





1428 N HIGHWAY | COLVILLE, WA 99114

LISTED BY:

BROKER OF RECORD

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IN CONJUNCTION WITH:





REPRESENTATIVE PHOTO

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INVESTMENT OVERVIEW

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AREA OVERVIEW

INVESTMENT HIGHLIGHTS

LEASE & LOCATION

- Over 7.5 years remaining on a recent lease extension – Providing long term security
- 5% rental increase in November 2023 and 8% increases in each of the three options periods
- NN+ lease with minimal landlord responsibilities
- Located directly in the center of the retail trade area, Including traffic counts in excess of $\pm 13,700$ vehicles daily
- Colville, WA features ideal demographics for O'Reilly Auto Parts "Do it Yourself" customer base with an average household income of $\pm 68,000$ within a 5-Mile radius
- Washington State Is an income tax-free state

TENANT

- O'Reilly Automotive, Inc. (\$ORLY) has over 5,800 locations across 47 U.S. states and has an investment-grade credit rating of BBB (S&P 500)
- O'Reilly is one of the most profitable retailers across all sectors during the with annual revenues in 2021 surpassing \$13.2 billion dollars
- In April of 2008, O'Reilly signed a deal to acquire all of CSK Auto Inc's. common stock and debt for approximately \$1 billion; taking roughly three years to rebrand several hundred stores to O'Reilly Auto Parts, this rapidly expanded their west coast operations and has made O'Reilly one of the most dominant auto parts retailers

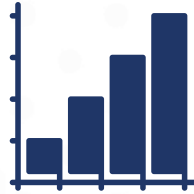


REPRESENTATIVE PHOTO

FINANCIAL OVERVIEW



\$1,755,981.91
LIST PRICE



5.75%
CAP RATE



±6,600 SF
GLA



1999
YEAR BUILT

INVESTMENT SUMMARY

Address	1428 N Highway Colville, WA 99114
Suggested List Price	\$1,755,981.91
GLA	±6,600 SF
Cap Rate	5.75%
Year Built	1999
Lot Size	±0.66 AC

TENANT SUMMARY

Tenant Trade Name	O'Reilly Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NN+
Roof/Structure, Foundation, Parking Lot	Landlord Responsibility

FINANCING OPTIONS

For financing options reach out to:

PATRICK FLANAGAN
DIRECT +1 (214) 620-1939
patrick.flanagan@matthews.com

ANNUALIZED OPERATING DATA

DATE	MONTHLY RENT	ANNUAL RENT	INCREASES	CAP RATE
Current Term (November 12, 2023)	\$8,414.08	\$100,968.96	-	5.75%
November 13, 2023 - November 12, 2030	\$8,834.78	\$106,017.36	5.00%	6.04%
Option 1	\$9,541.56	\$114,498.72	8.00%	6.52%
Option 2	\$10,304.89	\$123,658.68	8.00%	7.04%
Option 3	\$11,129.28	\$133,551.36	8.00%	7.61%



REPRESENTATIVE PHOTO

AREA MAP



TENANT OVERVIEW

REPRESENTATIVE PHOTO




+5,910
LOCATIONS


+84K
EMPLOYEES


\$14.05B
2022 SALES

The fast-growing company sells automotive aftermarket parts (both new and remanufactured), maintenance supplies, professional service equipment, tools, and accessories through some 5,616 stores across 47 US states and online. Many O'Reilly stores also offer customers a range of services, including oil and battery recycling, battery testing, paint mixing, and tool rental. The family founded and operated company wheels and deals with automotive professionals, as well as do-it-yourself customers.

AREA OVERVIEW



COLVILLE, WA

Colville is a clean-looking mountain town that caters to agricultural, forestry, and recreational interests. It is located in the forested northwest of the United States and has Victorian and conventional modern homes. Stevens County's county seat, Colville, is located in the Colville River Valley, half a mile to the east of the Colville River and ten miles to the east of the Kettle and Columbia rivers. Colville is situated at the intersection of State Highway 20 and U.S. Highway 395, which serves as the town's main thoroughfare. The tri-county region has access to parks and recreational amenities thanks to the City of Colville. Over 40 acres of park and open space, including seven parks, are maintained by the city. Colville Mountain, which is located north of the city, lights up its cross for major occasions like Christmas and Easter.

Agriculture, the timber and mining sector, manufacturing, and the Colville National Forest's regional offices of the Washington State Department of Natural Resources and U.S. Forest Service make up the majority of the region's economy. Boise Cascade, Vaagen Brothers, Hewes Marine, Colmac Coil Manufacturing, Colmac Industries, and Delta Dental of Washington are some of the largest private employers.

