



ADVANCE AUTO PARTS

1420 SE WASHINGTON BLVD | TULSA (BARTLESVILLE), OKLAHOMA
CORPORATE GUARANTEED LEASE FROM PUBLICLY TRADED COMPANY
SURROUNDED BY MULTIPLE NATIONAL RETAILERS | LOCATED OFF US ROUTE 75 OVERSEEING OVER 22,800 VEHICLES-PER-DAY

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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 Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Marcus & Millichap has not made any 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, PCBs or asbestos, the compliance with local, 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, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

ACT ID: Y010****

ONLY ADVANCE AUTO PARTS WITHIN A 35-MILE RADIUS

Advance Auto Parts 





INVESTMENT GRADE CREDIT | ADVANCE AUTO PARTS, INC (NYSE: AAP) | S&P

- ◆ 15 Year Lease Term with 4 Years Remaining on Triple-Net Lease, Excluding Roof and Structure
- ◆ 5% Rental Increases in the Three, Five-Year Options
- ◆ High Performing Location | 2017 Site Sales of \$1,056,000
- ◆ Billion Dollar Company | Advance Auto Parts has a Current Market Capitalization of \$12.55 Billion
- ◆ Publicly Traded Corporate Guarantor (NYSE:AAP) Advance Auto Parts Operates Over 5,200 Locations and Sales of 9.5 Billion in 2016
- ◆ Advance Auto Parts is North America's Largest Auto Parts Retailer and has Over 74,000 Employees
- ◆ Large 6,797 Square Foot Building Built in 2007 and is Situated on a 37,897 Square Foot Lot

AAA LOCATION - SURROUNDED BY MULTIPLE NATIONAL RETAILERS

- ◆ Located on SE Washington Boulevard (US Route 75) Overseeing 22,800 Vehicles-Per-Day
- ◆ Located Near the Juncture of US Route 75 and US Route 60; Connecting to Tulsa and the Missouri State Line, Respectfully
- ◆ Property Benefits from a 5-Mile Population of 41,600
- ◆ Centrally Located by Multiple Car Dealerships; GMC, Toyota, Hyundai, Autos By Tyler, Tallgrass Motors, Oakley Chevrolet Buick, Auto Used Car Sales, Galaxy Motors, and Woody's Used Cars
- ◆ Only Advance Auto Parts within a 35 Mile Radius
- ◆ Two National Competitors Within a 5 Mile Radius | O'Reilly Auto Parts and AutoZone

LOCATED IN THE HIGHLY DESIREABLE TULSA CSA

- ◆ The City is Also Part of the Tulsa Combined Statistical Area, With a Population of Over 1,151,172
- ◆ Surrounding Retailers Include Subway, IHOP, Days Inn, Cricket, Verizon, and Sonic
- ◆ Top Employers in a Five-Mile Radius Include Jane Phillips Medical Center and Hospital (900 Employees); Casey's General Stores Inc. (1,137 Employees); and Tri-County Technical (452 Employees)
- ◆ Local Schools and Universities Include Oklahoma Wesleyan University (1,192 Students); Richard Kane Elementary School (281 Students); Ranch High School (100 Students); and Bartlesville High School (809 Students)

ADVANCE AUTO PARTS

1420 SE Washington Boulevard
Bartlesville, Oklahoma

OFFERING SUMMARY

Price	\$1,465,999
Cap Rate	7.75%
Gross Leasable Area (GLA)	6,797 SF
Lot Size	37,897 SF
Year Built Remodeled	2007
Ownership	Fee Simple

