



**Advance Auto Parts**

**9200 East Colfax Avenue, Aurora, CO 80010**

**\$1,880,000 | 6.1% Return | 11 years remaining on lease | Rent increase in approx. 1 year**



**Renz & Renz**  
Local Roots; National Reach



**Exclusively Listed By**



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## 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	Advance Auto Parts
Lease Type	Net
Current Rent	\$9,567 Monthly   \$114,813 Annually
Landlord Responsibilities	Structure (Tenant replaced roof Sept. 2025)
Lease Comencement Date	February 1, 2004
Current Lease Expiration Date	December 31, 2036
Term Remaining on Lease	11+ Years Remaining
Rental Increases	Increases with each option exercised
Options	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](https://en.wikipedia.org/wiki/Advance_Auto_Parts)





# Aurora CO

POPULATION  
**390,201**

MEDIAN AGE  
**35.1**

MEDIAN HOUSEHOLD INCOME  
**\$84,320**  
7.16% 1 YEAR GROWTH

NUMBER OF EMPLOYEES  
**205,567**  
0.577% 1 YEAR GROWTH

MEDIAN PROPERTY VALUE  
**\$444,500**  
8.49% 1 YEAR GROWTH



Traffic Count 36,849

10-17-69 SC Breakdowns  
4-20-70 Eggs-Updated for 1970  
4-20-71 SC 1971  
5-27-72 Cows - Breakdowns  
5-28-74 Eggs - Breakdowns  
5-18-74 W-76-3-Eggs-Breakdowns  
5-18-75 Eggs-Breakdowns 1975  
6-24-76 H-2-Breakdowns  
7-24-76 T-2-Breakdowns  
1-30-78 L-2C Breakdowns  
1-30-78 L-2C Breakdowns  
1-30-78 L-2C Breakdowns  
1-30-78 L-2C Breakdowns  
4-19-85 GPH Breakdowns  
4-19-85 GPH Breakdowns  
12-24-85 New Sub & Breakdowns  
3-14-86 TSW Breakdowns  
3-14-86 TSW Breakdowns  
3-14-86 L-2C Breakdowns  
3-14-86 L-2C Breakdowns  
4-14-86 L-2C Breakdowns  
3-30-86 L-2C Breakdowns  
3-30-86 TSW Breakdowns  
5-23-84 L-2C Breakdowns  
5-23-84 L-2C Breakdowns  
12-27-85 L-2C Breakdowns  
12-27-85 L-2C Breakdowns  
3-14-88 L-2C Breakdowns & New Sub.  
2-11-90 TSW Breakdowns  
2-11-90 TSW Breakdowns  
2-8-91 TSW Breakdowns  
2-8-91 TSW Breakdowns  
10-17-95 SPH Breakdowns  
7-7-04 TSW New Sub.  
7-7-04 TSW New Sub.  
3-1-05 TSW Breakdowns  
3-1-05 TSW Breakdowns  
2-8-05 TSW New Sub.  
2-8-05 TSW New Sub.

1823343



1400

1306

1200

1100

TOWNSHIP CODE MAPQUARTER SECTION

H

## DISCLOSURE & NON-DISCLOSURE

Information contained herein was obtained from the owner or sources we deem reliable. We have no reason to doubt its accuracy, but do not guarantee it. Prospective buyers should investigate and verify all information pertaining to the property. Recievers of this information commit to using it solely for it's purpose and not to disseminate Seller or Tenant information for any other use.



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