



**Advance/  
Auto Parts** 

1370 W Tunnel Blvd | Houma, LA 70360



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**Advance/  
Auto Parts** 



- **EARLY EXTENSION** – Advance Auto Parts recently extended the lease through 2031 showing long-term commitment to the site.
- **PASSIVE INVESTMENT** - Per the lease, the landlord is only responsible for the structure of the building while the tenant handles the roof, parking lot, HVAC, taxes, insurance, etc.
- **STRONG PERFORMER** - Property produces a healthy rent to sales ratio and is ideally located in the market as it is surrounded by several other national tenants (Target, Walmart, Lowe's, Chick-fil-a, Walgreens, etc.)
- **CREDIT RATED TENANT** - Lease is corporately guaranteed by Advance Stores Co, Inc which has an S&P credit rating of BBB-





# REGIONAL MAP







\$1,593,600  
LIST PRICE



\$99,600  
NOI



6.25%  
CAP RATE

BUILDING INFO

Address	1370 W Tunnel Blvd Houma, LA 70360
Year Built	2008
GLA of Building	±6,783 SF
Lot Size	±0.77 AC



## ANNUALIZED OPERATING DATA

DATE	Monthly Rent	Annual Rent	Cap Rate
<b>Current - 12/31/2031</b>	\$8,300.00	\$99,600.00	6.25%
<b>Option 1</b>	\$8,715.00	\$104,580.00	6.56%
<b>Option 2</b>	\$9,150.75	\$109,809.00	6.89%
<b>Option 3</b>	\$9,608.29	\$115,299.45	7.24%

## TENANT SUMMARY

<b>Tenant Name</b>	Advance Auto Parts
<b>Type of Ownership</b>	Fee Simple
<b>Lease Guarantor</b>	Corporate
<b>Lease Type</b>	NN+
<b>Term Remaining</b>	±9 Years 6 Months
<b>Lease Expiration Date</b>	12/31/2031
<b>Increases</b>	5% / Option
<b>Options</b>	3-5yr

## FINANCING INQUIRIES

### FOR FINANCING OPTIONS REACH OUT TO:

KEVIN KERN  
(214) -295-8709  
kevin.kern@matthews.com





# TENANT OVERVIEW



## LOCATIONS

±4,308 (2021)

## EMPLOYEES

±54,500 (2021)

## REVENUE

±10.11B (2021)

## ADVANCE AUTO PARTS

Headquartered in Roanoke, VA., 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 5,185 stores, over 127 Worldpac branches and serves approximately 1,250 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.





## HOUMA, LA

Often regarded as the capital of deep bayou country, Houma (pronounced “home-uh”) is known for its strong Cajun roots and culture. Countless dance halls and restaurants pay homage to Houma’s Cajun culture in addition to a unique dialect, several distinct musical styles, and an annual, two-week-long Cajun Mardi Gras celebration.

Houma is also home to the United Houma Nation Native American tribe, which hosts plenty of cultural events on a regular basis as well. The natural environment is a critical component of life in Houma, which boasts more than 2,500 square miles of swamps and wetlands. Houma’s location on the Intracoastal Waterway positions the city as a gateway for many charter fishing expeditions, birding adventures, and swamp tours.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	8,749	45,714	68,170
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	3,352	17,606	25,413
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$80,922	\$79,382	\$74,931





This Offering Memorandum contains select information pertaining to the business and affairs of the property located at **1370 W Tunnel Blvd | Houma, LA 70360** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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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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OFFERING MEMORANDUM



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