DEMOGRAPHICS

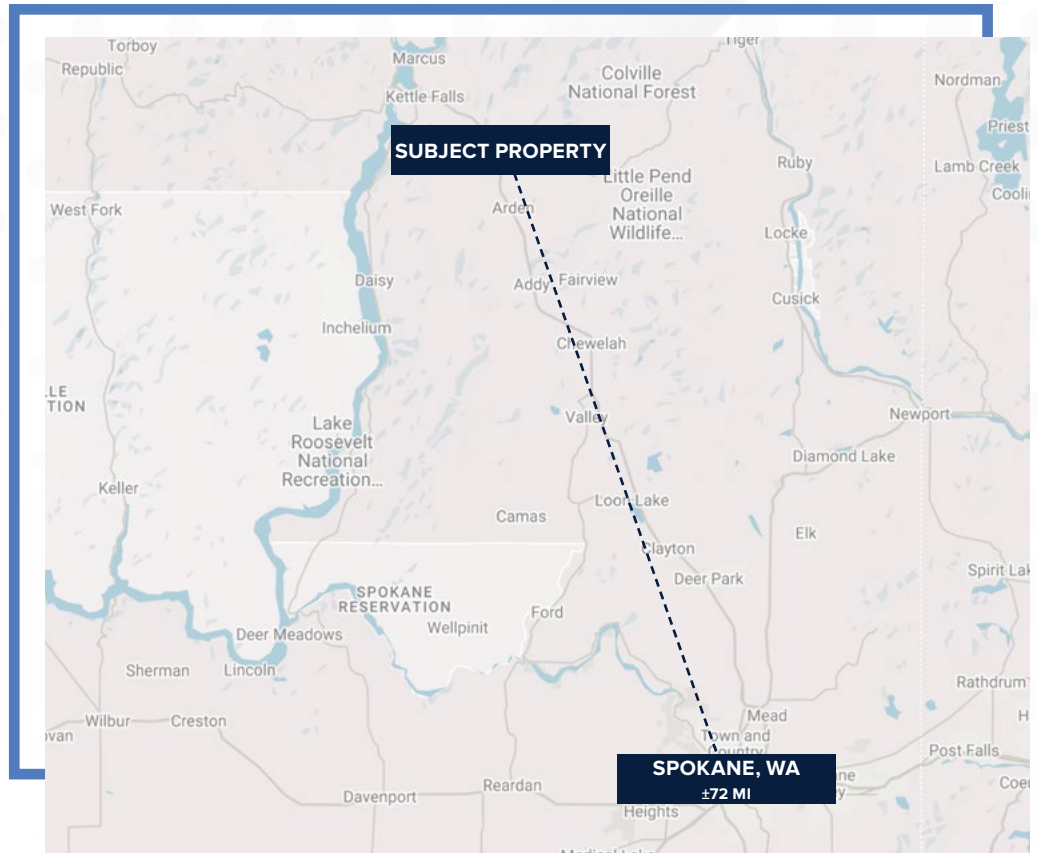
POPULATION	3-MILE	5-MILE	10-MILE
2028 Projection	6,307	8,071	15,982
2023 Estimate	6,086	7,743	15,222
2010 Census	5,814	7,311	14,333
Growth 2010-2023	4.68%	5.91%	6.2%
Growth 2023-2028	4.68%	5.91%	6.2%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2028 Projection	2,705	3,410	6,671
2023 Estimate	2,645	3,317	6,454
2010 Census	2,481	3,075	5,964
Growth 2023-2028	2.28%	2.81%	3.36%
Growth 2010-2028	6.59%	7.85%	8.22%
INCOME	3-MILE	5-MILE	10-MILE
Avg. Household Income	\$67,971	\$70,750	\$70,237

SPOKANE, WA

With a population of over 229,000 residents, the city of Spokane is the largest city in Spokane County and the second-largest city in the state of Washington. Spokane features a growing economy, several recreational and entertainment attractions, and exceptional institutions of higher education. Spokane's economy is made up of government, education, and healthcare companies.

Spokane offers lots of outdoor attractions such as the Spokane Falls at Riverfront Park, which is the second-largest urban waterfall in the nation. Spokane also features entertainment attractions such as River Park Square and the Northwest Museum of Arts & Culture. Gonzaga University and Whitworth University call Spokane home and provide highly skilled students to work in its economy. Spokane is an up-and-coming city that is an ideal place to live, work, and play.

- » Spokane is the Pacific Northwest's fourth-largest urban area after Seattle, Portland, and Boise.
- » Spokane International Airport has an annual economic impact of \$725 million on the Spokane region.
- » Gonzaga University is Spokane's sixth-largest private employer with more than 1,200 faculty and staff with a total annual payroll of over \$91 million. Throughout the years, the university has infused more than \$75 million into the Spokane community through improvements and new facilities.



GONZAGA UNIVERSITY RANKED #4 IN BEST VALUE COLLEGES IN WASHINGTON

- NICHE, 2023

“DOWNTOWN SPOKANE IS ONE OF NATION’S 50 HOTTEST PLACES FOR BUSINESS RELOCATION”

- EXPANSION MANAGEMENT



SPOKANE TOURISM

Riverfront Park

Riverfront Park is a 100-acre park that features breathtaking views of the Spokane River and the Spokane Falls. Visitors can also view Spokane's beautiful skyline from the Pavilion's bridge. Also, visitors can ride the Looft Carrousel and Numerica Skyride or go skating on the Skate Ribbon. The park's modern and historical attractions are a must-see attraction in Spokane.

River Park Square

River Park Square is the shopping mecca of Spokane. Located in downtown Spokane, the shopping center features over 62 stores and services such as AMC Theatres, Nordstrom, P.F. Chang's, and many more.

Northwest Museum of Arts & Culture (MAC)

Located in the historic Browne's Addition neighborhood, the 5-acre museum was founded in 1916 and is affiliated with the Smithsonian Institution. The MAC specializes in art and regional history, which includes the lives of early pioneers and indigenous tribes.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1428 N Highway, Colville, WA 99114** ("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. Neither 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Retail Group Inc.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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 of this Offering Memorandum.

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