



**Advance
Auto Parts** 

**5622 W Roosevelt Rd
Chicago, IL 60604**

OFFERING MEMORANDUM

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DOWNTOWN CHICAGO, IL

±7 MILES



INVESTMENT HIGHLIGHTS

- **TOP VISITED STORE:** This site performs within the top 12% of all Advance Auto Parts stores nationally in terms of foot-traffic according to Placer.ai.
- **HARD-SIGNALIZED CORNER LOCATION:** Subject property sits on a hard-signalized corner at the intersection of W Roosevelt Rd & S Central Ave, just a few blocks from Interstate 290.
- **CREDIT TENANT:** Advance Stores Company, Incorporated (NYSE: AAP) guarantees the lease with a \$12B market capitalization and is rated as investment-grade credit (S&P Rated: BBB-).
- **ESSENTIAL RETAILER:** Advance Auto Parts is considered an essential retailer and has continued to provide valuable goods and services throughout the pandemic to its consumers.
- **COMMITMENT TO THE SITE:** Tenant has been operating at this location since 2006 and has recently extended the lease, demonstrating their commitment to the site.
- **STRONG RETAIL POSITIONING:** Property is located in a dense, infill market with ±905,000 residents and ±305,000 households within a 5-mile radius.





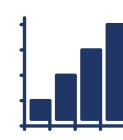
2006
YEAR BUILT



±7,000 SF
GLA



\$2,607,000
LIST PRICE



6.35%
CAP RATE



±0.68 AC
LOT SIZE

TENANT SUMMARY

Tenant Trade Name		Advance Stores Company, Incorporated
Type of Ownership	Fee Simple	
Lease Guarantor	Corporate	
Lease Type	NN	
Landlord Responsibilities	Structure and Commercial Liability Insurance	
Original Lease Term	15 Years	
Lease Commencement Date	4/21/05	
Lease Expiration Date	8/31/29	
Term Remaining on Lease	±7 Years	
Increase	5% Every Option	
Options	3, 5 Year Options	

ANNUALIZED OPERATING DATA

DATE	MONTHLY BASE RENT	ANNUAL BASE RENT	RENT/SF	CAP RATE
Current - 8/31/2029	\$13,800.00	\$165,600.00	\$23.66	6.35%
Option #1	\$14,490.00	\$173,880.00	\$24.84	6.67%
Option #2	\$15,214.50	\$182,574.00	\$26.08	7.00%
Option #3	\$15,975.23	\$191,702.76	\$27.39	7.35%

FOR FINANCING OPTIONS PLEASE REACH OUT TO:

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COMPANY NAME

Advance Auto Parts

OWNERSHIP

Public

YEAR FOUNDED

1929

INDUSTRY

Auto Service

HEADQUARTERS

RALEIGH, NC

NO. OF EMPLOYEES

±74,000

CREDIT RATING

BBB- (S&P)

TOTAL NET SALES

\$11 Billion (2021)

TENANT OVERVIEW

Headquartered in Raleigh, NC, Advance Auto Parts, Inc., the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance Auto Parts operates over 4,843 stores, over 168 Worldpac branches and 1,258 independently owned CARQUEST branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Employing approximately 74,000 Team Members, the company works hard to create an environment of honesty, integrity, mutual trust and dedication. These values have remained the same since Advance Auto Parts founding in 1929. Advance Auto Parts operates stores that primarily offer auto parts such as alternators, batteries, belts and hoses, chassis parts, clutches, engines and engine parts.

STRATEGY

AAP continues to expand its store network in both new and existing markets to grow its commercial and DIY customer base. In a move that created the largest automotive aftermarket parts provider in North America and surpassed rival AutoZone in sales, AAP acquired privately-held General Parts International, a distributor and supplier of original equipment and aftermarket replacement products for commercial markets operating under the CARQUEST and WORLDPAK brands. The company has also been moving into the commercial market in recent years. To better serve commercial customers, AAP has added more parts from key manufacturers to its inventory and expanded its workforce with parts professionals, delivery drivers, and sales representatives.

SALES & MARKETING

Advance Auto Parts builds its marketing and advertising campaigns around radio, television, direct marketing, mobile and social media, and local in-store marketing. Its "Speed Perks" customer loyalty campaign targets core DIY customers and emphasizes service. The company also employs Spanish-language television, radio, and outdoor ads to reach Latinos.

