

FOR SALE

OFFERING MEMORANDUM

4 FULLY LEASED COMMERCIAL PROPERTIES

2 IN RAPID CITY, SD
1 IN GILLETTY WY (BLDG + OUTLOT)
1 IN DOUGLAS WY



EXCLUSIVELY LISTED BY

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LICENSE #: SD 15377

REMAX
COMMERCIAL

RANDYOLIVIER.REMAX.COM

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- 02 FINANCIAL OVERVIEW
- 03 SITE PLAN
- 04 FLOOR PLANS
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INVESTMENT OVERVIEW

4 FULLY LEASED COMMERCIAL PROPERTIES AVAILABLE AS A PORTFOLIO WITH AN OPTION TO PURCHASE SEPARATELY.*

*THE WYOMING PROPERTIES IN THIS OFFERING MEMORANDUM ARE LISTED BY SUNDANCE LAW PC, A WYOMING-BASED LAW FIRM.





PROPERTIES SUMMARY

PROPERTIES

TENANTS

#1 1845 Haines Ave, Rapid City, SD 57701

Napa Autoparts
Planet Fitness

#2 631 Deadwood Ave, Rapid City, SD 57702

Napa Autoparts UNDER CONTRACT

#3 100 Carey Ave, Gillette, WY 82716
&

PartsOne WYOSD dba NAPA
Autoparts

203 E. Second Street, Gillette, WY 82716

Outlot

#4 801 S. Riverbend Drive, Douglas WY 82633

NAPA Autparts



| Addresses | 1845 Haines Ave | 631 Deadwood Ave | 100 Care Ave | 801 S Riverbend Drive |
|------------------|-------------------------|------------------|--------------------------------|-----------------------|
| | | UNDER CONTRACT | 203 E Second St | |
| Tenant(s) | NAPA and Planet Fitness | NAPA | Heavy Duty Truck Parts (NAPA) | NAPA |
| Type of Lease | Base + NNN | Base + NNN | Base + NNN | Base + NNN |
| Lease Length | 12 Years | 12 Years | 12 Years | 12 Years |
| Lease Commence | Jan 2026 | Jan 2026 | Jan 2026 | Jan 2026 |
| Escalation | 3% Annual | 3% Annual | 3% Annual | 3% Annual |
| Renewal | 2-Five Year | 2-Five Year | 2-Five Year | 2-Five Year |
| Price | \$9,060,000 | \$1,440,000 | \$1,440,000 | \$1,440,000 |
| Full Year NOI | \$679,228.84 | \$108,000 | \$108,000 | \$108,000 |
| Cap Rate | 7.50% | 7.50% | 7.50% | 7.50% |
| Year built | 1997 | 1996 | 1980 | 1977 |
| Year Remodeled | 2025 | 2022 | 2015 | 2023 |
| Leasable SF | 121440 | 6300 | 8400 | 7680 |
| Lot Size - Acres | 9.03 | 1.03 | 1.09 | 2.5 |

