



NET LEASE INVESTMENT OFFERING



**CALIBER COLLISION (EL PASO MSA)**  
*2100 N TELSHOR BOULEVARD*  
*LAS CRUCES, NM 88011*





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## EXECUTIVE SUMMARY

The Boulder Group is pleased to exclusively market for sale a single tenant net leased Caliber Collision property located within the El Paso MSA in Las Cruces, New Mexico. Caliber Collision has over 8 years remaining on their primary lease term with two 5-year renewal options. There are 10% rental escalations every 5 years in the primary term and renewal options. The lease is absolute triple net with zero landlord responsibilities and features a guaranty from CH Hold Corp.

The 13,275 square foot property is positioned just off the Interstate 25 (42,000 VPD) and US 70 (45,700 VPD) Interchange. Retailers found throughout the highly traveled corridor include Lowe's Home Improvement, Ashley HomeStore, Sam's Club, Kohl's, Sportsman's Warehouse, Walgreens, CVS Pharmacy, Starbucks, Subway, Allen Theaters, and many more. There are 122,526 people living within five miles of the property earning an average annual household income of \$58,006. Las Cruces is the second largest city in the U.S. state of New Mexico and is also the economic and geographic center of the Mesilla Valley, the agricultural region on the floodplain of the Rio Grande.

Caliber Collision is the nation's largest collision repair company with more than 1,100 convenient repair centers throughout 37 states after the merger with ABRA Auto Body Repair, completed in Feb. 2019. They have an unyielding commitment to their customers, communities, culture and offer only the highest-quality service. It's a commitment that began when the company was founded in 1997 and continues strong to this day. Caliber is consistently ranked among the highest in customer satisfaction in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers.





## INVESTMENT HIGHLIGHTS

- Positioned within the El Paso MSA
- Over 8 years remaining on the primary lease term
- Absolute NNN – zero landlord responsibilities
- 10% rental escalations every 5 years
- Caliber Collision is the largest automotive collision repair company
- Positioned just off the Interstate 25 (42,000 VPD) and US 70 (45,700 VPD)
- Retailers throughout the highly traveled corridor include Lowe's Home Improvement, Ashley HomeStore, Sam's Club, Kohl's, Sportsman's Warehouse, Walgreens, CVS Pharmacy, Starbucks, Subway, Allen Theaters, and many more
- 122,526 people living within five miles of the property earning an average annual household income of \$58,006
- Las Cruces is the second largest city in the U.S. state of New Mexico and is also the economic and geographic center of the Mesilla Valley, the agricultural region on the floodplain of the Rio Grande



## PROPERTY OVERVIEW

Price:	\$4,213,642
Cap Rate:	6.15%
Net Operating Income:	\$259,139
Lease Expiration Date:	2/28/2029
Renewal Options:	Two 5-year
Rental Escalations:	10% every 5 years
Tenant:	Caliber Bodyworks of New Mexico
Guarantor:	CH Hold Corp
Year Built:	2014
Lease Type:	Absolute NNN
Building Size:	13,275 SF
Lot Size:	2.00 AC