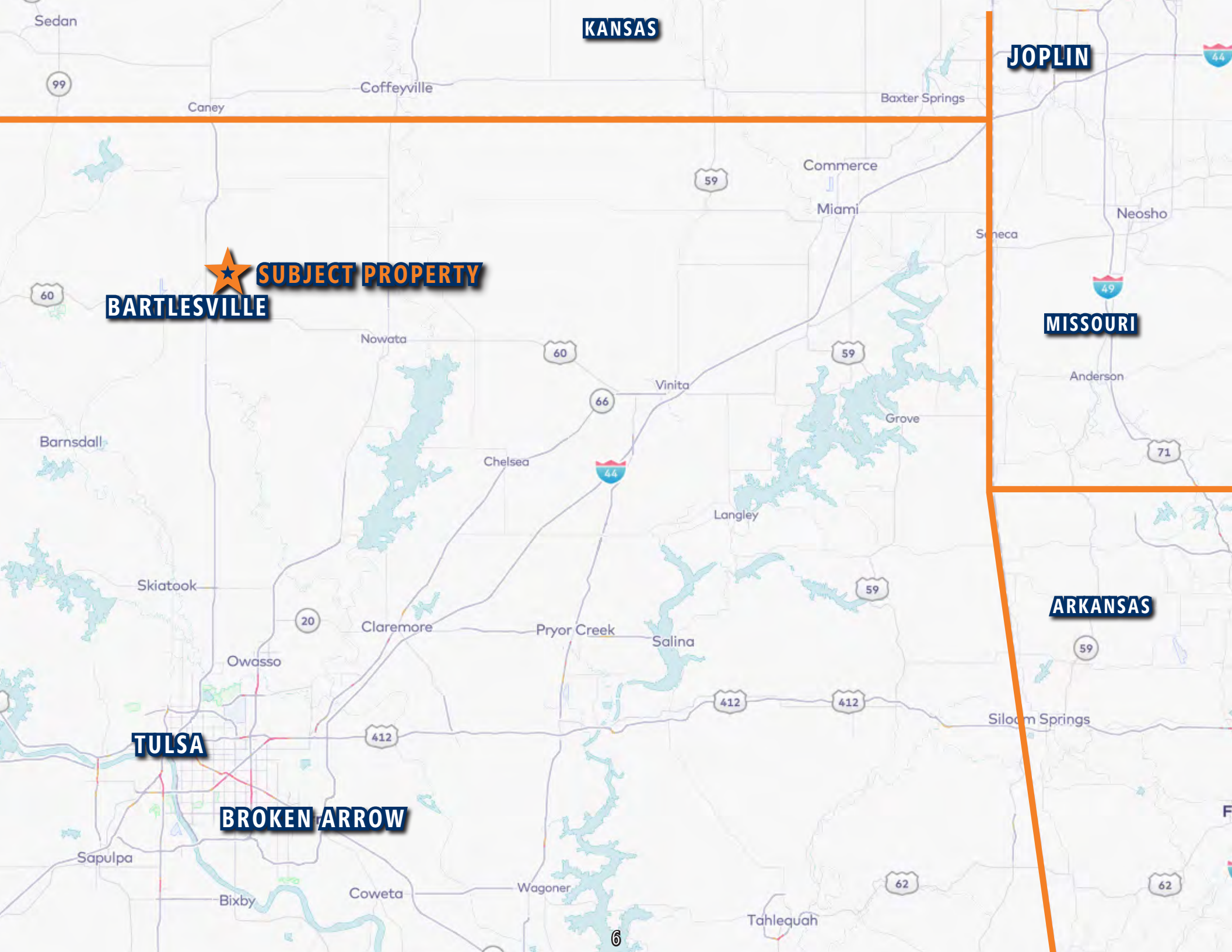
LEASE SUMMARY

Lease Term	15 Years
Lease Type	Triple-Net
Lease Commencement	February 1, 2007
Increases	5% Every 5 Years
Term Remaining	4 Years
Options to Extend	Three, 5-Year Options

ANNUALIZED OPERATING DATA

RENT INCREASES	ANNUAL RENT	MONTHLY RENT
Current- March 31, 2022	\$113,614.92	\$9,467.91
April 2022 - March 2027 (Option 1)	\$119,295.96	\$9,941.33
April 2027 - March 2032 (Option 2)	\$125,261.04	\$10,438.42
April 2032 - March 2037 (Option 3)	\$131,523.96	\$10,960.33
Current Net Operating Income	7.75% / \$113,614.92	





KANSAS

JOPLIN

MISSOURI

ARKANSAS



SUBJECT PROPERTY

BARTLESVILLE

TULSA

BROKEN ARROW



WASHINGTON
COUNTY HEALTH
DEPARTMENT

RANCH
HEIGHTS
SCHOOL
(100 STUDENTS)

