

FOR SALE

AUTOZONE

5650 Bataan Memorial Boulevard
Las Cruces, New Mexico 88011



EXCLUSIVE

— REALTY —



INVESTMENT HIGHLIGHTS

- NN Lease/Minimal Landlord Responsibilities
- 6,840 square foot AutoZone Store
- Freestanding Retail Building on 0.59 Acres of Land
- Built in 2004
- Corporate Guaranteed Lease
- 20 Surface Parking Spaces
- Average Annual Household Income exceeds \$71,000 within a five mile radius

PRICE:	\$1,200,000
CURRENT NOI:	\$69,540
CAP RATE:	5.80%
LEASE TYPE:	NN
OPTIONS:	4 (5) YEAR OPTIONS
LEASE TERM REMAINING:	12 YEARS

FOR MORE INFO CONTACT: STEVE SAGMANI/ANGELO IACOBELLI

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INVESTMENT OFFERING

Exclusive Realty is pleased to present this 6,840 SF AutoZone store located in Las Cruces, New Mexico. The property has a NN Lease with minimal Landlord responsibility. The lease is corporately guaranteed by AutoZone, Inc.

The five mile average household income exceeds \$71,000 per year, making this location ideal for an AutoZone store.

The subject offering represents an ideal opportunity for a 1031 Exchange buyer.

This investment will offer a new owner continued success due to the financial strength and the proven profitability of the tenant, one of the nation's top auto stores.



INVESTMENT SUMMARY

LIST PRICE:	\$1,200,000
CURRENT NOI:	\$69,540
CAP RATE:	5.80%
BUILDING SIZE:	6,840 sq. ft.
LAND ACREAGE:	0.59 Acres
ZONING:	Commercial
YEAR BUILT:	2004
TENANT:	AutoZone
LEASE TYPE:	NN
TAXES, INSURANCE:	Tenant Responsibility
ROOF, STRUCTURE:	Landlord Responsibility
LEASE COMMENCEMENT:	February 27, 2004
LEASE EXPIRATION DATE:	August 31, 2034
PRIMARY LEASE TERM:	20 Years
LEASE TERM REMAINING:	12 Years
OPTIONS:	4 (5) Year Options
INCREASES:	10% in each option and Rent increases to \$73,200 08/31/2029
LEASE GUARANTOR:	AutoZone, Inc.
TENANT WEBSITE:	www.autozone.com

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DISCLOSURE:

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All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ER makes no warranties and/or representations regarding the accuracy, totality, or relevance of any financial data or assumptions. All data and assumptions regarding financial performance may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ER in compliance with all applicable fair housing and equal opportunity laws.

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TENANT PROFILE



AutoZone, Inc. is an American retailer of aftermarket automotive parts and accessories, the largest in the United States. Founded in 1979, AutoZone has over 6,400 stores across the United States, Mexico, Puerto Rico, Brazil and the US Virgin Islands. The company is based in Memphis, Tennessee. Originally a division of Memphis-based wholesale grocer Malone & Hyde, the company was known as Auto Shack. After the sale of the grocery operation to the Fleming Companies of Oklahoma City, Oklahoma, the name of the company was changed to AutoZone to reflect the new focus and to settle a lawsuit brought by Tandy Corporation for infringing on Tandy's "Radio Shack" trademark.

AutoZone continues to fuel growth by exploring new opportunities and entering new markets.

TENANT OVERVIEW

Company:	AutoZone, Inc.
Founded:	1979
Total Revenue:	12.631 Billion
Headquarters:	Memphis, Tennessee
Website:	www.autozone.com

TENANT HIGHLIGHTS

AutoZone has over 6,000 retail stores throughout the United States, Mexico and Brazil

AutoZone employs over 87,000

Ranked #66 on Forbes Best Employers for Veterans 2021

Ranked #39 on Forbes list of World's Best Employers 2021

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TRAFFIC COUNTS		DEMOGRAPHICS			
INTERSECTION	CARS PER DAY		3 MILES	5 MILES	10 MILES
Bataan Memorial W & Alba Dr NE	17,455	Total Population	23,330	51,174	147,812
Bataan Memorial W & Porter Dr E	23,569	Total Households	8,173	19,344	57,092
Porter Dr & Reynolds Dr N	1,834	Average HH Income	\$69,982	\$71,119	\$61,146

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Las Cruces, Spanish: ([las 'kruses] "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 2020 census the population was 111,385. Las Cruces is the largest city in both Doña Ana County and southern New Mexico.[4] 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.



New Mexico Farm & Ranch Heritage Museum

The New Mexico Farm and Ranch Heritage Museum is a 47-acre interactive museum in Las Cruces, New Mexico, that chronicles the state's 3,000-year history of farming and ranching. The museum is part of the New Mexico Department of Cultural Affairs.



Mesilla Plaza

The central plaza in the small town of Mesilla in far southern New Mexico. The plaza and a number of its surrounding buildings are a National Historic Landmark District, significant for its role in the transfers of power that brought first the original New Mexico Territory and later the Gadsden Purchase into US control.



Museum of Nature & Science

The Las Cruces Museum of Nature and Science, or MoNaS, inspires curiosity about the sciences, facilitates life-long learning, and promotes stewardship of the natural environment of the Chihuahuan Desert and southern New Mexico.



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