LOCATION #1
1845 HAINES AVE
RAPID CITY, SD 57701

Offered at: \$9,060,000

Tenants: NAPA and Planet Fitness

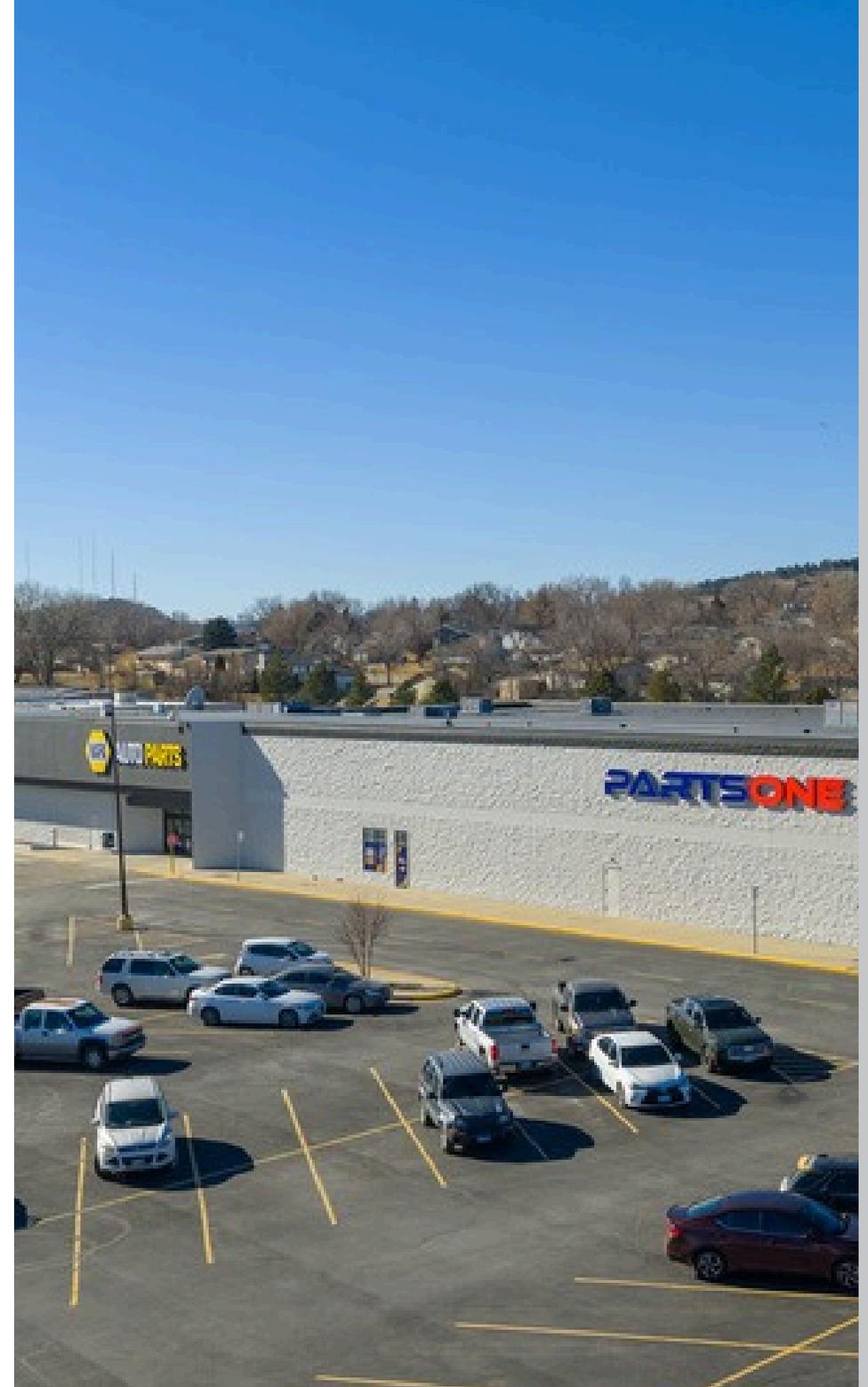
Initial Lease Term: 12 Years

Leasable sf: 121,440

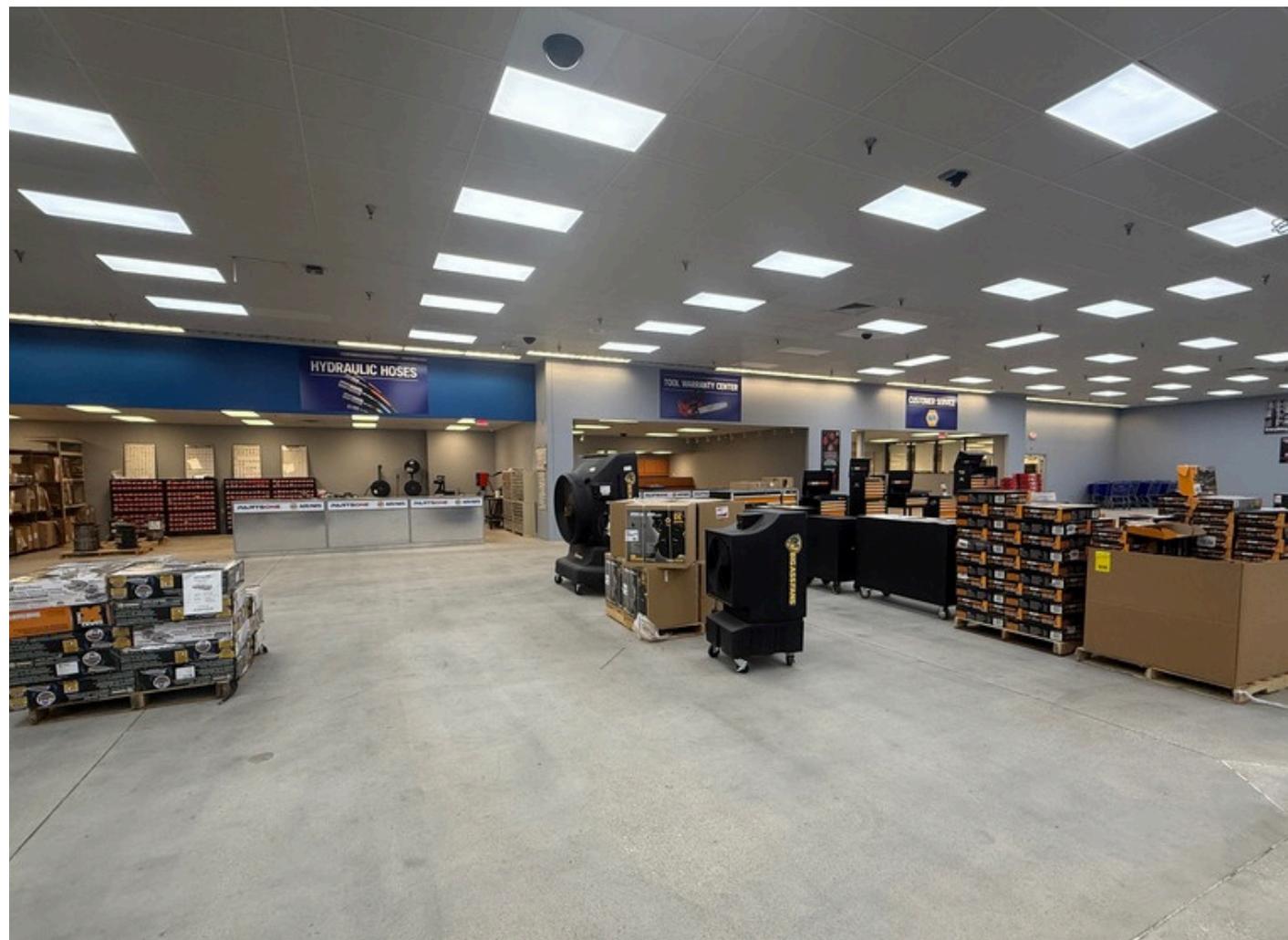
Full year NOI: \$679,229

Annual Escalation: 3%

Year 1 cap: 7.50%







PLANET FITNESS OVERVIEW

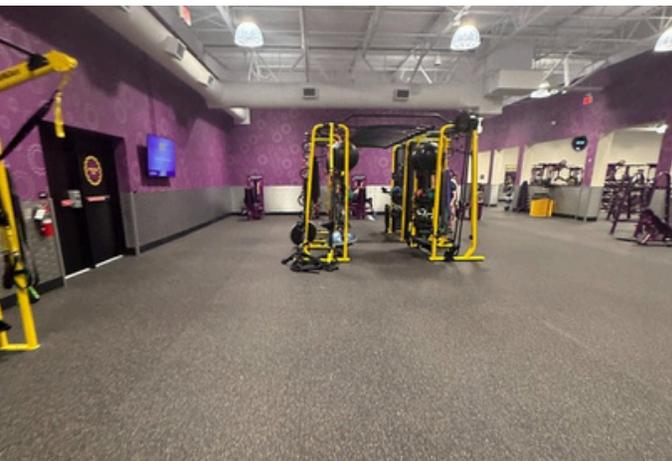
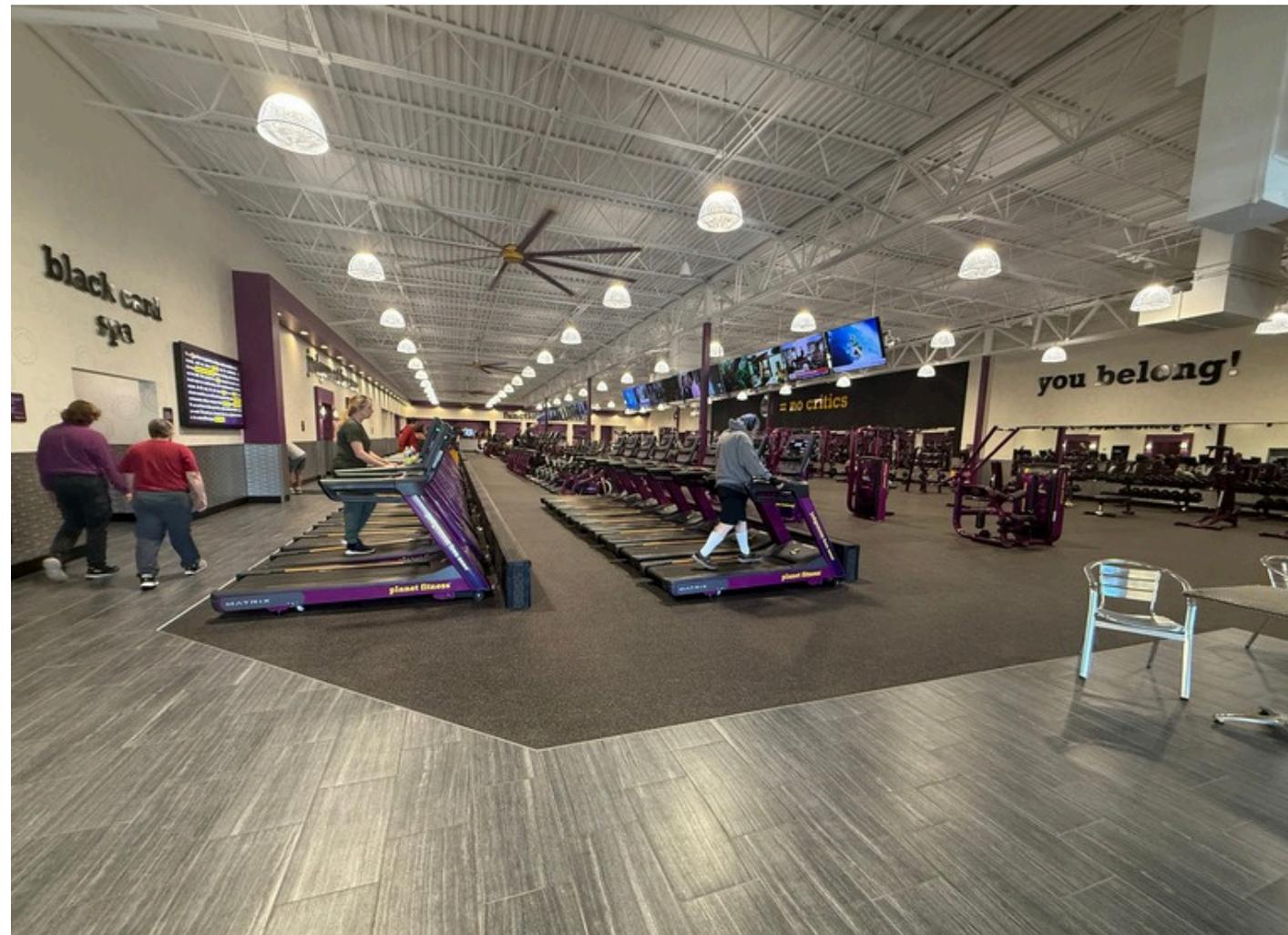
Planet Fitness:

Planet Fitness, founded in 1992, is a leading fitness center franchise with more than 2,400 locations across the globe. The company is best known for its affordable memberships, 24/7 access, and welcoming “Judgement Free Zone®” philosophy. Planet Fitness differentiates itself through a high-value, low-cost operating model, standardized club design, and a strong focus on member experience and brand consistency.

Planet Fitness Franchisee:

Baseline Fitness LLC, founded in 2009, is a leading Planet Fitness franchisee headquartered in Fargo, North Dakota, with 129 clubs across 10 states, and a strong Midwest footprint. They are known for their disciplined growth strategy, real estate expertise, and operational scale. The company has partnered with institutional investors to support expansion, including Freeman Spogli & Co. in 2017 and Mayfair Capital Partners (Oxford Financial Group) in 2024, while retaining management ownership..





1845 HAINES AVE, RAPID CITY SD

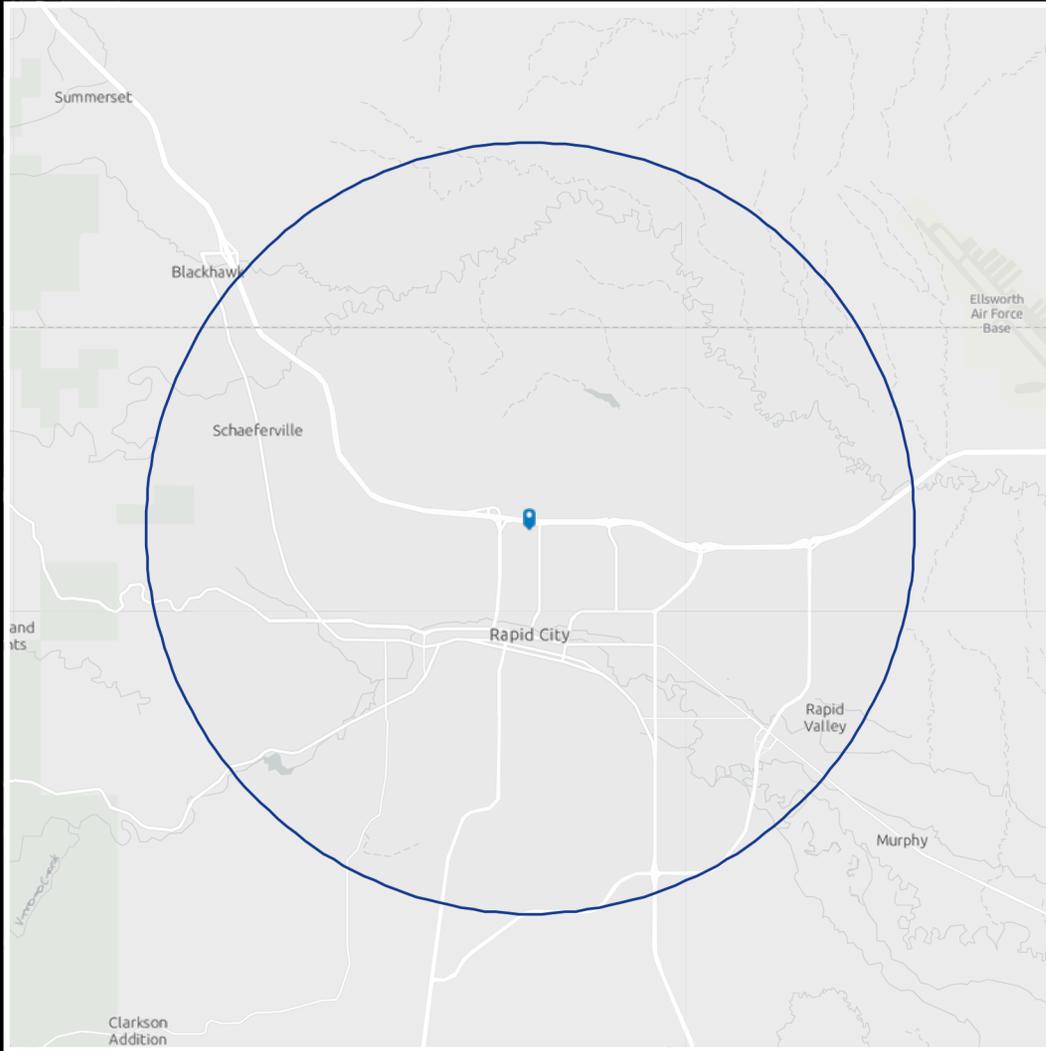
OVERHEAD MAP





1845 Haines Ave, Rapid City, South Dakota, 57701 2

Ring of 5 miles



Source: This infographic contains data provided by Esri (2025, 2030).