GEOGRAPHIC REACH

The auto parts chain has stores in all 50 states, as well as Puerto Rico, the US Virgin Islands, and Canada. Florida is the company's largest market with more than 500 stores. North Carolina, New York, Ohio, Pennsylvania, and Georgia are also major markets for Advance Auto Parts, each home to more than 250 stores.



boost
mobile



COLUMBUS PARK

TOROS TIRE REPAIR SHOP

LifeStorage

McLaren
CHICAGO

rework
office furniture reimaged



CENTRAL METAL RECYCLING, LLC

HK PERFORATING LLC



ROOSEVELT RD.
± 33,000 VPD

CENTRAL AVE.
± 18,000 VPD

KNUTE ROCKNE STADIUM





DOWNTOWN CHICAGO, IL
±7 MILES





DOWNTOWN CHICAGO, IL
±7 MILES

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2022 ESTIMATE	46,201	376,885	904,356
2010 CENSUS	44,274	370,114	890,611
GROWTH: 2010-2022	4.35 %	1.83 %	1.54 %
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2022 ESTIMATE	14,105	129,064	304,985
2010 CENSUS	13,073	122,111	287,898
GROWTH: 2010-2022	7.89 %	5.69 %	5.94 %
INCOME	1-MILE	3-MILE	5-MILE
AVERAGE HOUSEHOLD INCOME	\$65,327	\$71,479	\$76,799



CHICAGO, IL

Chicago, located in northeastern Illinois, is the state's largest and the country's third most populous city. The greater Chicagoland area encompasses northeastern Illinois and extends in southeastern Wisconsin and northwestern Indiana, representing the third-largest metropolitan area in the United States and the most dominant metropolis in the Midwest region. Chicago's triumphant economy is powered by its strong manufacturing presence in a variety of industries such as food products, candy, pharmaceuticals, communication equipment, scientific instruments, automobiles, and raw metals. Since its founding, the city has proven to be an essential manufacturing hub for the nation's top-performing companies with its central location allowing Chicago to be at the center of global trade, transit, and data networks.

Chicago's industry mix most closely matches the nation's, with no single industry employing more than 12% of the workforce. Additionally, as a multicultural city that thrives on the harmony and diversity of its neighborhoods, Chicago embodies the values of America's heartland integrity. It is this level of diversification that has resulted in Chicago being rated as having the most balanced economy in the United States with an extremely high satisfaction rating.

CHICAGO ECONOMY

Chicago has one of the world’s largest and most diversified economies, with almost five million employees and generating an annual gross regional production (GRP) of over \$698 billion, exceeding the GRP of Sweden and Norway. It is a center for business and finance, with considered as one of the world’s top global financial centers. Chicago is also a key player in every business sector from risk management, innovation, and information technology to manufacturing and health services. The city is an efficient economic powerhouse, home to more than 400 major corporate headquarters, including 37in the Fortune 500. Boeing, United Continental Holdings, Inc., Exelon Corporation, R. R. Donnelley & Sons Company, and Archer Daniels Midland are just a few of the Fortune 500 companies that have found success in the city of Chicago. McDonald’s, after 47 years in Oak Brook, moved its headquarters to Chicago’s West Loop neighborhood. Motorola Solutions also moved its headquarters to Chicago in pursuit of capturing and maintaining its presence in the Midwest and Illinois markets. This trend is sure to continue with corporate giants pursuing space and centralized locations within the Midwest

Since its founding, near a portage between the Great Lakes and the Mississippi River watershed, Chicago has remained a major hub for industry, telecommunications and infrastructure, with O’Hare International Airport being the second busiest airport, in terms of traffic movements, in the world.

EMPLOYERS	EMPLOYEES
Advocate Aurora Health	19,513
University of Chicago	17,345
Amita Health	16,231
United Continental Holdings Inc.	14,582
Amazon	14,018
JP Morgan Chase & Co.	13,795
Walgreens Boots Alliance Inc.	12,311
Walmart Inc.	11,420
Northwestern University	10,865
Jewel-Osco	10,376
Abbot Laboratories	9,860
University of Chicago Medicine	9,737
Rush University Medical Center	9,628
American Airlines	9,520
AT&T	9,240
Employco USA Inc.	7,778
Allstate Corp.	7,450
Health Care Services Corp.	6,450

Source: chicagobusiness.com, 2020

ILLINOIS HAS THE 3RD MOST FORTUNE 500 CORPORATE HEADQUARTERS

(37 COMPANIES) IN THE US. (FORTUNE 500, 2020)

#1 ON BEST BIG CITIES IN THE U.S. FOR THE FOURTH CONSECUTIVE YEAR

(CONDE NAST TRAVELER READERS' CHOICE AWARDS, 2020)

TOP METRO AREA FOR CORPORATE INVESTMENT (CHICAGO SUN-TIMES, 2020)



CHICAGO TOURISM & ATTRACTIONS

NAVY PIER

Navy Pier is Chicago's lakefront treasure on the shoreline of Lake Michigan. The pier encompasses more than fifty acres of parks, gardens, shops, restaurants, family attractions, and exhibition facilities. Drawing nearly nine million visitors annually, Navy Pier is one of the most visited attractions in the entire Midwest.

