



O'REILLY AUTO PARTS

TEMPLE TERRACE (TAMPA MSA), FLORIDA

OFFERING MEMORANDUM

TABLE OF CONTENTS

LOW AERIALS	3
FINANCIAL OVERVIEW	6
INVESTMENT HIGHLIGHTS	7
TENANT OVERVIEW	8
HIGH AERIAL	9
SITE PLAN	10
DEMOGRAPHICS & MAP	11

EXCLUSIVELY LISTED BY

+ **PHIL SAMBAZIS**

Executive Managing Director
SAN DIEGO
Tel: (858) 373-3174
phil.sambazis@marcusmillichap.com
License: CA 01474991

+ **RYAN NEE**

Broker of Record
FLORIDA
5900 North Andrews Ave., Suite 100
Fort Lauderdale, FL 33309
License: FL BK3154667



4.18 MILLION
VISITORS IN 2019



669,000 ANNUAL
VISITORS



UNIVERSITY OF
SOUTH FLORIDA

51,646 STUDENTS &
16,028 EMPLOYEES



DOLLAR
GENERAL

Cash America



Save
a lot



Wawa

AutoZone

BUSCH BLVD. 36,500 CARS/DAY

grow financial
federal credit union



publix The UPS Store



ups

H&R BLOCK

WALGREENS

DUNKIN'

SUBJECT
PROPERTY



FLORIDA COLLEGE
508 STUDENTS

TAMPA EXECUTIVE AIRPORT

TEMPLE TERRACE ELEMENTARY
680 STUDENTS

HIBBETT SPORTS
DOLLAR TREE
verizon
ANYTIME FITNESS
DTLR
PAPA JOHN'S

CVS/pharmacy

WAVERLY TERRACE
200 LUXURY UNITS

DORAL OAKS
252 UNITS

WINN-DIXIE
BURGER KING
Sprint **SALLY**
BEAUTY SUPPLY

Bank of America

PNC BANK

TIRE CHOICE

WALGREENS

Firestone

DOWNTOWN TEMPLE TERRACE REDEVELOPMENT

VILLAS AT CITY CENTER
128 UNITS

publix The UPS Store
H&R BLOCK

SOUTHERN COVE
180 UNITS

DUNKIN'

STORAGE CENTER

SUBJECT PROPERTY

grow financial
federal credit union

BUSCH BLVD. 36,500 CARS/DAY

DOWNTOWN TAMPA

 RIVERSIDE PALMS
351 UNITS

HILLSBOROUGH RIVER

 MERIDIAN
280 UNITS

 ALLISTER PLACE
384 UNITS

 COURTYARDS ON THE RIVER
296 UNITS

**SUBJECT
PROPERTY**

STORAGE
CENTER

AutoZone

Wawa



BUSCH BLVD. 36,500 CARS/DAY

grow financial
federal credit union



ADDRESS

E Busch Blvd. & Overlook Dr.
Temple Terrace, FL 33617

PRICE

\$2,767,000

CAP RATE

5.25%

NOI

\$145,270

FINANCIAL OVERVIEW

PRICE	\$2,767,000
CAP RATE	5.25%
GROSS LEASABLE AREA	7,240 SF
YEAR BUILT	2020
LOT SIZE	1.08 +/- Acres

Lease Summary

LEASE TYPE	NN
ROOF & STRUCTURE	Landlord Responsible
LEASE TERM	15 Years
RENT COMMENCEMENT	Est. December 2020
INCREASES	6% at Year 11 & at Each Option
OPTIONS	Four, 5-Year
OPTION TO TERMINATE	None
RIGHT OF FIRST REFUSAL	Yes, Tenant has 10 Business Days to Respond

TERM	ANNUAL RENT	MONTHLY RENT
Year 1 - 10	\$145,270	\$12,106
Year 11 - 15	\$153,986	\$12,832
Option 1	\$163,225	\$13,602
Option 2	\$173,019	\$14,418
Option 3	\$183,400	\$15,283
Option 4	\$194,404	\$16,200

