



JDS REAL ESTATE SERVICES, INC.

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NJ Lic. # 1646484

SANDS INVESTMENT GROUP

NET INVESTMENTS... NET RESULTS



AutoZone

977 Bloomfield Avenue

Clifton, NJ 07012

A U T O Z O N E

## MARKETED BY:

O U T O F S T A T E C O O P E R A T I N G B R O K E R S

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AUTOZONE

# 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

We Are Pleased to Present For Sale the 11,435 SF AutoZone Located at 977 Bloomfield Avenue in Clifton, NJ. This is a Hub Location That Acts as a Feeder Store to All Other AutoZone Locations in the Region. This Thriving Store Which Operates Under an Absolute Triple Net Lease, With Attractive Rent Increases, Provides For a Best-of-Class Investment With Income Growth of an Established Tenant in a Highly Desirable New Jersey Market.

## OFFERING SUMMARY

PRICE	\$5,995,000
CAP	5.13%
NOI	\$307,461
PRICE PER SF	\$524.27
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	977 Bloomfield Avenue Clifton, NJ 07012
COUNTY	Passaic
BUILDING AREA	11,435 SF
LAND AREA	0.82 AC
BUILT	1954





# HIGHLIGHTS

- Absolute Triple Net (NNN) Lease With a Corporate Guarantee From Investment Grade National Credit Tenant (BBB)
- Tenant is Paying Below Market Rent
- Shadow Anchored By Home Depot
- High Barrier to Entry Market
- 10% Increase Upon Exercising Renewal Option on November 1, 2021; Rate Will Increase to \$338,207
- This Location is a Feeder Store Which Supplies All Other AutoZone Stores in the Region
- Essential Business - E-Commerce, Recession and COVID Proof Tenant
- Strong Operating History
- Just Off NJ Route 3 Which Sees Over 151,600 VPD
- Strong Demographics - Population of Over 626,309 Residents Within a 5-Mile Radius Making an Average Household Income of \$102,365
- Nearby Tenants Include: Walgreens, CVS Pharmacy, Dunkin', Sherwin Williams, Modell's Sporting Goods, Dollar Tree, Old Navy, Petco, Trader Joe's, Target, Kohl's, Starbucks, Costco, Chipotle and More





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	AutoZone, Inc.
PREMISES	A Building of Approximately 11,435 SF
LEASE COMMENCEMENT	November 3, 1995
LEASE EXPIRATION	October 31, 2021
LEASE TERM	1 Year Remaining
RENEWAL OPTIONS	3 x 5 Years
RENT INCREASES	10% at Each Option Period
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Automotive
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