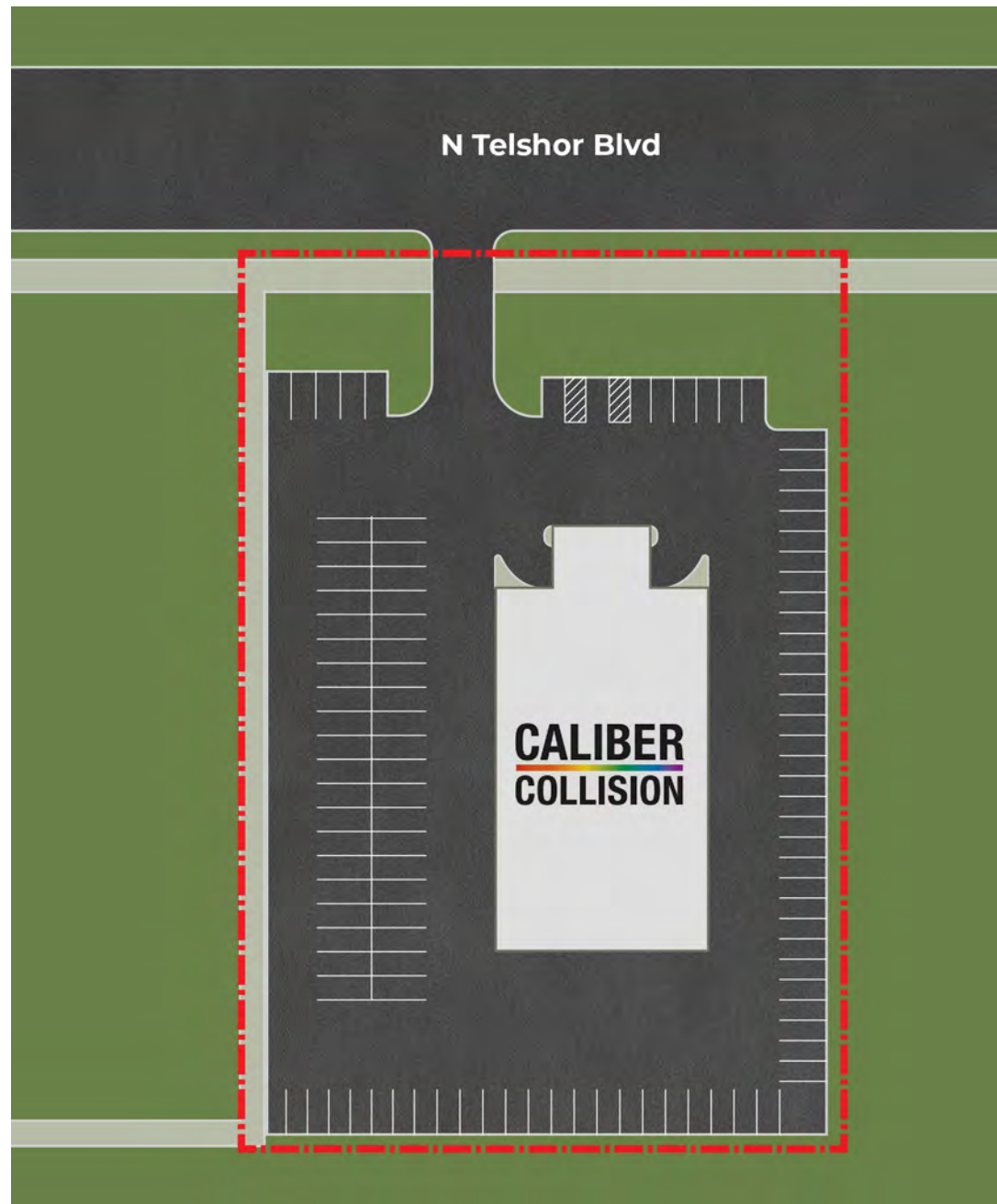




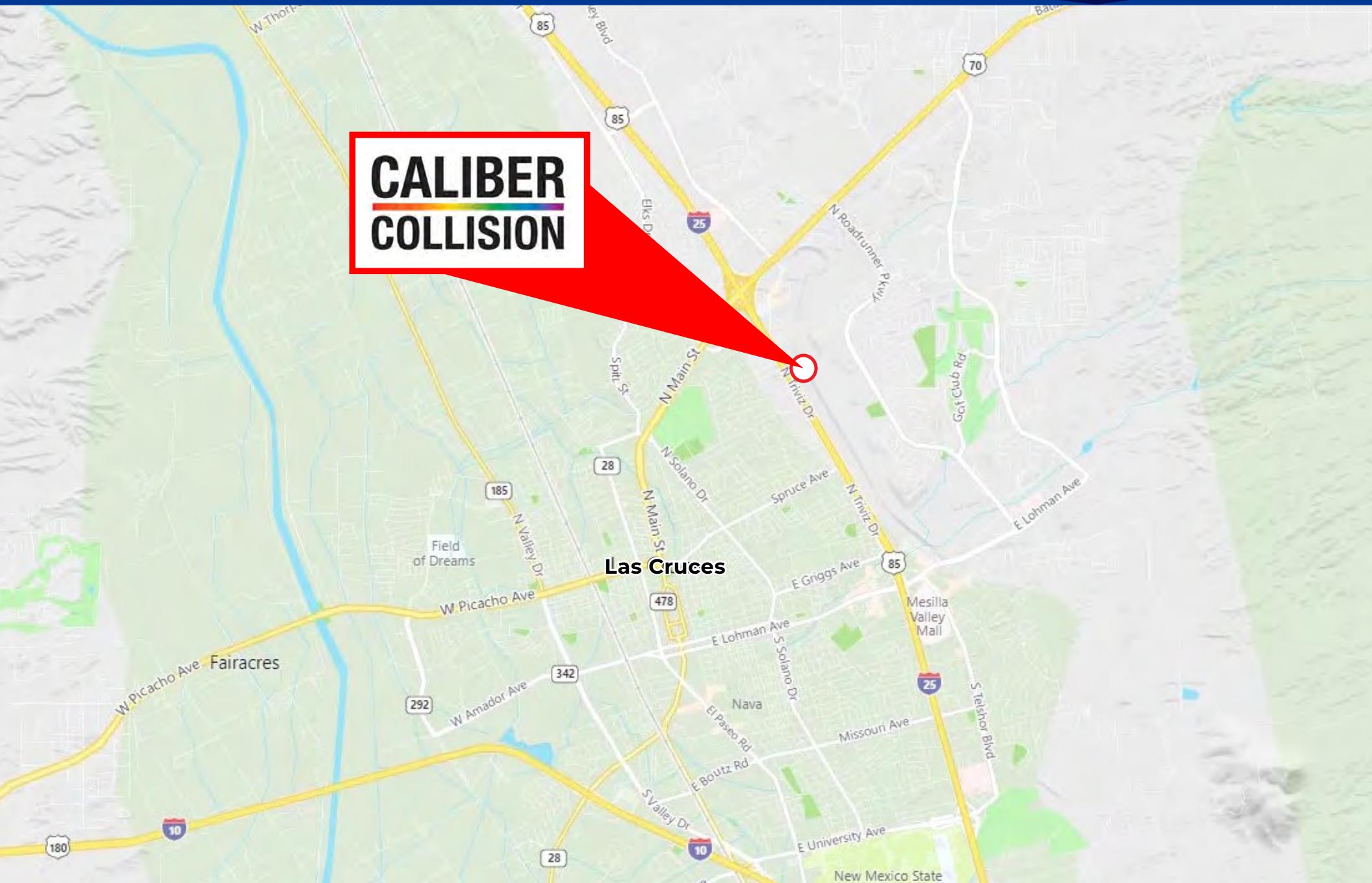














## DEMOGRAPHICS

### POPULATION

	1-Mile	3-Mile	5-Mile
Total Population:	8,158	70,253	122,526
Total Households:	3,340	29,272	49,086

### INCOME

	1-Mile	3-Mile	5-Mile
Median Household Income:	\$45,684	\$38,411	\$36,909
Average Household Income:	\$64,622	\$59,448	\$58,006





## CITY OF LAS CRUCES, NEW MEXICO

Las Cruces “the crosses” is the second-largest city in the U.S. state of New Mexico and the seat of Doña Ana County. As of the 2010 census the population was 97,618, and in 2019 the estimated population was 103,432. Las Cruces is the largest city in both Doña Ana County and southern New Mexico. The Las Cruces metropolitan area had an estimated population of 213,849 in 2017. It is the principal city of a metropolitan statistical area which encompasses all of Doña Ana County and is part of the larger El Paso–Las Cruces combined statistical area.

Las Cruces is the economic and geographic center of the Mesilla Valley, the agricultural region on the floodplain of the Rio Grande which extends from Hatch to the west side of El Paso, Texas. Las Cruces is the home of New Mexico State University (NMSU), New Mexico's only land-grant university. The city's major employer is the federal government on nearby White Sands Test Facility and White Sands Missile Range. The Organ Mountains, 10 miles (16 km) to the east, are dominant in the city's landscape, along with the Doña Ana Mountains, Robledo Mountains, and Picacho Peak. Las Cruces lies 225 miles (362 km) south of Albuquerque, 42 miles (68 km) northwest of El Paso, Texas and 41 miles (66 km) north of the Mexican border at Sunland Park.

Spaceport America, which has corporate offices in Las Cruces, operates from 55 miles (89 km) to the north, and has completed several successful manned, suborbital flights. The city is also the headquarters for Virgin Galactic, the world's first company to offer sub-orbital spaceflights.





