



PROPERTY HIGHLIGHTS

O'Reilly auto parts occupies the entire 6,463 SF of this property under a net lease lasting until 2026. Included with this lease is a 10% increase in rent every five years, with the next rise occurring in October of 2021. This lease is guaranteed corporately by O'Reilly Auto Parts.

The tenant is responsible for taxes, insurance, common area maintenance expenses such as snow removal. The landlord is only responsible for structure, roof, and parking lot replacement and repairs.

Jorge Espinoza and the Colorado Group have been selected to exclusively market for sale a net leased O'Reilly Auto Parts investment property located in Glenwood Springs, Colorado.

- Remarkable visibility
- Great surrounding tenant mix
- Remodeled in 2006
- Monument Sign

Sale Price:	\$2,600,000	Cap Rate:	6%
Building Size:	6,463 RSF	Lease Remaining:	7 years
Lot Size:	20,865 SF	Options:	2-5 year
Net Income:	\$156,000	Rate Increase:	10% Oct. 2021

DISCLAIMER: The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to confirm its accuracy and completeness.

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O'REILLY AUTO PARTS FOR SALE

Colorado Group

51101 HWY 6, GLENWOOD SPRINGS, CO 81601

PROPERTY LOCATION



ABOUT GLENWOOD SPRINGS COLORADO

Glenwood Springs was established in 1883 and has been one of the most popular cities in Garfield County ever since. With the population sitting right around 10,000, tourism is a huge market for the city of Glenwood Springs drawing in more than a million visitors a year. Glenwood Springs is a resort home to the world's largest Hot Springs Swimming Pool and some of the most breathtaking scenery, various outdoor adventures, and "the friendliest people in the country."

Set in the idyllic Rocky Mountain valley, Glenwood Springs is just off Interstate 70 at the confluence of the Roaring Fork and Colorado Rivers. Glenwood Springs sees an average traffic count of around 120 thousand drivers per day according to USDOT. Located just thirty miles west of the Vail/Eagle County Regional Airport, with direct flights from many cities and one-hundred and sixty miles from Denver, Glenwood Springs is a hot spot for visitors. Glenwood Springs has been named the "Most Fun Town in America" by Rand McNally and USA Today in 2011 as well as voted the 5th Best Place to Live in America by Outside magazine. With four distinct seasons and numerous activities to do year-round, Glenwood always has something to offer. Home to two rivers and a world-class whitewater park, Glenwood Springs has endless opportunities to fish, raft, kayak, canoe, and stand up paddle board. In the winter, Glenwood springs is an attraction to snowshoers, skiers, and ice skaters near and far. Whether it be soaking in the world's largest natural hot springs swimming pool, taking a scenic ride through the mountains alongside the Colorado river on the Amtrak, playing a round of golf, hiking the famous Hanging Lake, Rio Grande, or Sunlight mountain trail, or cave exploration, Glenwood has it all.

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TENANT OVERVIEW

O'Reilly Auto Parts is the dominant auto parts retailer in all of their market areas. Founded in 1957 as a single store in Missouri to 5,219 stores in 42 states and more than 67,000 team members. This includes the July 2008 acquisition of CSK Auto Inc., one of the largest specialty retailers of auto parts in the Western U.S. O'Reilly is a proven success. Team members do everything they can do to help O'Reilly to continue to be successful. They approach every job with responsibility and enthusiasm. The company has a dual market strategy, targeting do-it-yourself customers as well as professional installers. O'Reilly believes this gives it a competitive advantage, allowing the company to target a larger base of consumers of automotive aftermarket parts; capitalize on existing retail and distribution infrastructure; operate profitably not only in large metropolitan markets but also in less densely populated areas, which typically attract fewer competitors; and enhance service levels to the DIY market by offering a broad selection of products and extensive product knowledge required by professional installers. O'Reilly seeks to aggressively add new stores to achieve greater penetration in existing markets and to expand into new, continuous ones.

**Source: O'Reilly Automotive Parts*

Summary of Lease

51101 Highway 6 Glenwood Springs, Colorado 81601
Property Name: O'Reilly Auto Parts
Property Type: Net Leased Auto Parts
Net Rentable Area: 6,463 SF
Tenant Trade Name: O'Reilly Auto Parts
Ownership: Public
Credit Rating S&P 500: BBB
NASDAQ: ORLY
Lease Guarantor: CSK Auto Inc.
Headquartered Springfield, MO
Number of Site Locations: 5,219

Lease Commencement Date: 3/10/06
Lease Expiration Date: 9/30/2026
Term Remaining on Lease: 7 years
Lease Type: Double Net
Roof and Structure: Landlord Responsible
Original Lease Term Base Rent (Annualized):
Rent Increases: 10% every 5 years
Options to Renew: Two (2) Five Year Options
Options to Terminate: No
Options to Purchase: No



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