Firefly Income Profile



77,033

Total Population



0.97%

2025-2030 Pop Growth



33,165

Total Households



2.21

Household Size



35,772

Total Housing Units

Income Profile



\$70,993
Median Household Income

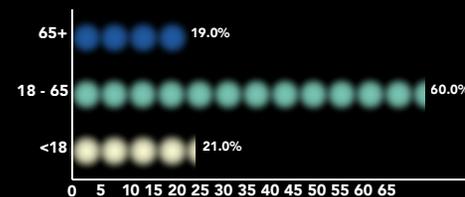
\$40,043
Per Capita Income

\$57,965
Median Disposable Income

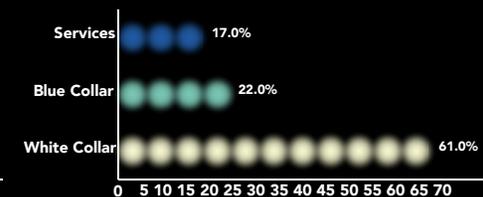
\$133,582
Median Net Worth

\$348,877
Average Home Value

Age Profile



Jobs Profile

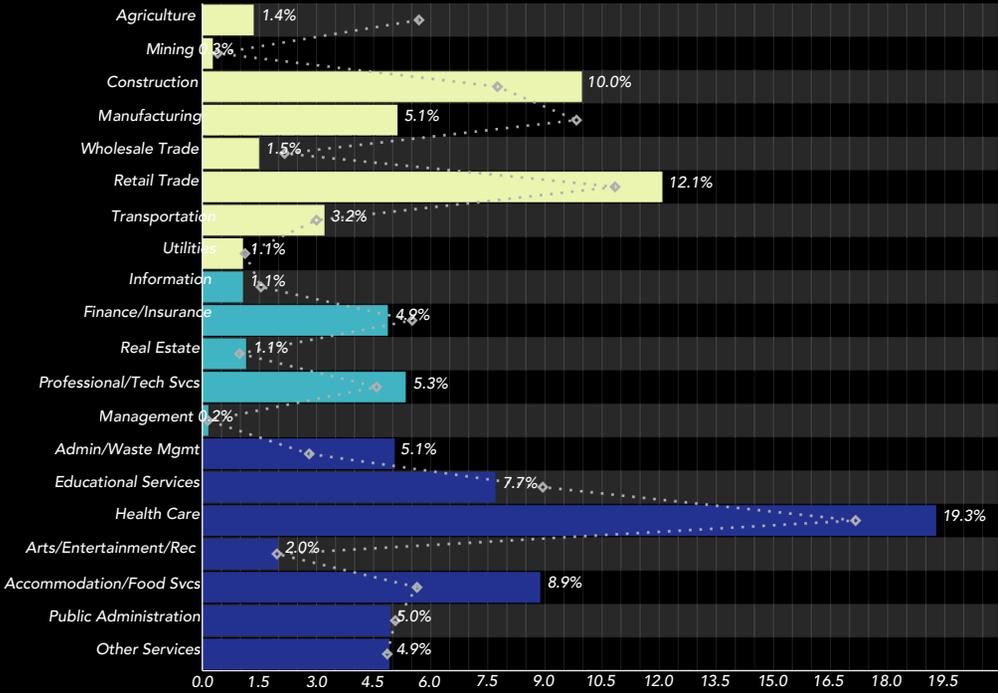


Source: This infographic contains data provided by Esri (2025, 2030).



1845 Haines Ave, Rapid City, South Dakota, 57701

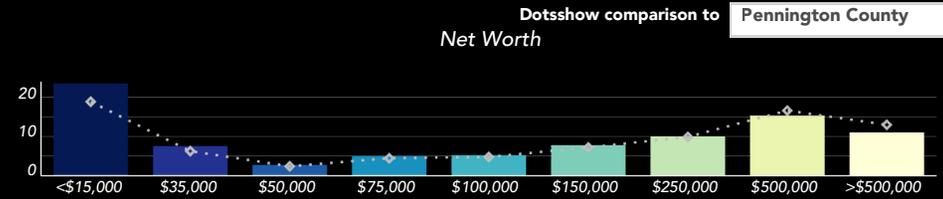
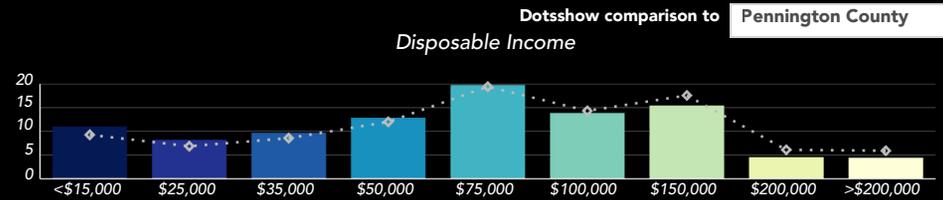
Ring of 5 miles



Labor Force by Industry

Dots show comparison to South Dakota

Firefly Income Profile



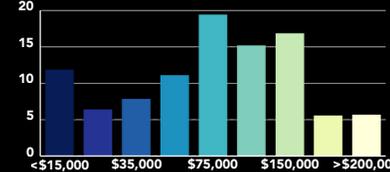
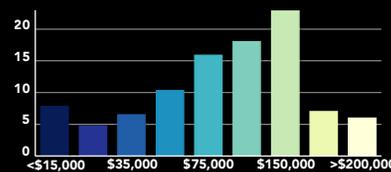
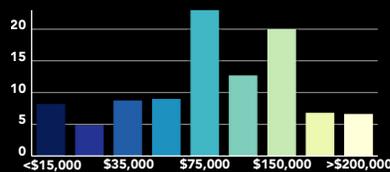
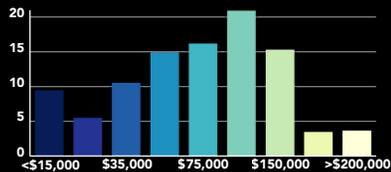
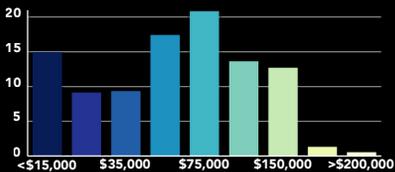
Income Ages 15-24

Income Ages 25-34

Income Ages 35-44

Income Ages 45-54

Income Ages 55-64



Source: This infographic contains data provided by Esri (2025, 2030).

Source: This infographic contains data provided by Esri (2025, 2030).