WILLIS TOWER

Still commonly referred to as Sears Tower, the Willis Tower is the second-tallest building in the United States. This bustling community of business, tourism, and culture offers breathtaking views of the city from its Skydeck. Visitors can experience the Ledge, all-glass balconies that allow visitors to look through the glass floor to the street 1,353 feet below.

875 NORTH MICHIGAN AVE. (formerly John Hancock Center)

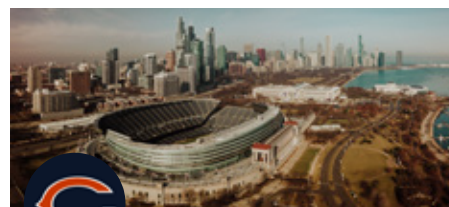
The 875 North Michigan Ave. tower is the 9th tallest skyscraper in the US. It is equipped with a restaurant and lounge on the 95th floor, the Observatory (360 Chicago), and America's highest indoor swimming pool. From the restaurant, diners can take in views of the city. It appeals to residents and tourists alike.

MILLENNIUM PARK

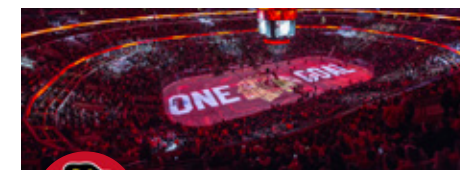
Located in the Loop community area of the city, Millennium Park is a 25-acre public park that offers awe-inspiring landscape, breathtaking architecture, and an iconic collection of public art, such as the iconic Chicago Bean. It is Chicago's premier green space and presents dozens of free events for residents.

MAGNIFICENT MILE

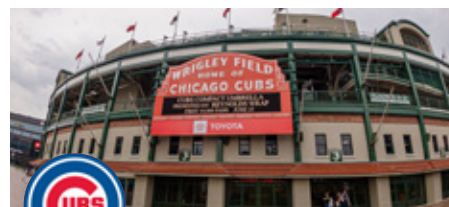
Adjacent to downtown and one block east of Rush Street, the Magnificent Mile is an upscale section of Chicago's Michigan Avenue, which runs from the Chicago River to Oak Street in the Near North Side. Several of the tallest buildings in the country lie in this district, such as the 875 North Michigan Ave. tower and the Trump International Hotel and Tower. Serving as the main thoroughfare between Chicago's Loop business district and Gold Coast, the Magnificent Mile contains a mixture of high-end department stores, restaurants, luxury retailers, residential and commercial buildings, financial services companies, and hotels, primarily catering to tourists and the affluent.



CHICAGO BEARS
(National Football League)



CHICAGO BLACKHAWKS
(National Hockey League)



CHICAGO CUBS
(Major League Baseball)



CHICAGO BULLS
(National Basketball Association)



CHICAGO WHITE SOX
(Major League Baseball)



CHICAGO FIRE FC
(Major League Soccer)

NORTHWESTERN UNIVERSITY

Northwestern University is a large, private research university based in Evanston with a comprehensive doctoral program. Northwestern University's research enterprise has grown to \$887.3 million for fiscal year 2020, making it the largest academic research site in the state of Illinois. Northwestern University has the thirteenth largest university endowment in the country.

RANKINGS

U.S. News & World Report 2021

#9 in National Universities



HIGHER EDUCATION

Chicago has been a world center of higher education and research with several universities inside its city limits. Most notably, Northwestern University and the University of Chicago are two top universities that call the city home.

THE UNIVERSITY OF CHICAGO

The University of Chicago is one of the world's leading and most influential institutions of higher learning. Its main campus is located seven miles south of downtown Chicago in the Hyde Park and Woodlawn neighborhoods. The University of Chicago has many prominent alumni, including 100 Nobel laureates that have been affiliated with the university as professors, students, faculty, or staff.

RANKINGS

U.S. News & World Report 2021

#6 in National Universities



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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