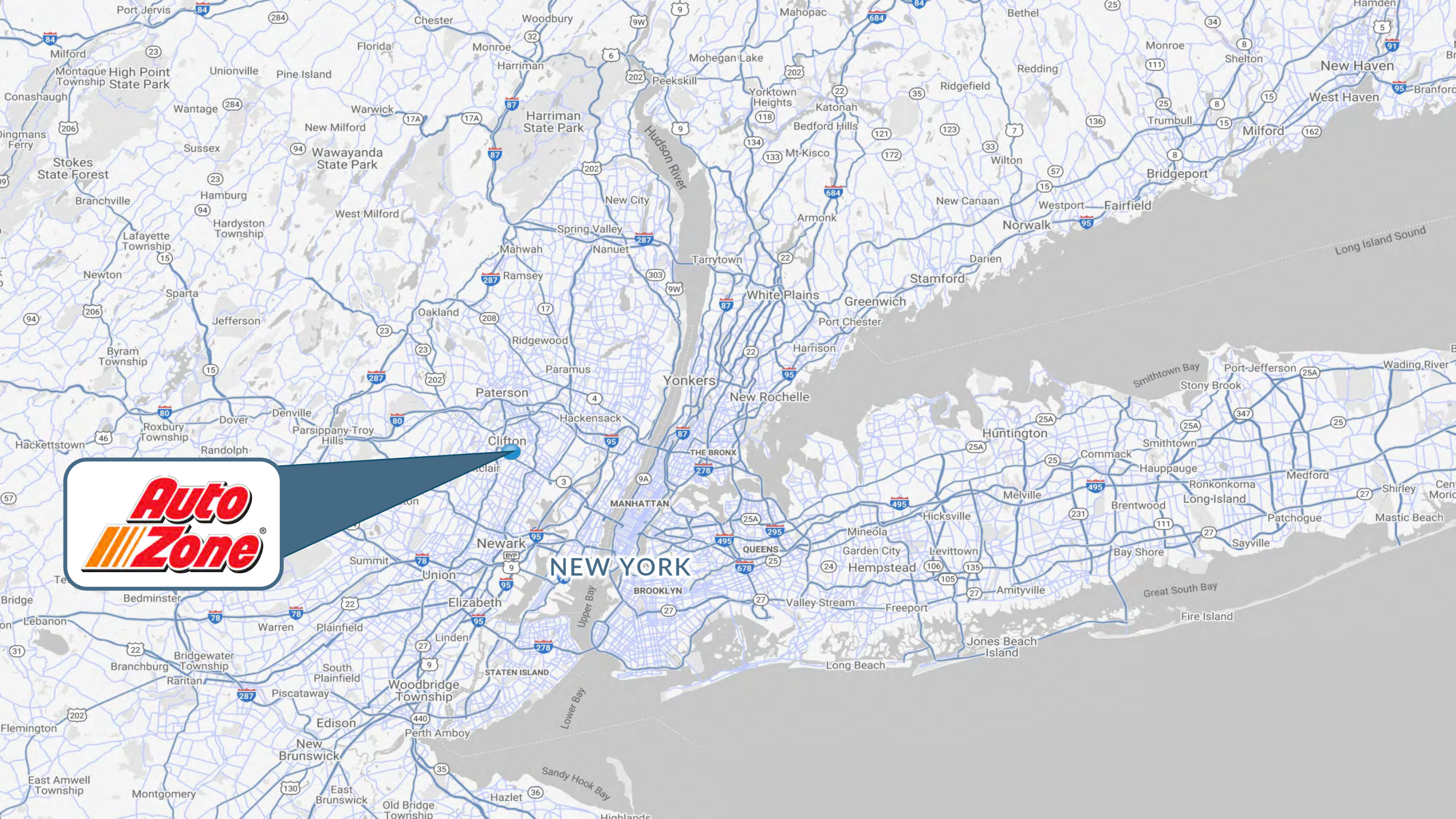
SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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11,435 SF	\$307,461	\$26.88
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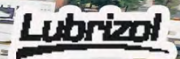
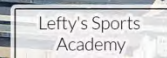
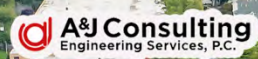




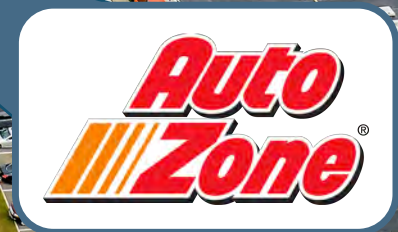








Bloomfield Ave







LifeStorage

AERO

THEA

Stew Leonard's  
WINES & SPIRITS  
OF CLIFTON

carter's

Joe's  
CRAB SHACK

JOE'S  
CRAB SHACK

SEASONS

SEASONS

ON3

SHERWIN-WILLIAMS

GNC

MODELL'S  
SPORTING GOODS

3

NESGroup

EMPIRE FURNITURE USA

GREIF

PACKAGING  
SUCCESS  
TOGETHER

Allwood Rd

UNITED STATES  
POSTAL SERVICE

DUNKIN'

CVS  
pharmacy

THE HOME  
DEPOT

THE HOME  
DEPOT

Walgreens

ETD DISCOUNT  
TIRE CENTERS

Bloomfield Ave

Auto  
Zone

Alside  
BECAUSE LIFE IS FOR LIVING

ABC  
Supply Co. inc.



