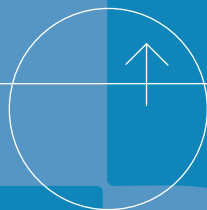


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CP PARTNERS



Advance Auto Parts

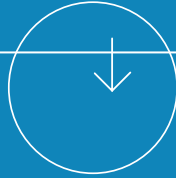
RARE 15-YEAR LEASE - SUPER HUB STORE LOCATION

BIRMINGHAM, AL

IN ASSOCIATION WITH PARASELL, INC. | A LICENSED ALABAMA BROKER #000127148-0



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REPRESENTATIVE PHOTO





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HIGHLIGHTS

- > New construction – 16,000 square feet building
- > 10% fixed rental increases - (typical 7.5%)
- > Location serves as a retail store that also distributes and stocks inventory for additional Advance Auto Parts locations
- > Larger inventory with wider variety, featuring 15,000 additional stock-keeping units not offered in other stores which is almost double a standard AAP store
- > Hub location allows nearby by locations same day or next-day delivery for additional items
- > Hub stores act as mini warehouses and allow AAP to increase efficiency and maintain adequate capacity of their supply chain while reducing inventory costs and improving availability and movement of goods throughout the supply chain

Advance Auto Parts

9129 PARKWAY EAST, BIRMINGHAM, AL 35206

\$4,360,000

PRICE

5.30%

CAP

NOI: **\$231,085**

LEASE TYPE: **NN+ Lease***

LEASE TERM: **15 Years**

LEASABLE AREA: **16,000 SF**

LAND AREA: **1.84 AC**

YEAR BUILT: **2022**

**LL solely responsible for structure. During the base term the tenant is responsible for roof, parking, HVAC and all other maintenance, repairs and replacement.*

Rare 15-year lease – Super hub store location

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REPRESENTATIVE PHOTO

New Advance Auto Super Hub Location

MISSION CRITICAL LOCATION

- > Location serves as a retail store that also distributes and stocks inventory for additional Advance Auto Parts locations
- > Larger inventory with wider variety, featuring 15,000 additional stock-keeping units not offered in other stores which is almost double a standard AAP store

RARE 15-YEAR CORPORATE LEASE W/ INCREASES TO THE NATION'S PREMIER AUTOMOTIVE REPAIR CHAIN

- > New rare 15-year lease with fixed rental increases in the base term, as well as three 5-year options to extend the lease after the primary term

- > Truly passive investment – Landlord is responsible for structure only
- > Lease is signed by Advance Auto Parts, one of the nation's top automotive parts providers with more than \$10.1 billion in total sales in FY 2021

COVETED LOCATION WITHIN BIRMINGHAM

- > Located at the end of a three-way signalized intersection with multiple ingress and egress points
- > Large parcel of 1.84 acres with 42 parking spaces to accommodate demand with excellent street frontage

SURROUNDED BY COMPLIMENTARY TRAFFIC GENERATORS IN TOP BIRMINGHAM RETAIL NODE

- > Asset benefits from proximity to a Walmart Supercenter located directly north of the subject property
- > Roebuck Shopping Center which is also located directly north of the property saw over 375K visitors in the past 12 months
- > The City of Birmingham is experiencing tremendous population and economic growth
- > The metropolitan area population is home to 1.1 million residents
- > The Birmingham-Hoover MSA, also known as Greater Birmingham, has the most diverse economy of any Alabama metropolitan region



INCOME & EXPENSE

PRICE		\$4,360,000
Capitalization Rate:		5.30%
Building Size (SF):		16,000
Lot Size (AC):		1.84
Year Built:		2022
STABILIZED INCOME	PER SQUARE FOOT	
Scheduled Rent	\$14.44	\$231,085
Effective Gross Income	\$14.44	\$231,085
LESS	PER SQUARE FOOT	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
Total Operating Expenses	NNN	\$0.00
EQUALS NET OPERATING		\$231,085

Store will be completed end of August

REPRESENTATIVE PHOTO





RENT ROLL

TENANT INFO		LEASE TERMS		RENT SUMMARY				
TENANT NAME	SQ. FT.	TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEARLY RENT/FT
Advance Auto Parts	16,000	1	10	\$231,085	\$19,257	\$231,085	\$1.20	\$14.44
		11	15		\$21,183	\$254,193	\$1.32	\$15.89
		Option 1	16		\$23,301	\$279,613	\$1.46	\$17.48
		Option 2	21		\$25,631	\$307,574	\$1.60	\$19.22
		Option 3	26		\$28,194	\$338,331	\$1.76	\$21.15
TOTALS:	16,000			\$231,085	\$19,257	\$231,085	\$1.20	\$14.44