This property is under contract

LOCATION #2
631 DEADWOOD AVE
RAPID CITY, SD 57702

Offered at: \$1,440,000

Tenants: NAPA

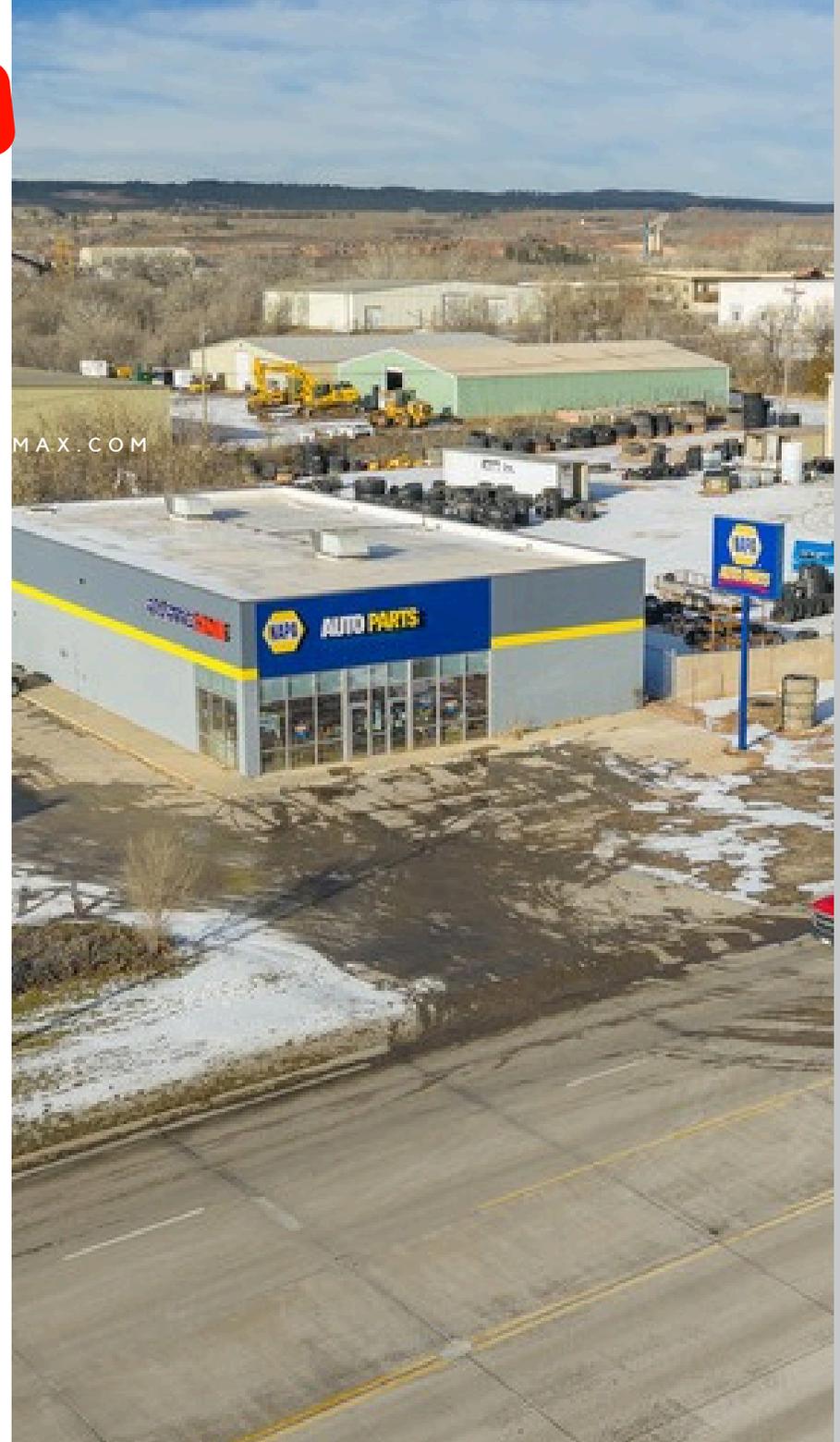
Initial Lease Term: 12 Years

Leasable sf: 6300

Full year NOI: \$108,800

Annual Escalation: 3%

Year 1 cap: 7.50%





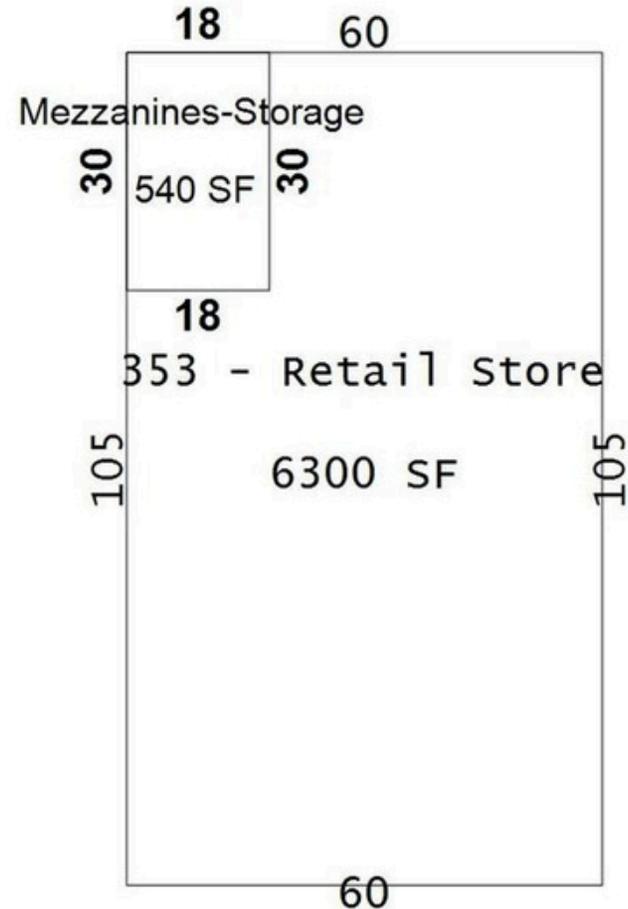
TENANT OVERVIEW AND FLOORPLAN

Napa:

Founded in 1925, NAPA (National Automotive Parts Association) operates over 7,000 locations worldwide, supplying automotive, industrial, and specialty parts. Most stores are independently owned franchises supported by Genuine Parts Company's extensive distribution network. As a leading replacement parts distributor, NAPA's financial strength and focus on technical expertise and quality continue to serve both professional repair shops and DIY customers.

Napa Franchisee:

Dave Antonio owns multiple NAPA Auto Parts franchise stores across Colorado, Wyoming, and South Dakota, a journey that began in 2004 when he started working at the Granby, Colorado, location. He entered ownership in 2017 with the purchase of two Colorado stores and has since expanded The NAPA Network to include locations in Colorado, Wyoming, and South Dakota. A hands-on owner based in Steamboat Springs, Colorado, Antonio focuses on continuity, community-driven growth, and maintaining stable, locally rooted NAPA operations across the region.



631 DEADWOOD AVE, RAPID CITY SD 57702

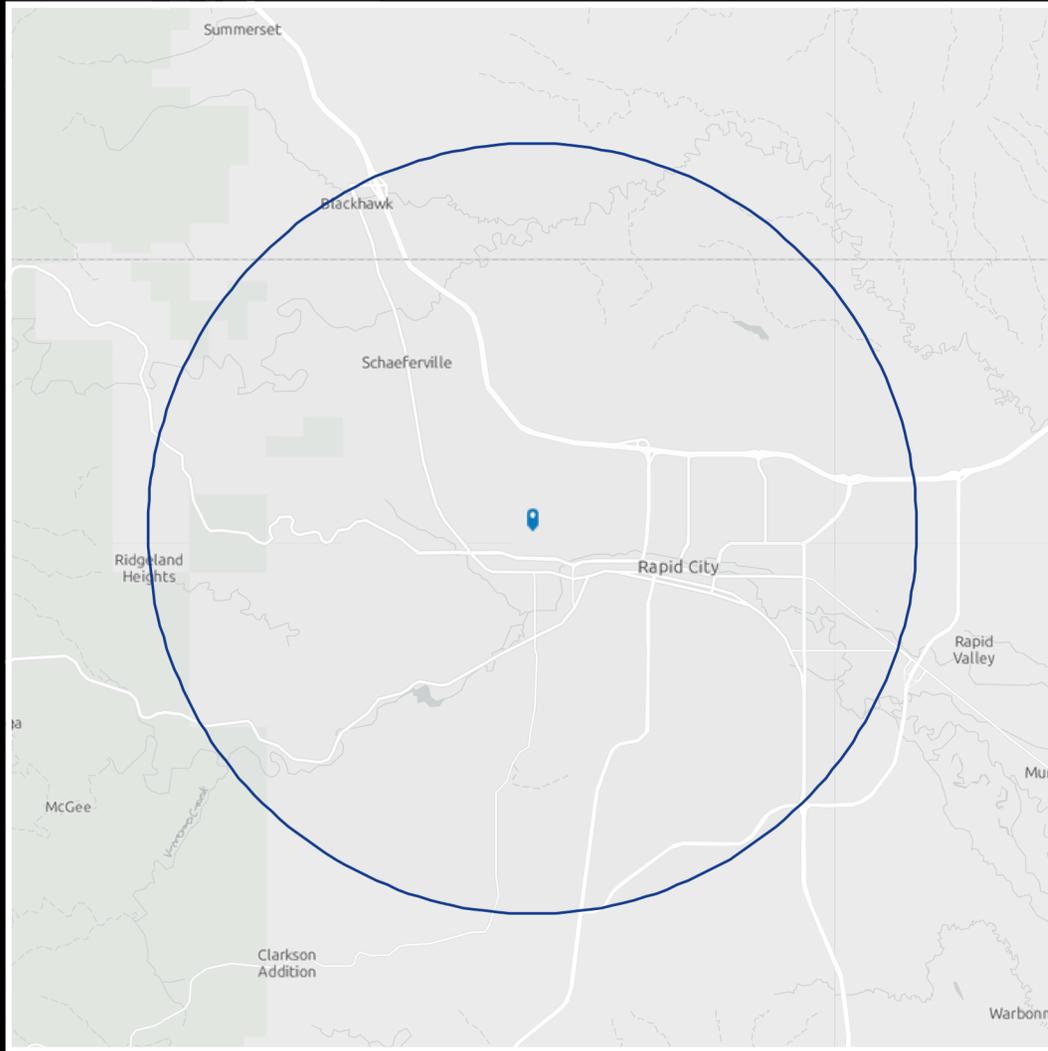
OVERHEAD MAP





631 Deadwood Ave, Rapid City, South Dakota, 57702 2

Ring of 5 miles



Firefly Income Profile



76,011
Total Population



0.78%
2025-2030
Pop Growth



32,749
Total Households



2.21
Household Size



35,258
Total Housing Units

Income Profile



\$72,084
Median Household Income

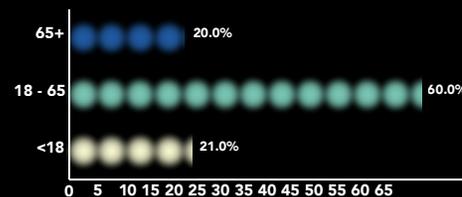
\$43,169
Per Capita Income

\$58,713
Median Disposable Income

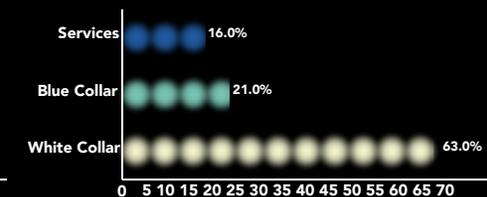
\$142,420
Median Net Worth

\$371,232
Average Home Value

Age Profile



Jobs Profile



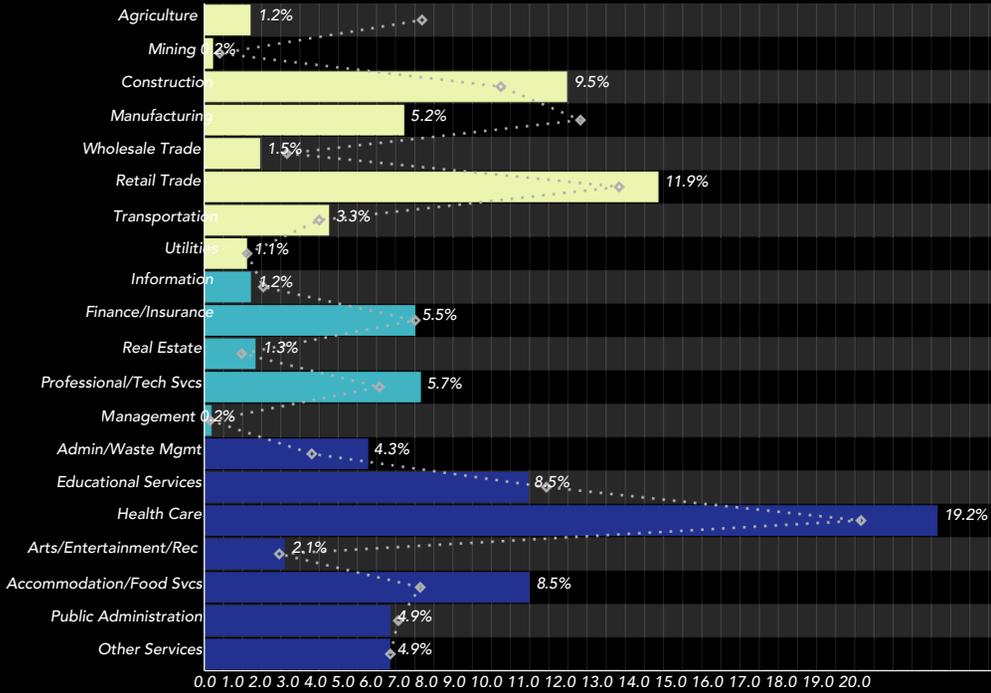
Source: This infographic contains data provided by Esri (2025, 2030).