QuickChek 

Exxon 

Allwood Rd

**Auto  
Zone**

  **DUNKIN'**  
*Walgreens* **Lucille Roberts**  
 **Valley**  **CVS pharmacy**  
  **SUBWAY**

3

 **LA FITNESS** *Anthony's*  
*COAL FIRED PIZZA*  
  **carter's**  
 **LifeStorage**  
 **FRIDAYS** **JOS. A. BANK**  
   **NiGize**  
  **PNC** 

**petco**  **TRADER JOE'S**  **ULTA**  
**ihop** **OLD NAVY**   
 **Exxon** **DUNKIN'**   
 **petvalu** **smashburger**

*Michael's* **COSTCO**   
**WHOLESALE**  
**BED BATH & BEYOND** **Pier 1 imports**  
**MATTRESS FIRM**    
**LANE BRYANT**  
 **citi** **verizon**   
**five BELOW**  
 **SUPERCUTS**   
 **UNO**  
**PIZZERIA & GRILL**

 **KOHL'S**  **Staples** **BARNES & NOBLE**  
**Party City**  **Burlington**    
  **DOLLAR TREE**  
**Red Robin**   **FAMOUS** **chevy's**   
  **SUBWAY**   
 **Applebee's**  **CVS pharmacy**

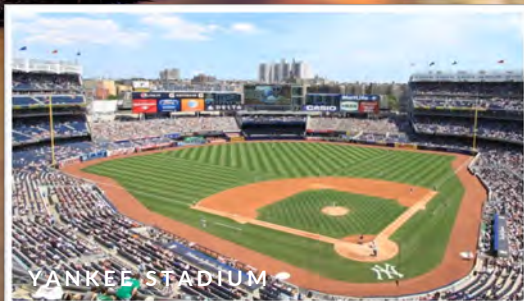


## CLIFTON | PASSAIC COUNTY | NEW JERSEY

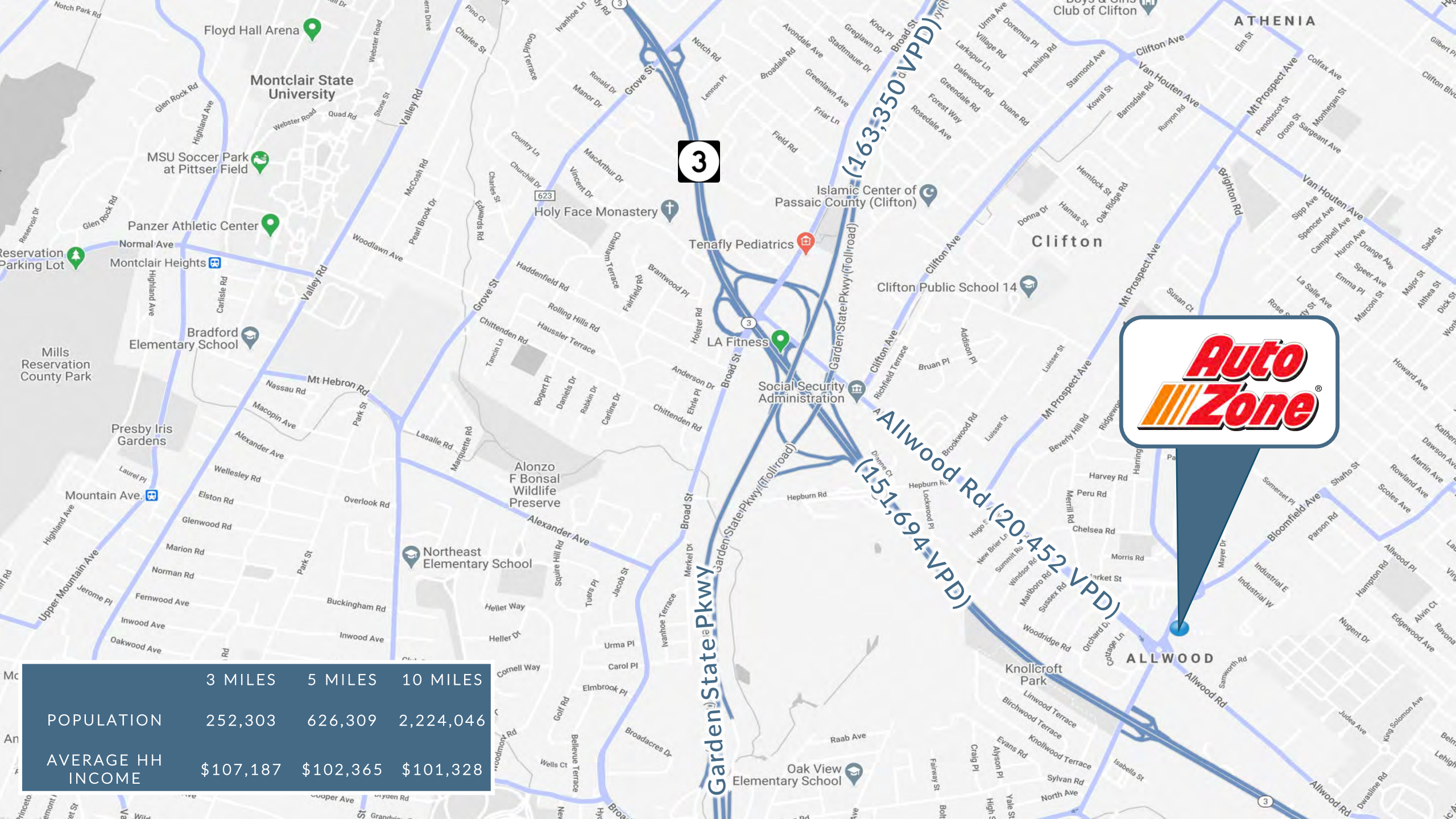
Clifton is a city in Passaic County, New Jersey. As of the 2019 United States Census, the city had a total population of 85,052 residents, retaining its position as the state's 11th-most-populous municipality. Clifton is 20 miles to New York City. New York City is one of the most famous city's in the world and it is the most populous city in the entire U.S., with an estimated 2019 population of about 8,399,000 residents. New York City has been described as the cultural, financial, and media capital of the world, significantly influencing commerce, entertainment, research, technology, education, politics, tourism, art, fashion, and sports.

