



Advance Auto Parts

9200 East Colfax Avenue, Aurora, CO 80010

List Price \$1,880,000

Cap Rate 6.1% Now | 6.38% 1.1.2027

Rent \$9,567 Monthly | \$114,813 Annually - Now

\$10,000 Monthly | \$120,000 Annually - 1.1.2027

Building Size 6,831 SqFt

Lot Size 0.66 Acre Lot

Year Built 2004

Property Highlights

- Excellent location
- Freestanding building
- New early 10 year lease extension (11 years remaining)
- New roof paid for by Tenant (Sept. 2025)
- Rent increase 1 year from now
- Proven performers since 2004 (Same owner)
- Growing area, population, traffic



Tenant Summary

Tenant Trade Name

Lease Type

Current Rent

Landlord Responsibilities

Lease Comencement Date

Current Lease Expiration Date

Term Remaining on Lease

Rental Increases

Options

Advance Auto Parts

Net

\$9,567 Monthly | \$114,813 Annually

Structure (Tenant replaced roof Sept. 2025)

February 1, 2004

December 31, 2036

11+ Years Remaining

Increases with each option exercised

Two 5-year options

Lease Increases & Option Breakdown

		Monthly Rent	Annual Rent
	Current - 12.31.26	\$9,567	\$114,813
Increase	1.1.27 - 12.31.33	\$10,000	\$120,000
Increase	1.1.34 - 12.31.36	\$10,416	\$125,000
Option 1	1.1.37 - 12.31.41	\$11,458	\$137,500
Option 2	1.1.42 - 12.31.46	\$12,604	\$151,250

About Advance Auto Parts

Advance Auto Parts, Inc. is a leading provider of automotive aftermarket parts, headquartered in Raleigh, North Carolina. The company serves both professional installers and do-it-yourself (DIY) customers, operating approximately 4,292 stores across the United States, Canada, Puerto Rico, and the U.S. Virgin Islands. As of July 2025, Advance Auto Parts reported net sales of about \$3.4 billion for the first quarter of 2024, reflecting its resilience in the automotive aftermarket market. The company has a rich history, having been founded in 1932 by Arthur Taubman, and has expanded significantly through various acquisitions and strategic decisions to maintain its market position.

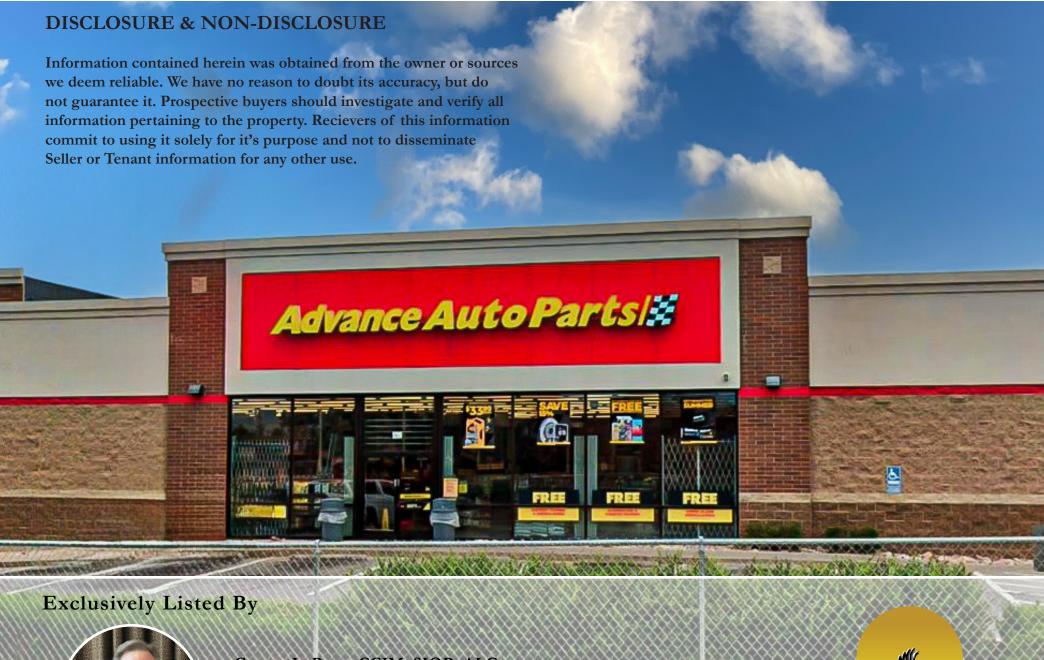
information was gathered from the following websites:https://en.wikipedia.org/wiki/Advance Auto Parts

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