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631 Deadwood Ave, Rapid City, South Dakota, 57702 2

Ring of 5 miles



Labor Force by Industry

Dots show comparison to South Dakota

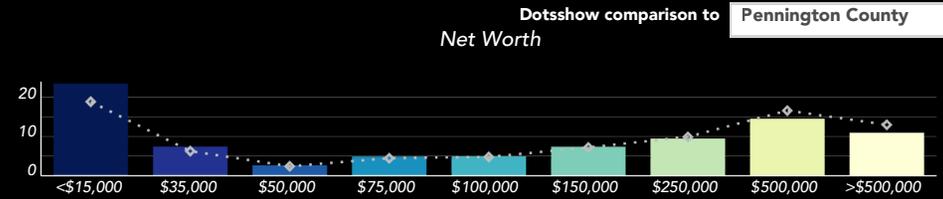
Firefly Income Profile



Household Income



Dotsshow comparison to Pennington County
Disposable Income



Dotsshow comparison to Pennington County
Net Worth

Dots show comparison to Pennington County

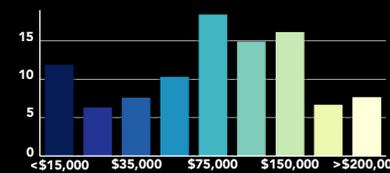
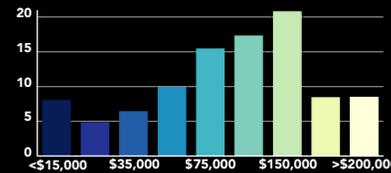
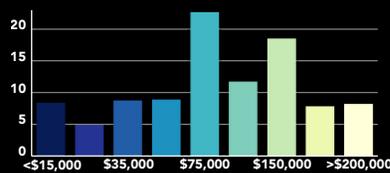
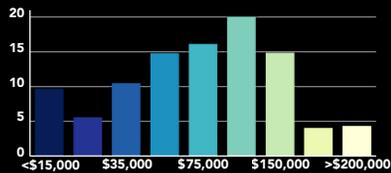
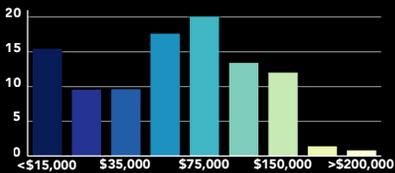
Income Ages 15-24

Income Ages 25-34

Income Ages 35-44

Income Ages 45-54

Income Ages 55-64



Source: This infographic contains data provided by Esri (2025, 2030).

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AREA OVERVIEW

RAPID CITY, SD



Rapid City, South Dakota - Key Investment Highlights

- Population & Growth: Rapid City's population is roughly ~80,000, growing ~6.9% since 2020. Metro area ~151,000, with ~7.6% annual growth.
- Tourism Impact: The city welcomed nearly 3.9 million visitors in 2024, with visitor spending exceeding \$500M and tourism supporting over 7,600 jobs.
- Economic Base: Major industries include government services (including Ellsworth AFB), healthcare, retail, and construction, with employment growth and diverse job sectors.
- Defense Presence: Ellsworth AFB is one of the region's largest employers, adding over 9,000 people to the local economy and supporting direct and indirect jobs.
- Employment Growth: Regional job growth outpaces many peer markets with low unemployment (~2%) and expanding workforce opportunities.
- Quality of Life: Affordable cost of living below the national average, solid median household incomes, natural amenities, and strong tourism draw.
- Business Climate: South Dakota's tax environment is highly favorable, with no corporate or personal income tax, boosting business retention and growth.
- Positioned on Interstate 90: with high daily traffic counts over 35,000 per day (historically significant corridor for travelers and freight).

LOCATION #3
100 CAREY AVE
+ OUTLOT AT 203 E SECOND AVE
GILLETTE, WY 82716

Offered at: \$1,440,000

**Tenant: PartsOne WYOSD dba
NAPA Autoparts**

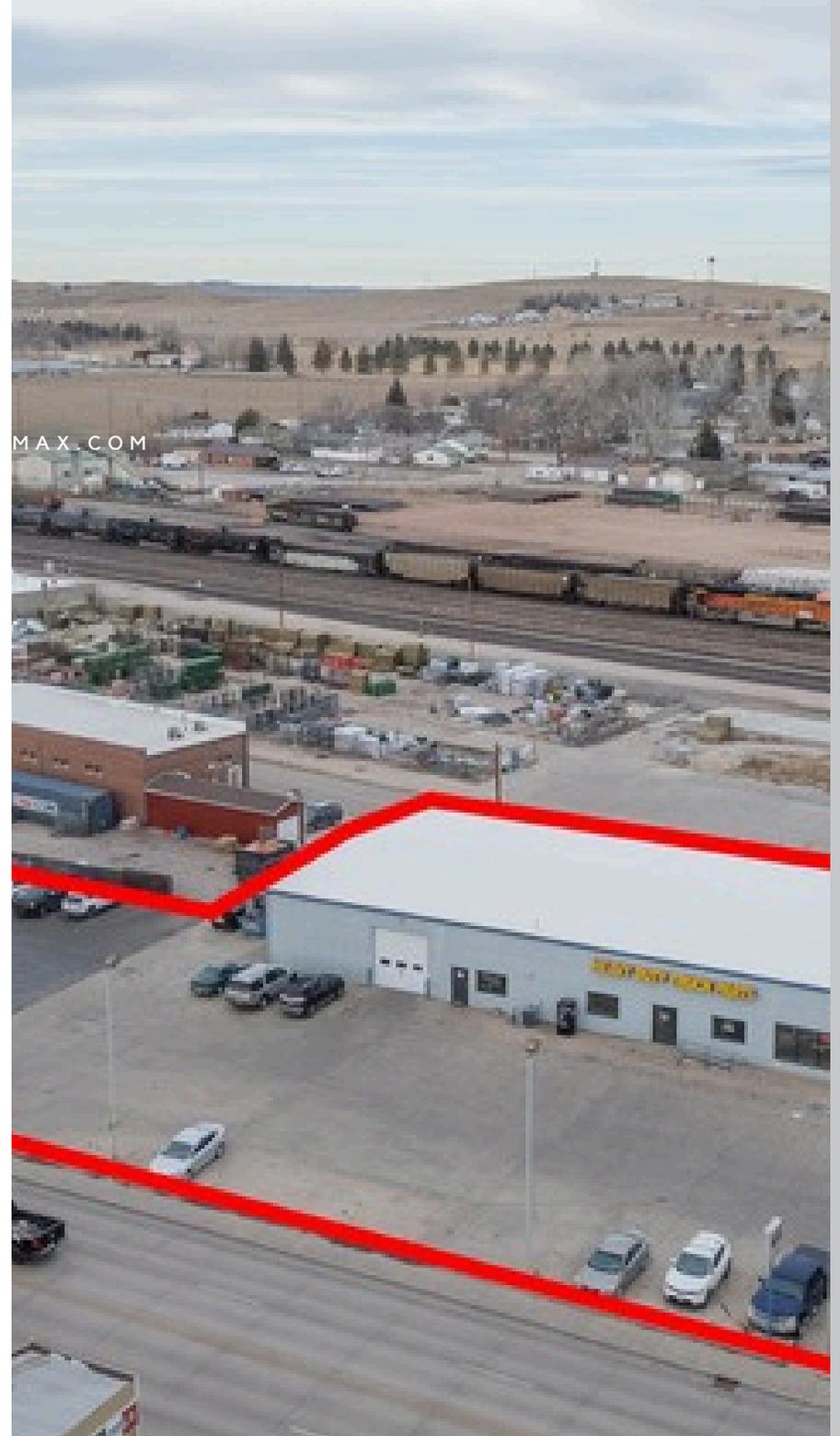
Initial Lease Term: 12 Years

Leasable sf: 8400

Full year NOI: \$108,000

Annual Escalation: 3%

Year 1 cap: 7.50%





TENANT OVERVIEW AND FLOORPLAN

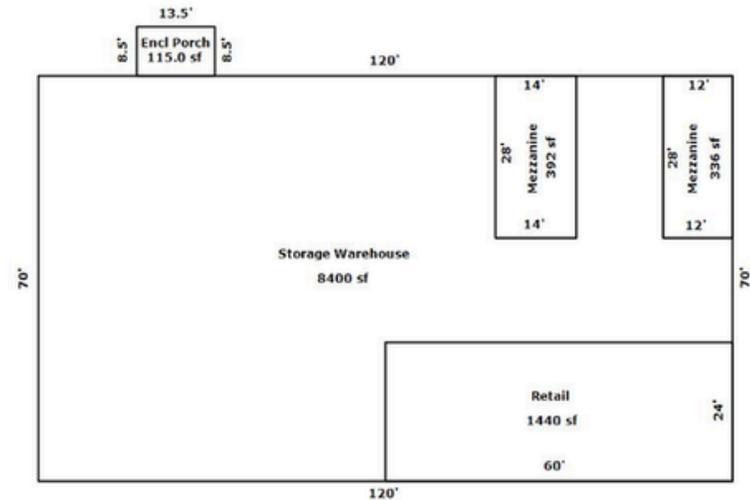
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100 CAREY AVENUE, GILLETTE WY 82716 ** BUILDING
203 E SECOND STREET, GILLETTE WY 82716 ** OUTLOT