INVESTMENT *HIGHLIGHTS*

- 15-Year Corporate Lease, 6% Increases Every 5 Years Beginning in Year 11
- Investment Grade Credit Tenant (S&P: BBB)
- Brand New Upgraded Block Construction, Minimal Landlord Responsibilities
- Serving Over 252,138 Residents in Growing Tampa Suburb
- Highly Visible to 36,500 Cars/Day Along Major Corridor
- Centrally Located Between Three Major Interstates (I-75, I-275, and I-4)
- Across from High-Volume Publix Anchored Shopping Center
- Down the Street from Busch Gardens Theme Park with 4.18 Million Visitors in 2019 and Currently Open
- 1.5 Miles to Adventure Island Water Park, the 7th Most Visited Water Park in U.S. with 669,000 Annual Visitors
- 2.5 Miles to University of South Florida with 51,646 Students and 16,028 Employees
- Strong Daytime Population, Over 134,089 Employees within 5 Miles
- Minutes to Hard Rock Hotel & Casino Tampa, One of the Largest Casino's in the World with \$1 Billion in Annual Revenue, Recently Completed \$700 Million Renovation
- Just North of Florida State Fairgrounds with 1.5 Million Annual Visitors





CLICK FOR
WEBSITE

TENANT OVERVIEW

OWNERSHIP: PUBLIC
TENANT: CORPORATE
GUARANTOR: O'REILLY AUTOMOTIVE STORES, INC.



HEADQUARTERED IN
SPRINGFIELD,
MISSOURI



5,562
LOCATIONS



PUBLICLY TRADED
COMPANY
NASDAQ:
ORLY



BBB
S&P CREDIT
RATING



72,000
EMPLOYEES



FOUNDED IN
1957

LEASE SUMMARY

LANDLORD RESPONSIBILITIES

Landlord shall, at its expense and without reimbursement by tenant, keep, maintain and replace if necessary the foundations, floors (except floor coverings), slabs, exterior walls (excluding exterior painting), structural systems of the building, load bearing walls, roof, roof drainage systems (including drains, gutters and downspouts), parking lot (replacement and code compliance only), parking lot drainage, parking lot lighting, sidewalks (replacement and legal compliance only), landscaping (replacement only upon request of the governing municipality), irrigation, fire suppression system (if applicable), utility systems to the point of internal distribution with the building portion of the premises, and all future capital improvements to exclude the HVAC system. Landlord shall be solely responsible for all maintenance, repair and replacement of the parking lot.

TENANT RESPONSIBILITIES

Tenant shall, at its expense, repair and maintain the premises including the entrances, all glass, all window moldings and panes, fixtures, partitions, ceilings, floor coverings, doors, door openers, equipment, machinery, appliances, signs and appurtenances thereof, including lighting and plumbing equipment and fixtures, fire suppression system (if applicable), electronic monitoring and utility systems to the point of distribution to within the building portion of the premises, general maintenance and repair of sidewalks and landscaping (watering, trimming and mowing). Tenant shall also be responsible for the maintenance, repair and replacement of the HVAC.

TAXES

Tenant shall pay all taxes and assessments.

INSURANCE

Tenant shall carry property insurance and commercial general liability issuance.

Landlord may also keep commercial general liability insurance.

RIGHT OF FIRST REFUSAL

Yes, Tenant has 10 Business Days from receipt of notice to respond.

ASSIGNMENT & SUBLETTING

Tenant may assign or sublet the lease but shall only be released of its obligations under the lease should the unrelated third party have a net worth greater than \$100,000,000.

ESTOPPEL

Tenant has 20 Business Days from receipt of request to provide.