ROUTE 60 (10,200 VPD)



EASTLAND
SHOPPING
CENTER

WALGREENS



ROUTE 75 (22,800 VPD)



SUBJECT PROPERTY

ADAMS BLVD
CHURCH OF
CHRIST

GOOD
SHEPHERD
CHURCH



Papa Murphy's
TAKE 'N BAKE PIZZA

Blake's
LOTABURGER

HOBBY
LOBBY

Wendy's

Arby's

PHILLIPS
66

CHEVROLET

ATWOODS

KFC

AW

STARBUCKS
COFFEE

MCDONALDS

HASTINGS ENTERTAINMENT

WELSLEYAN
CHRISTIAN
SCHOOL
(280 STUDENTS)



Headquartered in Roanoke, Virginia, Advance Auto Parts, Incorporated, the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance operates over 5,200 stores, over 100 Worldpac branches and serves approximately 1,300 independently owned Carquest branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Advance employs approximately 74,000 Team Members.

Advance Auto Parts works hard to create an environment of honesty, integrity, mutual trust and dedication. Since their founding by Arthur Taubman in 1932, these values haven't changed.



Stock Symbol
NYSE:AAP

Market CAP
\$7.402 BILLION

Net Sales (2016)
\$9.568 BILLION

Net Income (2016)
\$459.622 MILLION



BARTLESVILLE, OKLAHOMA

Bartlesville is a city mostly in Washington County with a population of over 35,000. Bartlesville is 47 miles north of Tulsa and 18 miles south of the Kansas border. Bartlesville is the primary city of the Bartlesville Micropolitan area, which consists of Washington County and had a population of over 52,021. A small portion of the city is in Osage County, which is part of the Tulsa metropolitan area. The city is also part of the Tulsa Combined Statistical Area, with a population of over 1,151,172.

The city draws thousands of tourists every year with its world-class museums, music and architecture. Bartlesville, is known for the Price Tower, the only skyscraper designed by Frank Lloyd Wright, Woolaroc Museum, a large attraction located about eight miles south of Bartlesville on Highway 123, and OK Mozart, a musical event held each June that features musicians from all over the world.

Bartlesville is also known for its accomplishments in the business world. The city served as home to one of the world's largest oil companies, Phillips Petroleum Co., founded by Bartlesville oil man Frank Phillips. The company later became known as Phillips 66 and eventually ConocoPhillips, and in 2012 became two companies: ConocoPhillips and Phillips 66. Today, both companies are based in Texas but maintain a large presence in Bartlesville and are the city's two largest employers.



DEMOGRAPHIC REPORT

Population	1-Mile	3-Miles	5-Miles
2000 Population	6,309	30,263	39,780
2010 Population	6,501	31,369	40,880
2014 Population	6,622	31,860	41,618
2019 Population	6,710	32,316	41,960

Households	1-Mile	3-Miles	5-Miles
2000 Households	2,675	12,827	16,644
2010 Households	2,802	13,359	17,068
2014 Households	2,866	13,610	17,428
2019 Households	2,932	13,897	17,689
2014 Average Household Size	2.32	2.31	2.35

Income	1-Mile	3-Miles	5-Miles
2014 Median Household Income	\$59,501	\$51,890	\$47,738
2014 Per Capita Income	\$32,608	\$29,892	\$27,540
2014 Average Household Income	\$75,258	\$69,524	\$65,270

POPULATION:

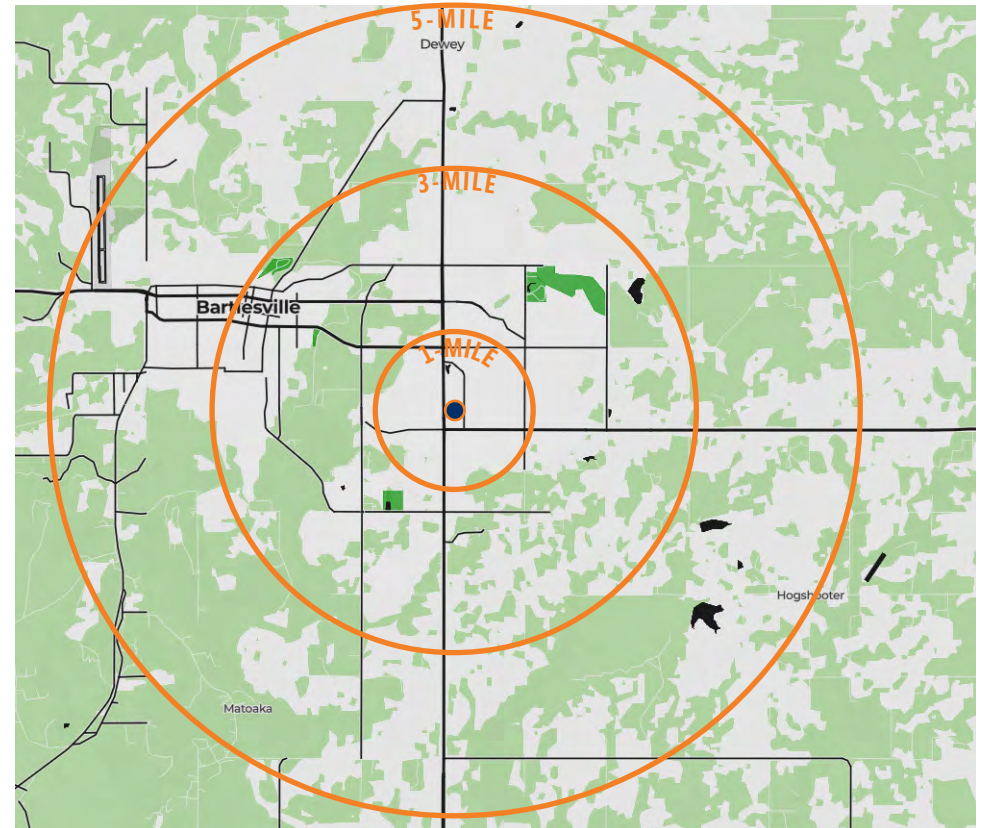
In 2014, the population in your selected geography is 41,618. The population has changed by 4.62% since 2000. It is estimated that the population in your area will be 41,960 five years from now, which represents a change of 0.82% from the current year. The current population is 47.85% male and 52.14% female. The median age of the population in your area is 39.8, compare this to the Entire US average which is 37.3. The population density in your area is 529.50 people per square mile.

INCOME:

In 2014, the median household income for your selected geography is \$47,737, compare this to the Entire US average which is currently \$51,972. The median household income for your area has changed by 34.94% since 2000. It is estimated that the median household income in your area will be \$56,055 five years from now, which represents a change of 17.42% from the current year. The current year per capita income in your area is \$27,540, compare this to the Entire US average, which is \$28,599. The current year average household income in your area is \$65,270, compare this to the Entire US average which is \$74,533.

HOUSEHOLDS:

There are currently 17,427 households in your selected geography. The number of households has changed by 4.70% since 2000. It is estimated that the number of households in your area will be 17,688 five years from now, which represents a change of 1.49% from the current year. The average household size in your area is 2.35 persons.



RACE AND ETHNICITY:

The current year racial makeup of your selected area is as follows: 77.02% White, 3.72% Black, 0.04% Native American and 1.47% Asian/Pacific Islander. Compare these to Entire US averages which are: 71.60% White, 12.70% Black, 0.18% Native American and 5.02% Asian/Pacific Islander. People of Hispanic origin are counted independently of race. People of Hispanic origin make up 6.33% of the current year population in your selected area. Compare this to the Entire US average of 17.13%.

EMPLOYMENT:

In 2014, there are 17,437 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 61.83% of employees are employed in white-collar occupations in this geography, and 38.21% are employed in blue-collar occupations. In 2014, unemployment in this area is 3.95%. In 2000, the average time traveled to work was 17.9 minutes.

HOUSING:

In 2000, there were 11,847 owner occupied housing units in your area and there were 4,796 renter occupied housing units in your area. The median rent at the time was \$327.



1420 SE WASHINGTON BLVD
TULSA (BARTLESVILLE),
OKLAHOMA

EXCLUSIVELY LISTED

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Marcus & Millichap

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