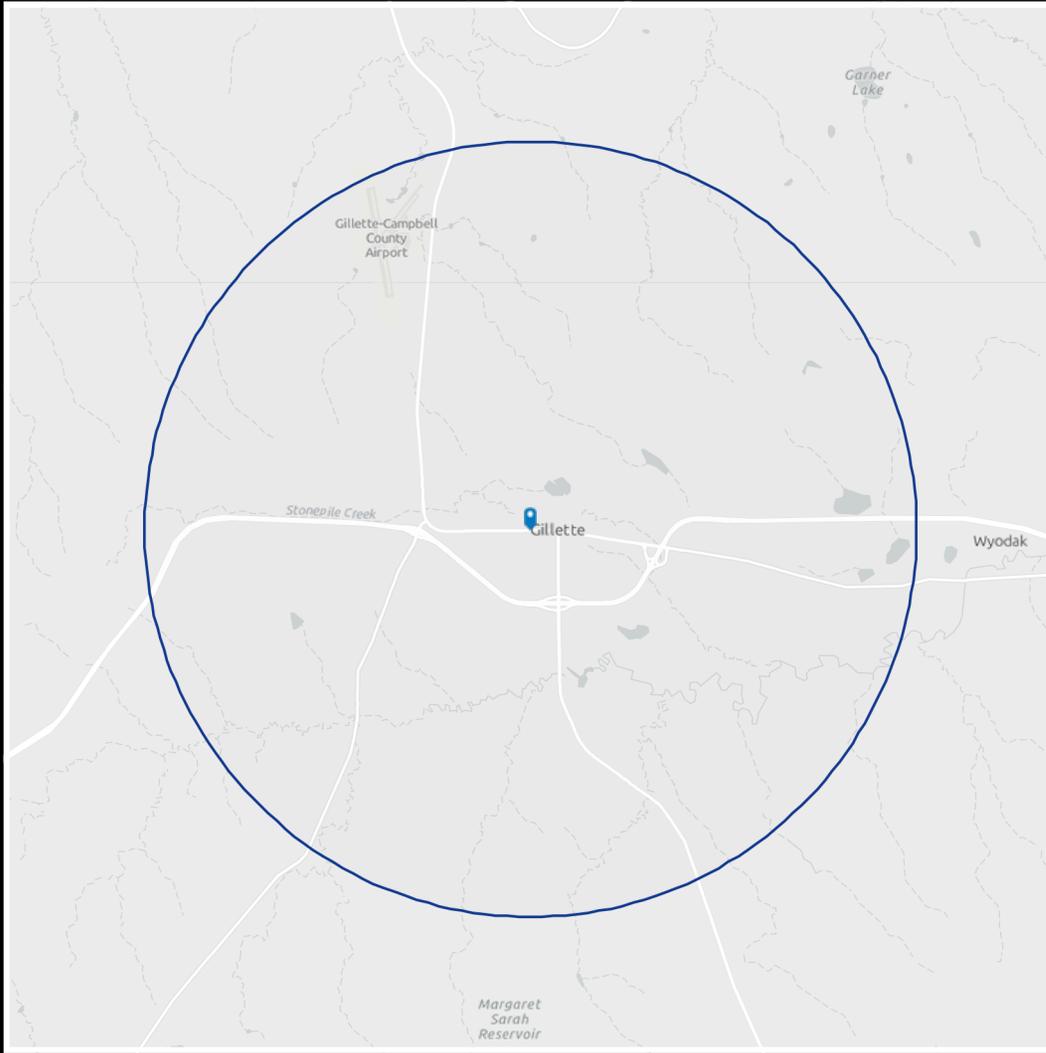
OVERHEAD MAP





100 Carey Ave, Gillette, Wyoming, 82716

Ring of 5 miles



Source: This infographic contains data provided by Esri (2025, 2030).

Firefly Income Profile



34,972
Total Population



-0.03%
2025-2030
Pop Growth



13,490
Total Households



2.55
Household Size



14,888
Total Housing Units

Income Profile



\$88,343
Median Household Income

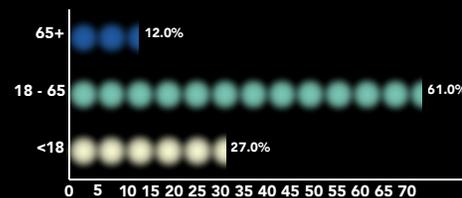
\$39,238
Per Capita Income

\$75,415
Median Disposable Income

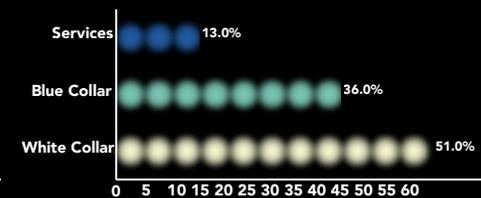
\$201,518
Median Net Worth

\$311,475
Average Home Value

Age Profile



Jobs Profile

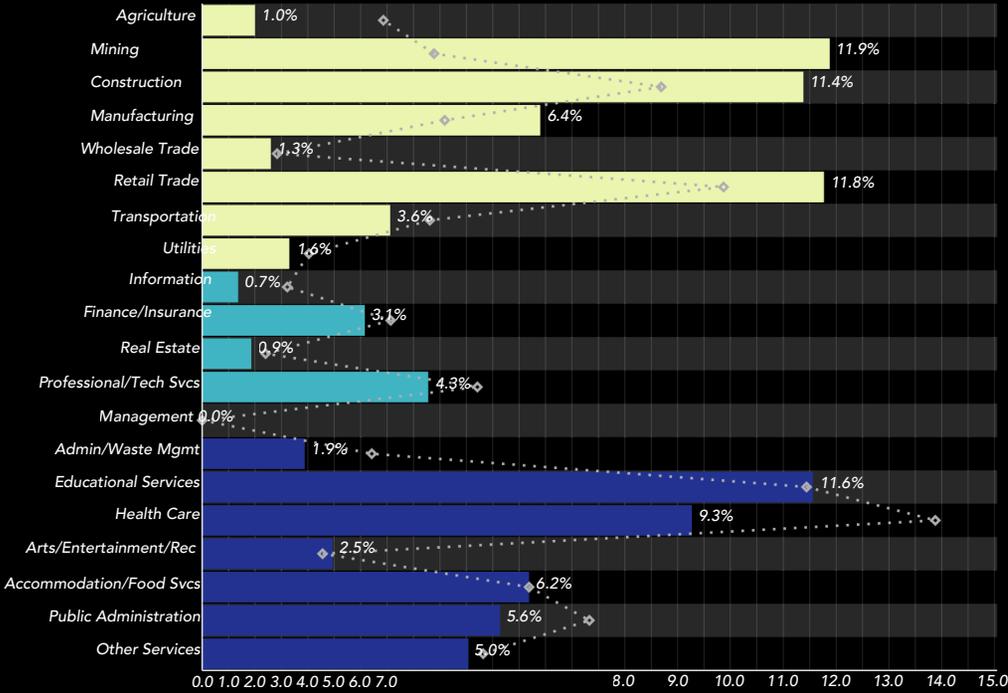


Source: This infographic contains data provided by Esri (2025, 2030).



100 Carey Ave, Gillette, Wyoming, 82716

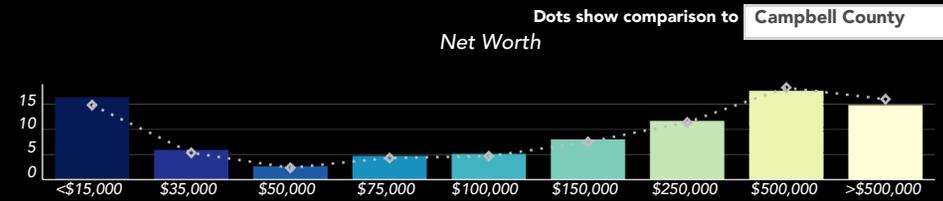
Ring of 5 miles



Labor Force by Industry

Dots show comparison to Wyoming

Firefly Income Profile



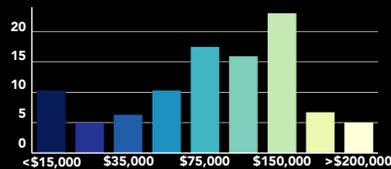
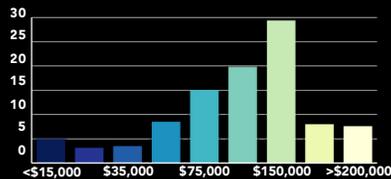
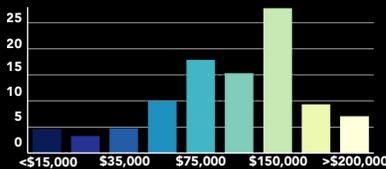
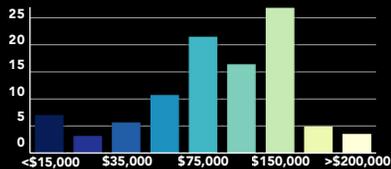
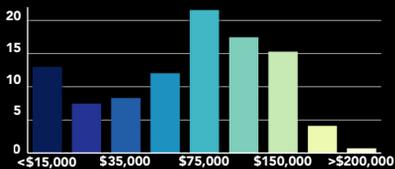
Income Ages 15-24

Income Ages 25-34

Income Ages 35-44

Income Ages 45-54

Income Ages 55-64



Source: This infographic contains data provided by Esri (2025, 2030).

Source: This infographic contains data provided by Esri (2025, 2030).

AREA OVERVIEW

GILLETTE, WY



Gillette, Wyoming — Key Investment Highlights

- Population & Growth: Gillette’s estimated population is ~33,846, with modest growth since 2020.
- Economic Base: Known as the “Energy Capital of the World,” Gillette’s economy is anchored in mining, oil & gas extraction, retail trade, and education services, with solid employment across diverse sectors.
- Workforce & Income: The city has a relatively young median age (~33.4) and median household income around ~\$90,699, above many regional markets.
- Business Climate: Wyoming offers a pro-business environment with low taxes and supportive local economic policies — Gillette ranks strong in economic growth and business friendliness.
- Housing & Property: Median property values and homeownership rates remain stable, indicating steady local demand for housing and investment properties.
- Location & Accessibility: While not on a major interstate, Gillette benefits from regional freight and transport links tied to energy markets and serves as a primary commercial hub in Northeastern Wyoming.