New York City's economy affects Clifton's. New York City is a global hub of business and commerce, as a center for banking and finance, retailing, world trade, transportation, tourism, real estate, new media, traditional media, advertising, legal services, accountancy, insurance, theater, fashion, and the arts in the United States; while Silicon Alley, metonymous for New York's broad-spectrum high technology sphere, continues to expand. Many Fortune 500 corporations are headquartered in New York City, as are a large number of multinational corporations. One out of ten private sector jobs in the city is with a foreign company. New York City has been ranked first among cities across the globe in attracting capital, business, and tourists. New York City's role as the top global center for the advertising industry is metonymously reflected as "Madison Avenue". The city's fashion industry provides approximately 180,000 employees with \$11 billion in annual wages.

Major tourist destinations in New York City area include: Times Square; Broadway theater productions; the Empire State Building; the Statue of Liberty; Ellis Island; the United Nations Headquarters; the Metropolitan Museum of Art; greenspaces such as Central Park and Washington Square Park; Rockefeller Center; the Manhattan Chinatown; luxury shopping along Fifth and Madison Avenues; and events such as the Halloween Parade in Greenwich Village; the Macy's Thanksgiving Day Parade; the lighting of the Rockefeller Center Christmas Tree; the St. Patrick's Day parade; seasonal activities such as ice skating in Central Park in the wintertime; the Tribeca Film Festival; and free performances in Central Park at Summerstage. Major attractions in the boroughs outside Manhattan include Flushing Meadows-Corona Park and the Unisphere in Queens; the Bronx Zoo; Coney Island, Brooklyn; and the New York Botanical Garden in the Bronx. The New York Wheel, a 630-foot ferris wheel, was under construction at the northern shore of Staten Island in 2015, overlooking the Statue of Liberty, New York Harbor, and the Lower Manhattan skyline.







	3 MILES	5 MILES	10 MILES
POPULATION	252,303	626,309	2,224,046
AVERAGE HH INCOME	\$107,187	\$102,365	\$101,328



# 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 as of August 29, 2020, has over 6,549 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  
6,549+



HEADQUARTERS  
Memphis, TN



WEBSITE  
[autozone.com](https://www.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 JDS Real Estate Services, Inc. (JDS) in association with Sands Investment Group (SIG) and should not be made available to any other person or entity without the written consent of JDS & SIG.

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, JDS & SIG has not verified, and will not verify, any of the information contained herein, nor has JDS & SIG 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 JDS & SIG and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.





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**AutoZone**

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