES	5 MILES	10 MILES
POPULATION	56,619	92,806	319,368
AVERAGE HH INCOME	\$68,710	\$85,584	\$102,536



AUTOZONE INC.

TENANT PROFILE

AutoZone is an American retailer of aftermarket automotive parts and accessories, and it is the largest in the United States. The company was founded in 1979, and today has over 6,000 stores across the United States, Mexico, and Brazil. For more than 30 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 its customers and its community. AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories. Each store carries an extensive line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured hard parts, maintenance items and accessories. Since opening its first store in Forrest City, Arkansas on July 4, 1979, the company has joined the New York Stock Exchange (NYSE: AZO) and earned a spot in the Fortune 500. AutoZone also sell automotive diagnostic and repair software through ALLDATA, diagnostic and repair information through alldatadiy.com, and auto and light truck parts and accessories through AutoZone.com.



COMPANY TYPE
NYSE: AZO



FOUNDED
1979



OF LOCATIONS
6,000+



HEADQUARTERS
Memphis, TN



WEBSITE
autozone.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE

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