LOCATION #4
801 S RIVERBEND DR
DOUGLAS WY 82633

Offered at: \$1,440,000

Tenants: NAPA

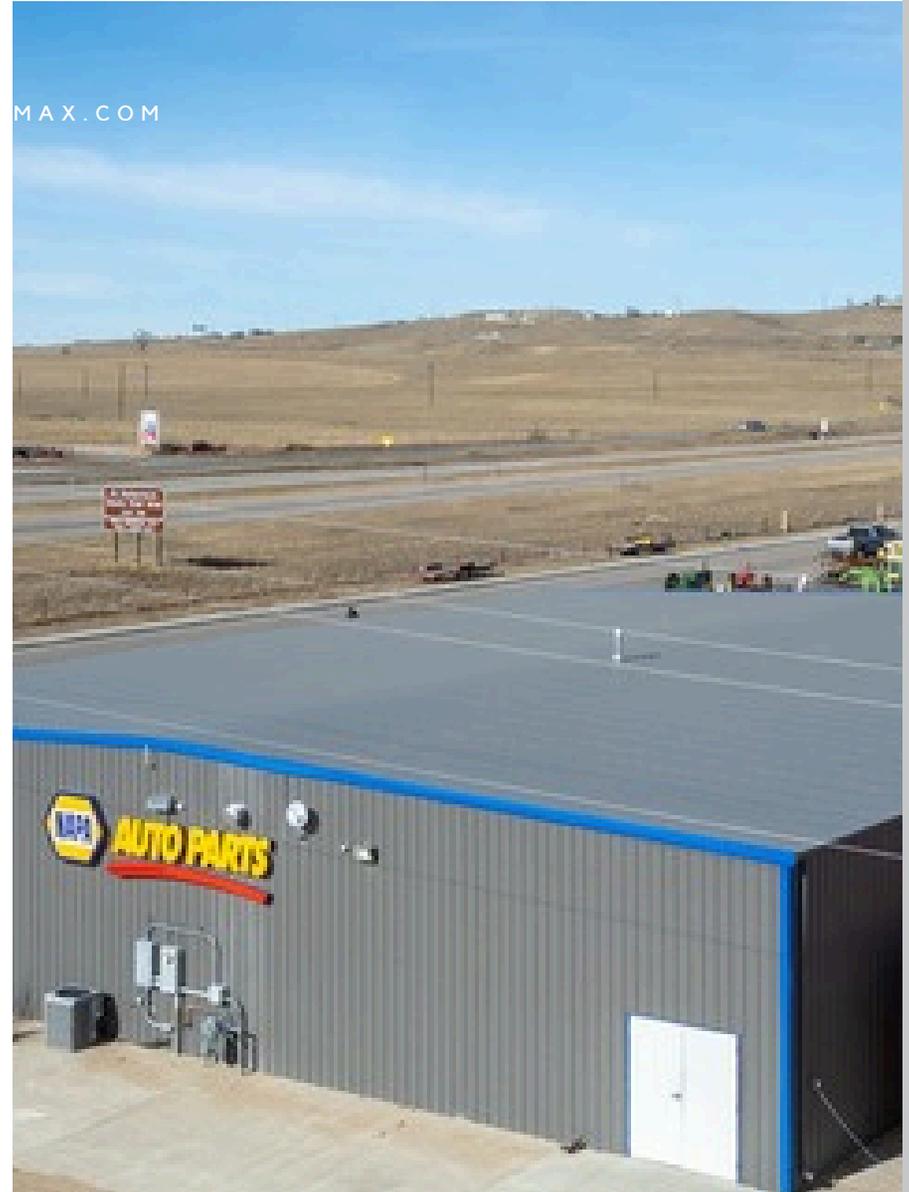
Initial Lease Term: 12 Years

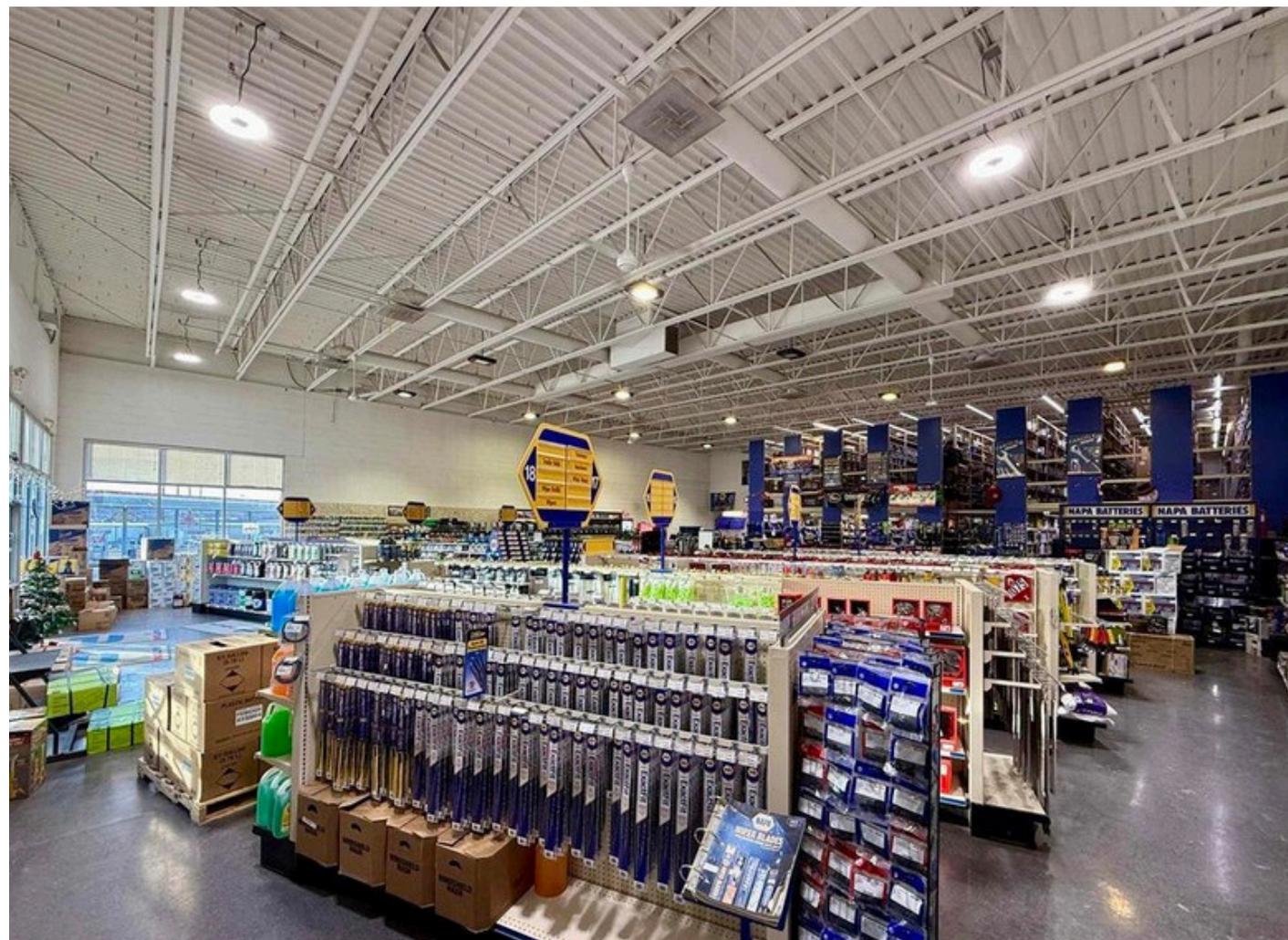
Leasable sf: 7680

Full year NOI: \$108,000

Annual Escalation: 3%

Year 1 cap: 7.50%



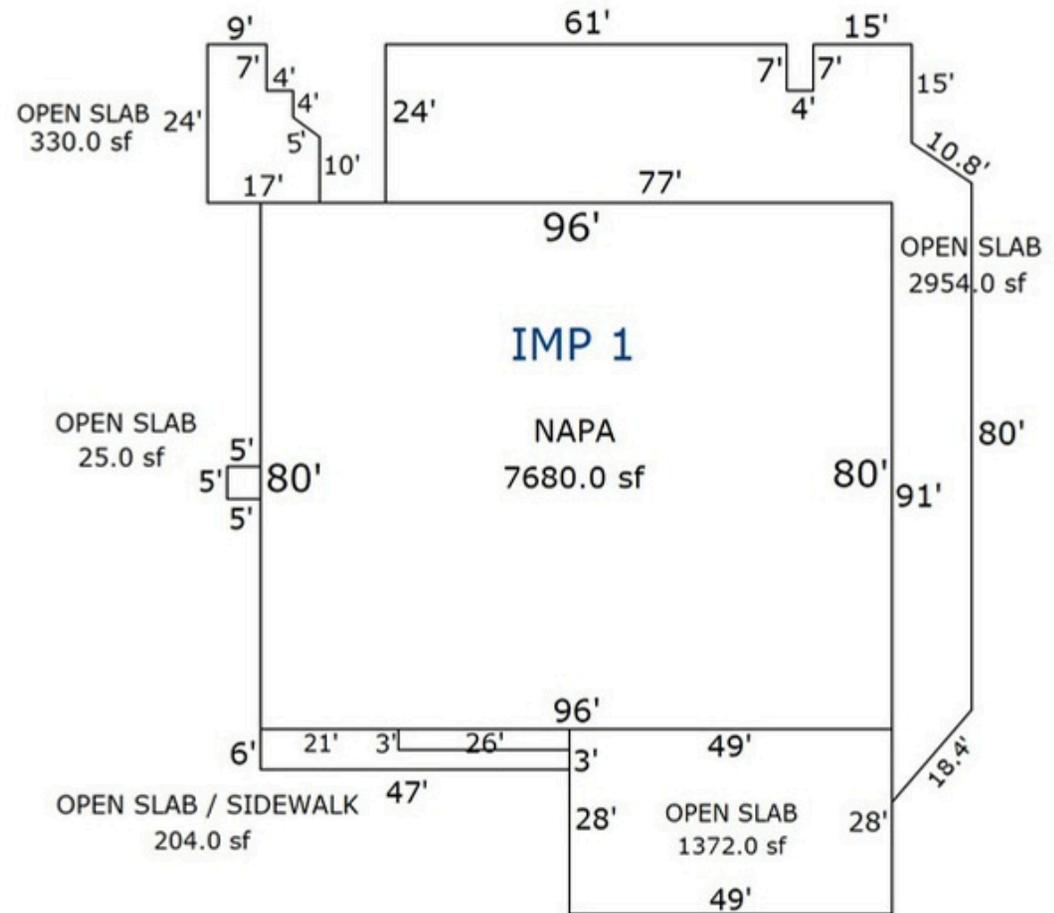


801 S. RIVERBEND DRIVE, DOUGLAS WY 82633

FLOOR PLAN



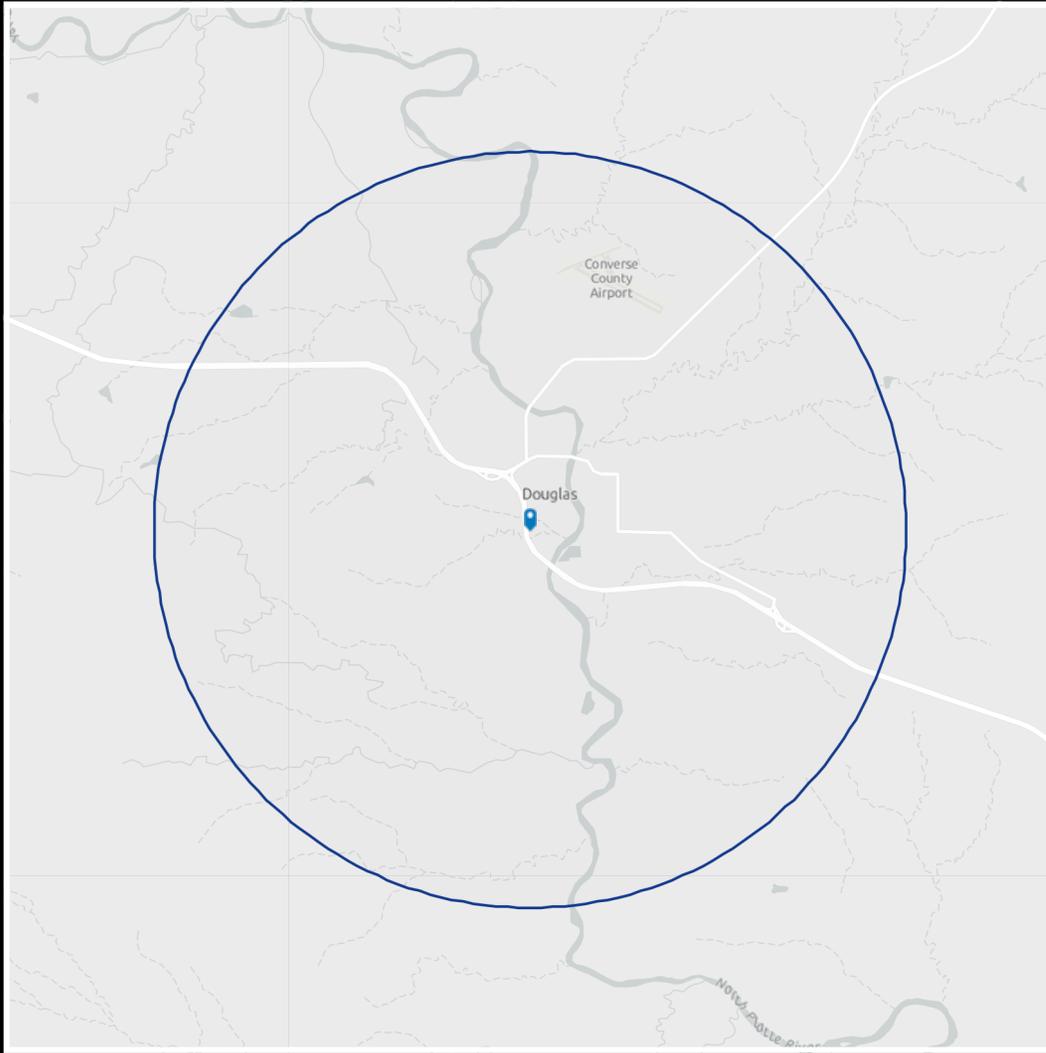
Sketch by Apex Sketch





801 S Riverbend Dr, Douglas, Wyoming, 82633

Ring of 5 miles



Firefly Income Profile



8,550
Total Population



0.06%
2025-2030
Pop Growth



3,602
Total Households



2.35
Household Size



4,068
Total Housing Units

Income Profile



\$79,522
Median Household Income

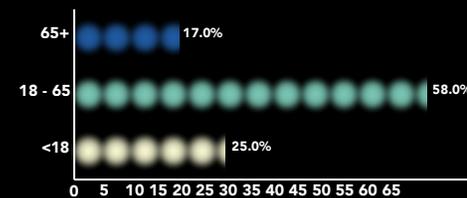
\$41,228
Per Capita Income

\$66,677
Median Disposable Income

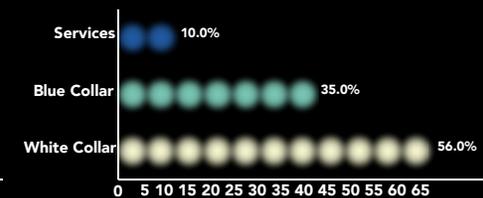
\$211,850
Median Net Worth

\$305,517
Average Home Value

Age Profile



Jobs Profile



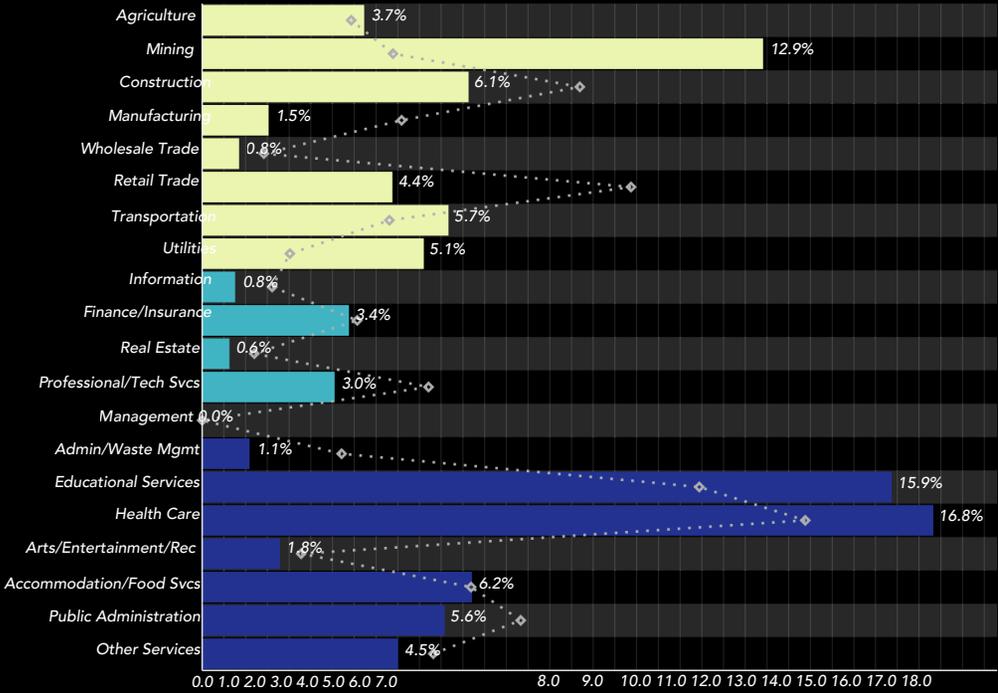
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801 S Riverbend Dr, Douglas, Wyoming, 82633

Ring of 5 miles



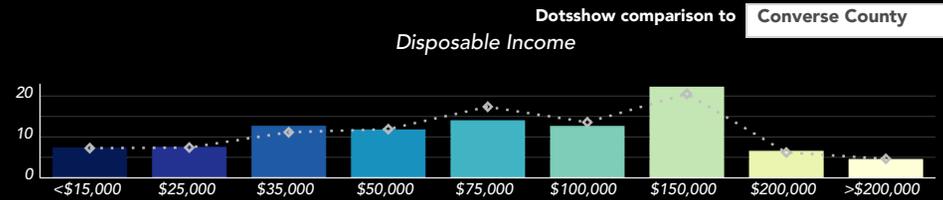
Labor Force by Industry

Dots show comparison to Wyoming

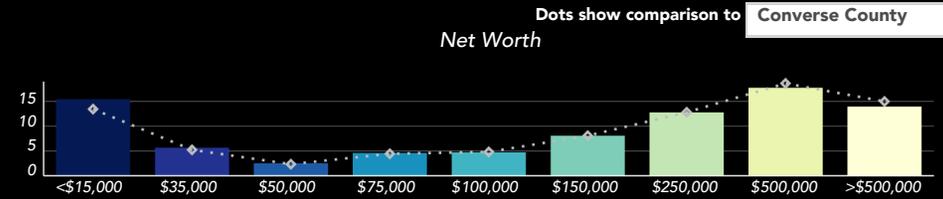
Firefly Income Profile



Household Income



Dotsshow comparison to Converse County
Disposable Income



Dots show comparison to Converse County
Net Worth

Dots show comparison to Converse County

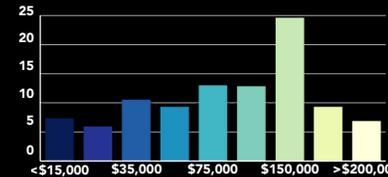
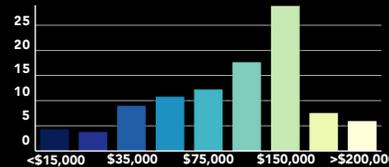
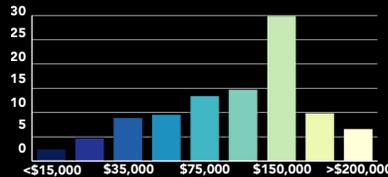
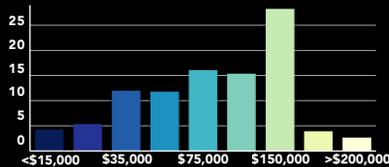
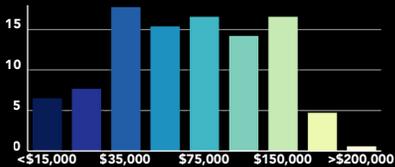
Income Ages 15-24

Income Ages 25-34

Income Ages 35-44

Income Ages 45-54

Income Ages 55-64



Source: This infographic contains data provided by Esri (2025, 2030).

Source: This infographic contains data provided by Esri (2025, 2030).

AREA OVERVIEW

DOUGLAS, WY