TEMPLE TERRACE
GOLF & COUNTRY CLUB

FLORIDA
COLLEGE
508 STUDENTS

Coca-Cola

planet
fitness
Applebee's
7
Coca-Cola
M

HIBBETT SPORTS
DOLLAR TREE
verizon
ANYTIME FITNESS
DTLR
PAPA JOHN'S
KING OF SWEETS

WINN-DIXIE
BURGER KING
Sprint
SALLY
BAGGY SUPPLY

KING HIGH SCHOOL
1,841 STUDENTS

TEMPLE TERRACE ELEMENTARY
680 STUDENTS

56TH STREET 44,500 CARS/DAY

Publix

Publix The UPS Store
H&R BLOCK
WALGREENS

SUBJECT
PROPERTY

INDUSTRIAL

COURTYARDS ON THE RIVER
296 UNITS

RIVERSIDE PALMS
351 UNITS

MERIDIAN
280 UNITS

ALLISTER PLACE
384 UNITS

GRECCO SOFTBALL
COMPLEX

Save
a lot

ROSES
DOLLAR
GENERAL

Adventure
Island
TAMPA BAY
669,000 ANNUAL
VISITORS

KIMBELL ELEMENTARY
514 STUDENTS

USF

UNIVERSITY OF
SOUTH FLORIDA

51,646 STUDENTS &
16,028 EMPLOYEES

INDUSTRIAL

CardinalHealth

Publix

INDUSTRIAL

Busch Gardens
TAMPA BAY
4.18 MILLION
VISITORS IN 2019

BUSCH BLVD. 36,500 CARS/DAY

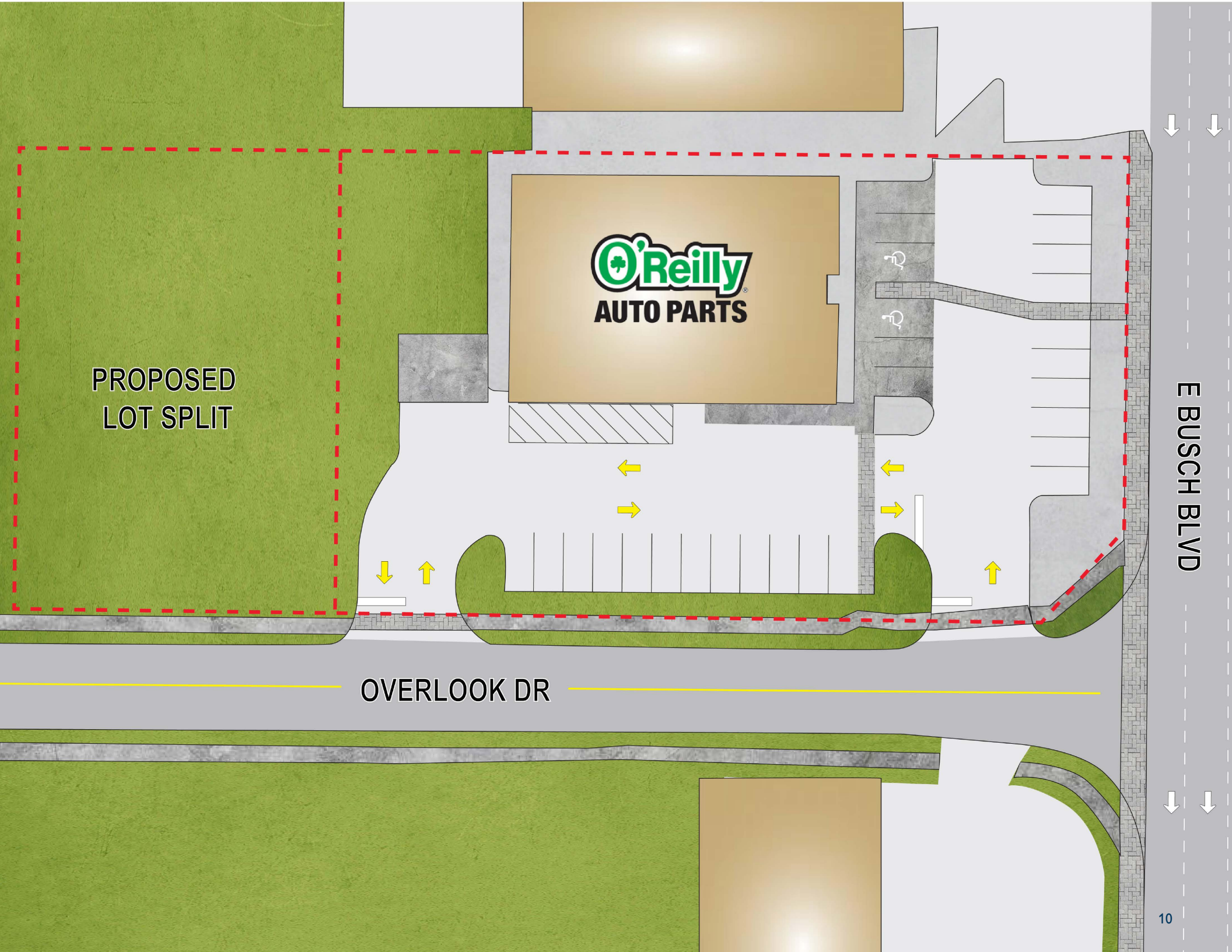
HILLSBOROUGH RIVER

pepsi

CHARGERS
USFL TEAM

SOCCER STADIUM

ROGERS PARK
GOLF COURSE

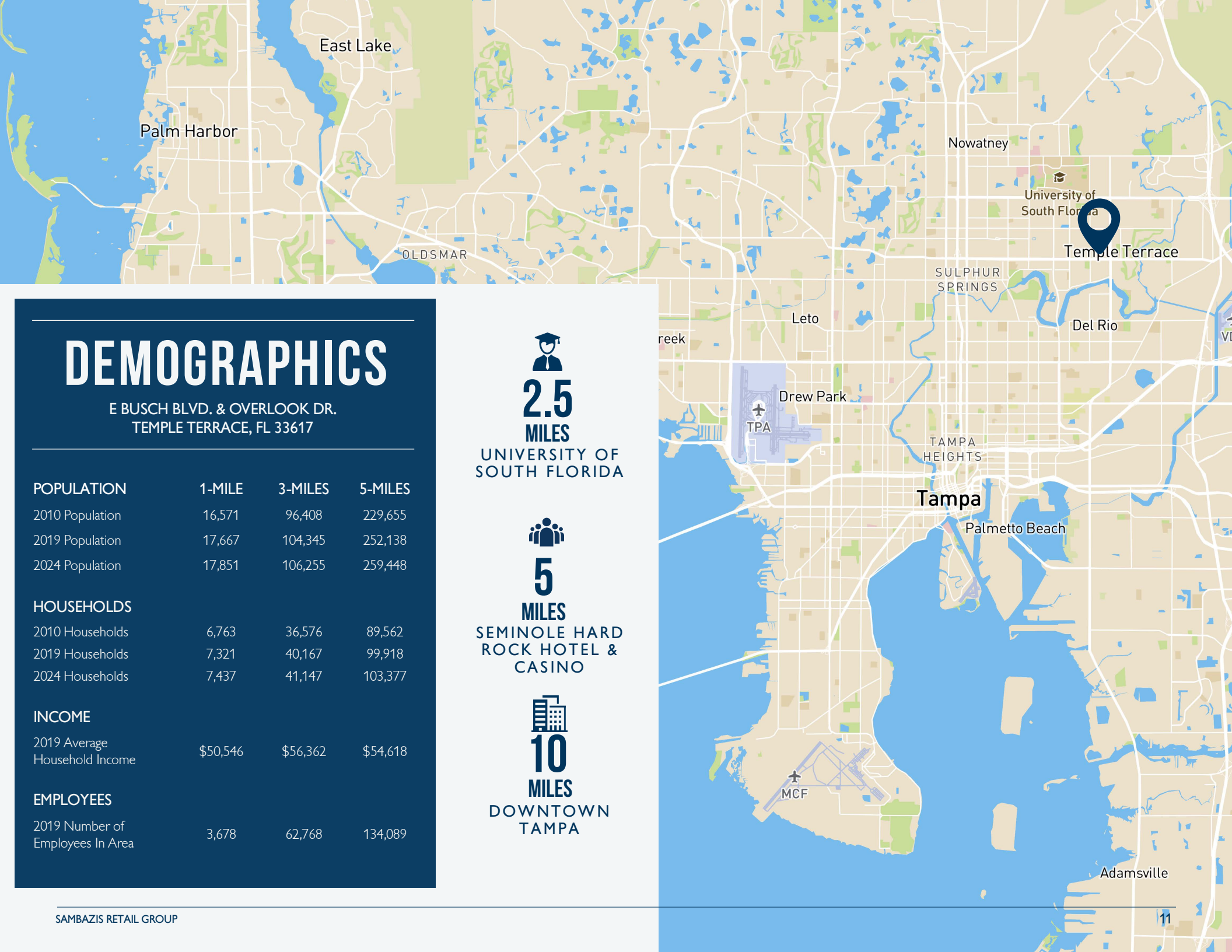


PROPOSED
LOT SPLIT



OVERLOOK DR

E BUSCH BLVD



DEMOGRAPHICS

E BUSCH BLVD. & OVERLOOK DR.
TEMPLE TERRACE, FL 33617

POPULATION

	1-MILE	3-MILES	5-MILES
2010 Population	16,571	96,408	229,655
2019 Population	17,667	104,345	252,138
2024 Population	17,851	106,255	259,448

HOUSEHOLDS

	1-MILE	3-MILES	5-MILES
