

# OFFERING MEMORANDUM

AutoZone | Newark, New Jersey MSA



597 Spring St, Elizabeth, New Jersey

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## EXCLUSIVE REPRESENTATION

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### **Phil DiGennaro**

Managing Director  
203 610 1541  
Phil@stream-cp.com  
Lic: RES804114

### **Jordan Shtulman**

Managing Principal  
847 226 4133  
Jordan@stream-cp.com  
Lic: 475.152062

### **Connor Shell**

Managing Director  
407 913 9009  
Connor@stream-cp.com  
Lic: 01993313





# DISCLAIMER

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This Offering Memorandum ("Memorandum") is intended solely for the use of prospective investors in determining whether or not to pursue the possible acquisition of the Property ("the Property") at **597 Spring St, Elizabeth, NJ 07201**. This Memorandum is of a proprietary and confidential nature. Prospective investors and/or their advisors are expressly forbidden from sharing this information with any individuals or organizations that are not directly connected with the analysis of this investment opportunity. STREAM Capital Partners, LLC ("SCP") has been retained as the exclusive advisor for this investment opportunity. Any and all inquiries are to be directed to SCP.

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# TRANSACTION SUMMARY

<b>Purchase Price:</b>	<b>\$3,132,000</b>
<b>Cap Rate:</b>	<b>5.0%</b>
<b>Annual Rent:</b>	<b>\$156,600</b>

## Lease Summary

<b>Tenant:</b>	AutoZone
<b>Lease Type:</b>	NNN Ground Lease
<b>Lease Term Remaining:</b>	11 years
<b>Landlord Responsibilities:</b>	None
<b>Lease Expiration:</b>	August 31, 2031
<b>Rent Increases:</b>	8% increase in 2021 and 2026
<b>Options to Renew:</b>	Four, 5-year

## Property Specifications

<b>Address:</b>	597 Spring Street, Elizabeth, NJ
<b>Building Size:</b>	7,370 SF
<b>Land Size:</b>	0.79 acres

## Investment Highlights

- Absolute NNN ground leased AutoZone asset with over 11 years remaining on lease base term
- Lease features 8% rent increases every five years in the base term
- Located on Spring Street with over 52,000 vpd
- Located in a dense retail trade area with national retailers such as Speedway, Wawa, Sonic, Burger King, and Dunkin' Donuts, among others
- Situated in a densely-populated area with over 214,300 people living in a three-mile radius with average household incomes exceeding \$79,360
- Lease corporately guaranteed by AutoZone, one of the largest auto parts retailers in the U.S..





# TENANT SUMMARY

AutoZone is the nation's leading retailer and a leading distributor of automotive replacement parts and accessories with more than 6,400 stores in United States, Puerto Rico, the U.S. Virgin Islands, Mexico, and Brazil. 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.

For more than 40 years, AutoZone has been committed to providing the best parts, prices and customer service in the automotive aftermarket industry. Since opening its first store in 1979, the company has joined the New York Stock Exchange (NYSE: AZO) and earned a spot in the Fortune 500.



“ PARTS ARE JUST A PART  
OF WHAT WE DO ”



**1979**

Year established



**6,400+**

Total stores



**3 COUNTRIES**

Store locations



**95,560**

Employees



**#281**

Fortune 500 rank



**NYSE: AZO**

Ticker



# AREA MAP



## AREA EMPLOYEES

1-mile

24,787

3-mile

70,820





# AREA MAP



## Newark International Airport



**46 MILLION**

Annual passengers

**458,674**

Flights in 2018



## Port Newark & New Jersey



**~85 MILLION**

Metric tons of cargo

**#3**

in port volume in U.S.