Douglas, Wyoming — Key Investment Highlights

- Population & Growth: Douglas has a population of ~6,442, with steady growth (~0.8% since 2020).
- Economic Base: The local economy includes professional services, restaurants, and small-business sectors, supporting a diversified employment base for a community of its size.
- Income & Household Strength: Median household income in Douglas is ~\$79,839, with rising property values and strong homeownership rates, signaling economic resilience.
- Quality of Life: Positioned near outdoor recreation and with a scenic mountain backdrop,
- Douglas offers a strong lifestyle appeal that supports both resident retention and visitor demand.
- Business Climate: As a small but active regional market, Douglas provides opportunities for local retail and service businesses with limited competition and strong community involvement.
- Regional Role: As the county seat of Converse County, Douglas serves as a core service center for surrounding rural areas, underpinning stable local commerce.

ACTIVE LISTING SYNDICATIONS

Expansive reach across local, regional, and national

- REMAX Commercial
- CoStar/Loopnet
- Crexi
- RealNex
- Brevitas
- CommercialEdge Network

While we strive to provide complete and timely listing information, not all properties are syndicated to every online platform. Availability and details are subject to change without notice. Contact us for the latest updates.

Randy Olivier, CCIM

Commercial Broker

With a foundation in accounting at a CPA firm and leadership experience as a Walmart store manager, the focus in real estate continues to be on clear communication and reliable results. Licensed in real estate since 2013 and CCIM-designated since 2017, with expertise in analyzing property values, market trends, and investment opportunities. This ensures clients can make confident, informed decisions.

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