

LAMB'S TIRE & AUTOMOTIVE

FOR SALE

3564 Far West Boulevard
Austin, TX 78731



Lamb's Tire & Automotive (Sun Auto)

Austin, TX

BLAKE REED
512-496-8668
BLAKE@TIMMERMANCAPITAL.COM

Listing Detail

Sale Price: \$4,729,091

Cap Rate: 5.5%

Site Size: .75AC

Building: 5,727 SF

Lease: 15 Year NNN

Rent Increase: 2%/year

Option: Three 5 year



Home of My Mechanic

Site Plan



PROPERTY HIGHLIGHTS

- 15 YEAR ABSOLUTE NNN LEASE TO SUN AUTO & TIRE SERVICES
 - 2% ANNUAL RENT INCREASES
- SUN AUTO TIRE & SERVICES IS A LEADING PROVIDER OF AFTERMARKET REPAIR SERVICE WITH OVER 465 RETAIL LOCATIONS
- LOCATED ACCROSS LARGE H-E-B ANCHORED SHOPPING CENTER
- 6.5 MILES FROM DOWNTOWN AUSTIN AND 18 MILES TO AUSTIN-BERGSTROM INTERNATIONAL AIRPORT



Sun Auto Tire & Services (formerly know as **GB Auto Service**) is a leading provider of vehicle aftermarket repair service with over 410 retail locations across several local and regional brands throughout the United States. Sun Auto Tire & Service continues to expand its presence throughout the United States and is entertaining acquisition discussions with operators who wish to preserve their companies' legacies while leveraging the benefits of shared resources and technology to grow their businesses. The Company offers tire replacement, brake repair and other undercar services including alignment, A/C, exhaust, and oil changes (among others).

Leonard Green & Partners acquired majority ownership in September of 2021. Founded in 1989, Leonard Green & Partners holds more than \$50 billion in assets under its management and has invested in more than 100 companies. Other retailers within the Sun Auto umbrella include BrakeMax Tire & Service Center, Driver's Edge Complete Auto Repair, Evans Tire & Service Center, Goodguys Tire & Auto Repair, Lamb's Tire & Automotive, Ramona Tire & Service Centers, Sun/Sun Devil Auto Service, Tate Boys Tire & Service, Tire Works Total Car Care, Wilhelm Automotive, along with several others.