### THE MILLS AT JERSEY GARDENS

15 MILLION ANNUAL VISITORS



Saks Fifth Avenue OFF 5TH

kate spade NEW YORK VICTORIA'S SECRET



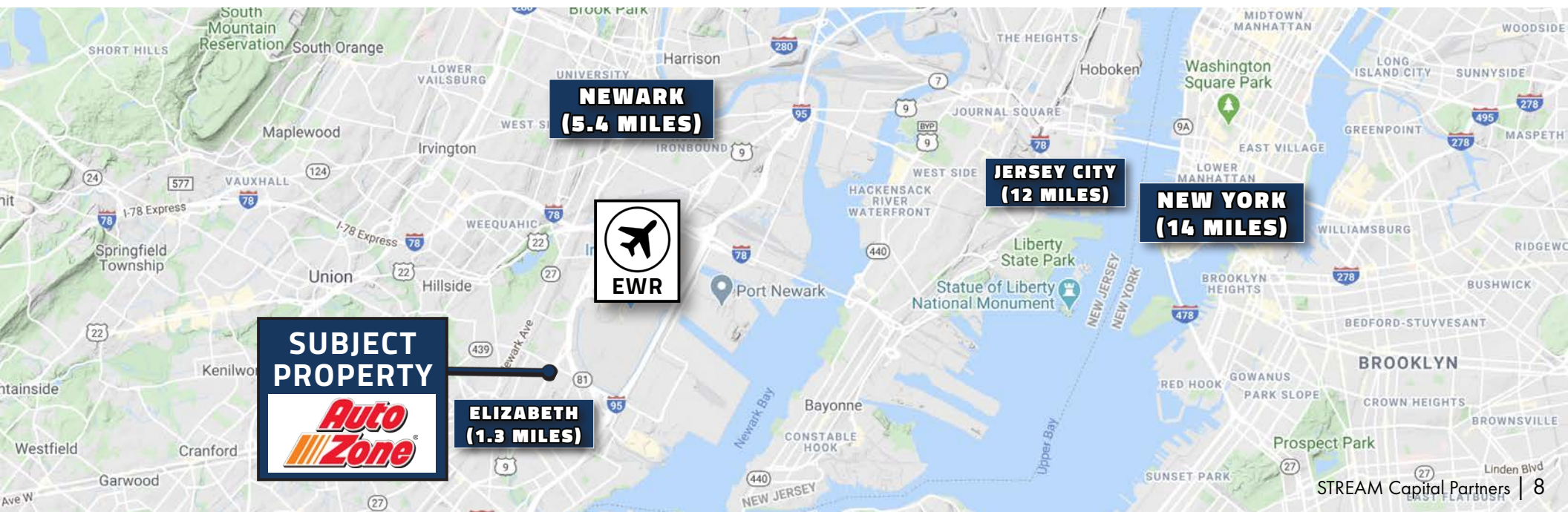
# MARKET OVERVIEW

Situated in Northern New Jersey, Union County has a population of 558,000 people in its 21 towns and is one of the most densely populated counties in the state. Its proximity to I-95, known as the New Jersey Turnpike, provides for easy access to Manhattan (under 30 miles), the Newark Liberty International Airport (12 miles) and JFK and LaGuardia airports (one-hour drive). Philadelphia is only a 1.5-hour drive away, and Atlantic City is two hours away along the Jersey Shore.

Among area attractions are the MetLife Sports Complex 25 miles northeast of Union County and the largest mall on the east coast, Jersey Gardens Mall, which is located in Elizabeth, the county seat. Major roadways include the Garden State Parkway, which runs through New Jersey and into New York, I-95, which runs north and south from Florida to Canada, and Interstates 78 and 278, which provide access to neighboring states of Pennsylvania and New York.

The area boasts a median household income of over \$77,000 and an educated population; thirty-five percent of residents have at least a bachelor's degree. Top industries by employment are healthcare, retail, and the public sector, respectively. The biggest employers are pharmaceutical company Merck & Co. with 4,000 employees, Overlook Hospital, which has 3,700 employees, and Trinatis Hospital, which employs a staff of 2,300. Fortune 500 companies in the county are Merck & Co, Celgene, also a pharmaceutical company, and Bed Bath & Beyond.

Numerous investments have been made in the county in recent years. In Linden, the GM plant is undergoing a \$550 million conversion project that will create 2,400 jobs. L'Oreal plans to invest \$200 million in a research and development center in Clark, and Allied Beverage Distribution has invested \$100 million in a warehouse in Elizabeth. Also, in Elizabeth is an \$85 million project to convert a hospital into residential units and retail space.







# DEMOGRAPHICS

## Elizabeth, New Jersey



### RESIDENTIAL POPULATION

1-mile

**40,165**

3-mile

**214,328**

5-mile

**648,157**



### HOUSEHOLD INCOME

1-mile

**\$70,296**

3-mile

**\$79,360**

5-mile

**\$85,719**





## CONTACT INFORMATION

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Managing Director  
203 610 1541  
Phil@stream-cp.com  
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Managing Director  
407 913 9009  
Connor@stream-cp.com  
Lic: 01993313

**Jordan Shtulman**  
Managing Principal  
847 226 4133  
Jordan@stream-cp.com  
Lic: 475.152062

*Broker of Record: Mike Antonoplos, Lic. #NJ-MJA-8132327*



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4201 WEST IRVING PARK ROAD

| SUITE 200

| CHICAGO, IL

| WWW.STREAM-CP.COM