Store will be completed end of August



SITE PLAN



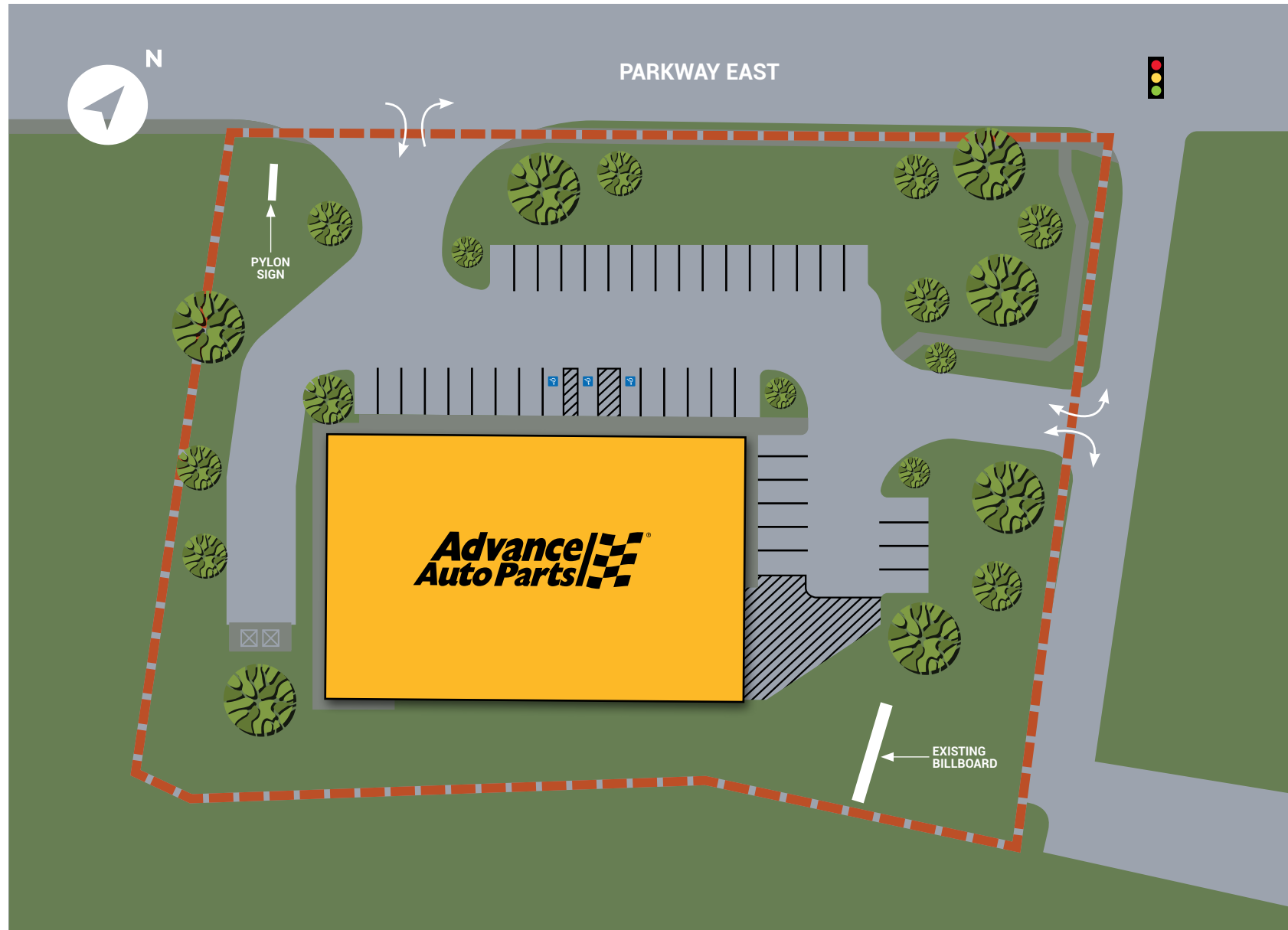
16,000
RENTABLE SF



1.84
ACRES



42
SPACES





REPRESENTATIVE PHOTO



ABOUT ADVANCE AUTO PARTS

- > Headquartered in Raleigh, North Carolina, Advance Auto Parts, Inc. is a leading automotive aftermarket parts provider that serves both professional installers and do-it-yourself customers
- > Advance Auto Parts offers replacement parts, performance parts, accessories, oil and fluids, engine parts, brakes, batteries, accessories, and tools and garage
- > The company employs 68,000 people nationwide and operates more than 4,976 store and branch locations in the U.S.