2010 Households	6,763	36,576	89,562
2019 Households	7,321	40,167	99,918
2024 Households	7,437	41,147	103,377

INCOME

	1-MILE	3-MILES	5-MILES
2019 Average Household Income	\$50,546	\$56,362	\$54,618

EMPLOYEES

	1-MILE	3-MILES	5-MILES
2019 Number of Employees In Area	3,678	62,768	134,089



**2.5
MILES**

UNIVERSITY OF
SOUTH FLORIDA



**5
MILES**

SEMINOLE HARD
ROCK HOTEL &
CASINO



**10
MILES**

DOWNTOWN
TAMPA

CONFIDENTIALITY & DISCLAIMER

MARCUS & MILLICHAP HEREBY ADVISES ALL PROSPECTIVE PURCHASERS AS FOLLOWS:

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable. However, Marcus & Millichap, its affiliates or subsidiaries, or any agent ("Marcus & Millichap") have not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

As the Buyer of a net leased or retail property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Offering Memorandum is not a substitute for a Buyer's thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

Any projections, opinions, assumptions or estimates used in this Offering Memorandum are for example only and do not represent the current or future performance of this property. The value of a net leased or retail property to a Buyer depends on factors that should be evaluated by a Buyer and their tax, financial and legal advisor(s). Buyer and their tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased or retail property to determine their satisfaction with the suitability of the property for their needs.

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(s). While a 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(s) 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 the tenant(s) 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 lease, including the likelihood of locating a replacement tenant if a 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 Offering Memorandum, you agree to release Marcus & Millichap Real Estate Investment Services, its affiliates or subsidiaries, or any agent and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

NON-ENDORSEMENT NOTICE

Marcus & Millichap is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Marcus & Millichap, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Marcus & Millichap, and is solely included for the purpose of providing tenant lessee information about this listing to prospective purchasers.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

O F F E R I N G M E M O R A N D U M

O'REILLY AUTO PARTS

TEMPLE TERRACE (TAMPA MSA), FLORIDA

PHIL SAMBAZIS

Executive Managing Director

SAN DIEGO

Tel: (858) 373-3174

phil.sambazis@marcusmillichap.com

License: CA 01474991

RYAN NEE

Broker of Record

5900 North Andrews Ave., Suite 100

Fort Lauderdale, FL 33309

License: FL BK3154667