## MSA OF EL PASO, NEW MEXICO

The El Paso–Las Cruces, Texas–New Mexico, combined statistical area consists of two counties in western Texas and one in southern New Mexico. This CSA was defined as part of the United States Office of Management and Budget’s 2013 delineations for metropolitan, micropolitan, and combined statistical areas. As of the 2018 census estimate, the CSA had a population of 1,063,075 making it the 56th largest combined statistical area in the United States. The statistical area consists of the metropolitan areas of El Paso, Texas and Las Cruces, New Mexico. This CSA has a GDP of about \$33 billion and would rank 58th nationally among all CSA or metro areas. The total land area of the El Paso–Las Cruces combined statistical area is 9,402 sq. mi.







## CALIBER COLLISION

Caliber Collision is the nation's largest collision repair company with more than 1,100 convenient repair centers throughout 37 states after the merger with ABRA Auto Body Repair, completed in Feb. 2019. They have an unyielding commitment to their customers, communities, culture and offer only the highest-quality service. It's a commitment that began when the company was founded in 1997 and continues strong to this day. Caliber is consistently ranked among the highest in customer satisfaction in the industry and backs all repair work with a written, lifetime warranty available at any of its repair centers.

Caliber now repairs over 1.2 million vehicles annually, after the merger with ABRA. The majority of ABRA's locations were in states in which Caliber previously had no presence. Caliber now has a significant market presence in each of the primary markets of its main competitors. Caliber Collision is a portfolio company of private equity firm Hellman & Friedman headquartered in San Francisco, CA.

Company Website:	<a href="http://www.calibercollision.com">www.calibercollision.com</a>
Company Type:	Private
Number of Total Stores:	1,100+
Headquarters:	Lewisville, TX

# CALIBER COLLISION



## CONFIDENTIALITY & DISCLAIMER

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 The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

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. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.

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