Q3 2021 HIGHLIGHTS

- > Net sales increased 3.1% to \$2.6 billion
- > Comparable store sales increased 3.1%; on a two-year stack, comparable store sales increased 13.3%
- > Year to date operating cash flow increased to \$924.9 million; free cash flow increased to \$734.0 million

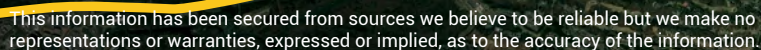
\$10.1 B

**TOTAL NET
SALES IN 2020**

4,976

**STORES AND
BRANCHES***

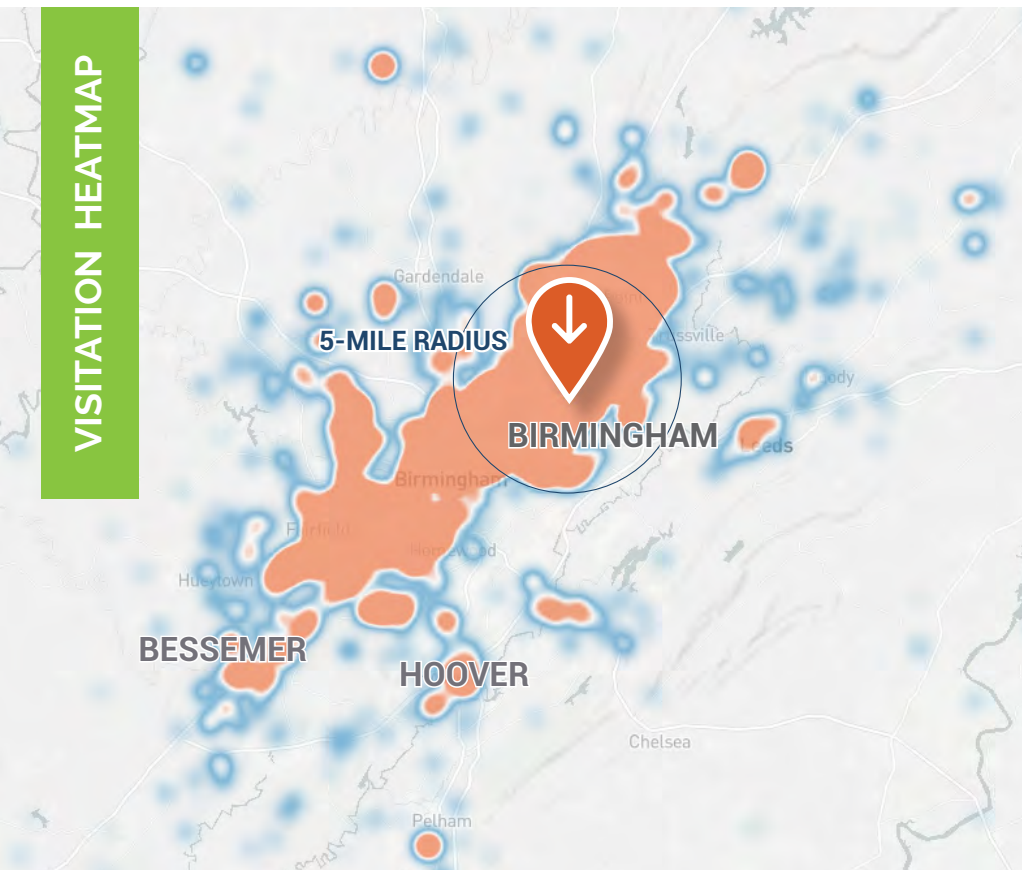
*As of January 2, 2021 the Company also serves 1,277 Independent Carquest locations.





TRADE AREA & DEMOGRAPHICS

VISITATION HEATMAP



THE SHADING ON THE MAP ABOVE SHOWS THE **HOME LOCATION OF PEOPLE WHO VISITED THE ROEBUCK SHOPPING CENTER ADJACENT TO THE SUBJECT PROPERTY OVER THE PAST 12 MONTHS.** ORANGE SHADING REPRESENTS THE HIGHEST CONCENTRATION OF VISITS.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

[VISIT PLACER.AI](#) →



378.6 K
VISITS

**OVER PAST 12 MONTHS
TO ROEBUCK SHOPPING
CENTER**



37
MINUTES

**AVERAGE DWELL TIME
TO ROEBUCK SHOPPING
CENTER**

Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2019	4,838	45,542	112,361

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$64,337	\$57,005	\$59,128
Median	\$47,765	\$43,138	\$43,707

**20.5% OF VISITORS TO ROEBUCK SHOPPING CENTER
HAVE AVERAGE HOUSEHOLD INCOMES OF OVER \$75K**

**224.6K VISITORS HAVE VISITED ROCKBUCK SHOPPING
CENTER AT LEAST 5 TIMES**

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LOCATION OVERVIEW

Birmingham, AL

"THE MAGIC CITY"



CENTRAL HUB OF THE BIRMINGHAM-HOOVER MSA

- > Birmingham is the largest city in Alabama and the seat of Jefferson County
- > The metropolitan area population is home to 1.1 million residents

EDUCATIONAL INSTITUTIONS

- > Higher education employs nearly 20,000 people in the metropolitan area and generates an economic impact of more than \$1 billion annually
- > As the area's largest employer, the University of Alabama at Birmingham (UAB) contributes to the economic impact of higher education with its 19,000+ employees, total annual budget of \$957.5 million and 16,252 students
- > Other colleges include Samford University, Birmingham-Southern College, The University of Montevallo, Miles College, and Virginia College

ECONOMY AND INDUSTRY

- > The Birmingham-Hoover MSA, also known as Greater Birmingham, has the most diverse economy of any Alabama metropolitan region
- > Though iron and steel production gave rise to the city, Birmingham's main economic driver is now the healthcare industry
- > UAB's Hospital is an international leader in health care and one of the top transplant centers in the world

1.1 M

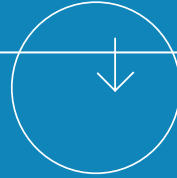
**BIRMINGHAM-HOOVER
MSA POPULATION**
(ESTIMATED)



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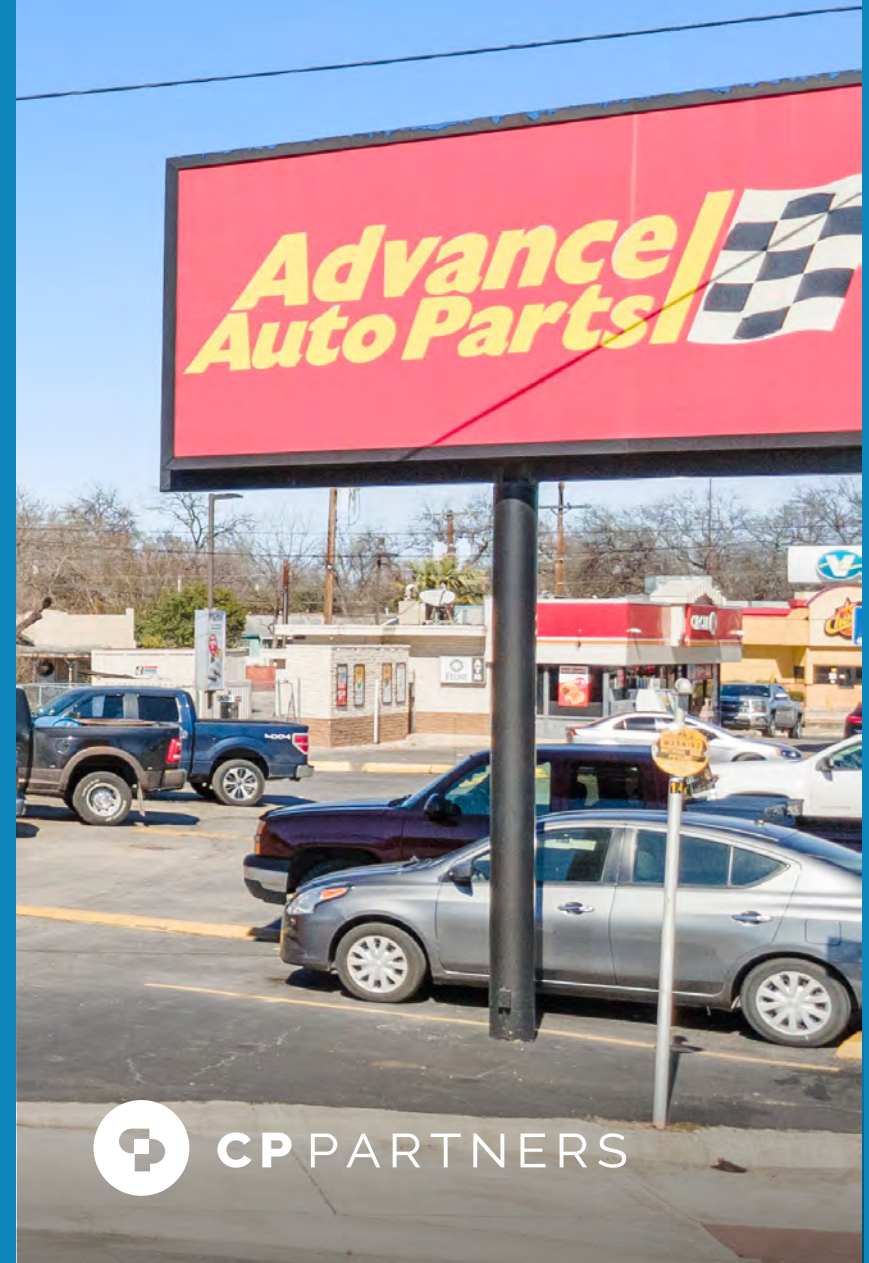
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