



# NATIONAL TIRE & BATTERY (MAVIS GUARANTY)

5701 SUEMANDY DR  
ST. PETERS, MO 63376

OFFERING MEMORANDUM

**CBRE**

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## CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgment that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property (“Owner”) or CBRE, Inc. (“CBRE”), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

## DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented “as is” without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property’s suitability for your needs. **ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.**

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

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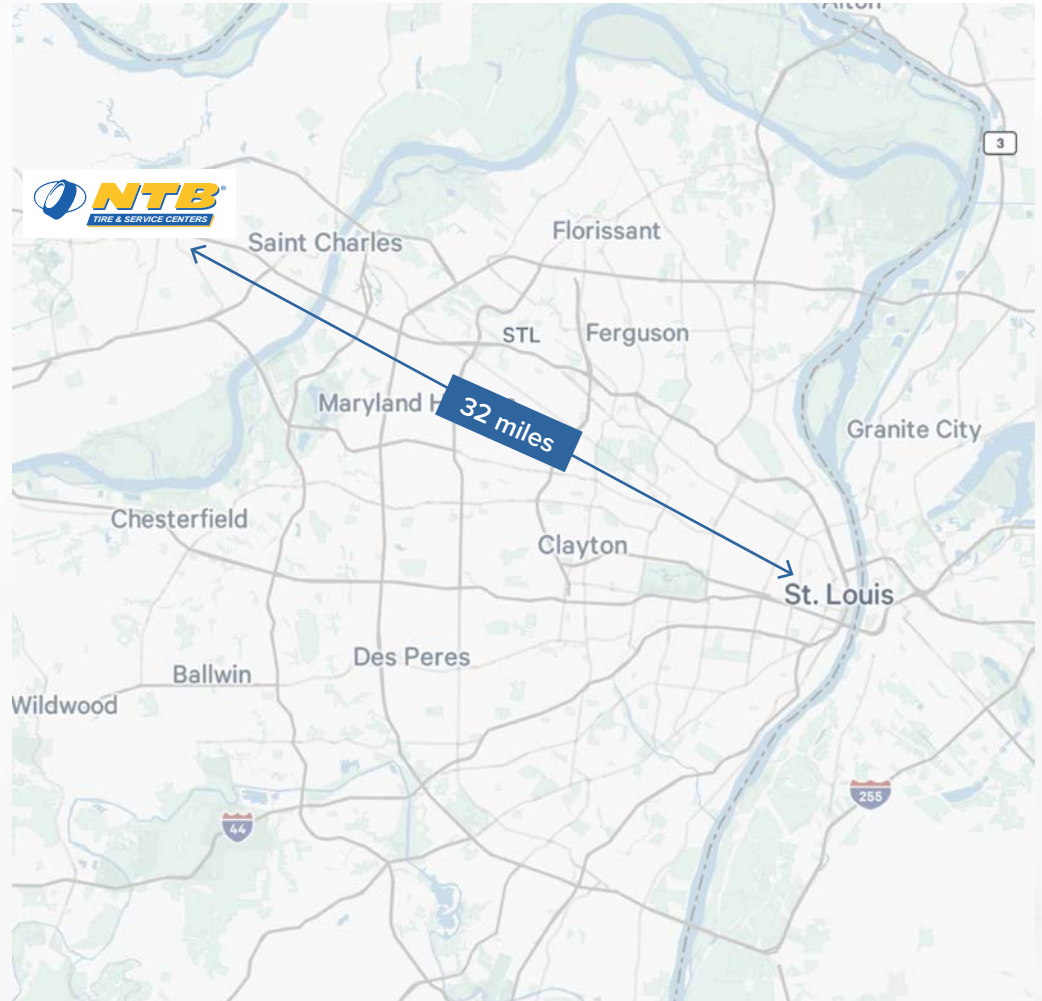
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# INVESTMENT SUMMARY



## PRICING

\$1,751,000



## CAP RATE

6.00%



## NOI

\$105,035.52



## LEASE EXPIRATION

8/31/2039



## GUARANTEE

CORPORATE  
(MAVIS)

## INVESTMENT HIGHLIGHTS

### LONG-TERM LEASE EXTENSION WITH MAVIS TIRES & BRAKES

Mavis recently agreed to a 15-year lease extension in August 2024, demonstrating their commitment to this location. There is a 7.5% rental increase in year 11 and in each of the remaining three, five-year renewal options. In 2023, Mavis acquired approximately 700 sites from NTW, including this location, and are undergoing conversions to rebrand to Mavis. This location is expected to be completed in 2026.

### CORPORATE GUARANTY FROM MAVIS TIRE EXPRESS SERVICES TOPCO CORP.

The lease is corporately guaranteed by Mavis Tire Express Services Topco Corp., one of the largest independent automotive retailers in the United States. Founded in 1972, Mavis has grown to over 2,300 locations across 39 states. Mavis specializes in the sale of tires and aftermarket auto services, which include tire installation, brake services, oil change, tire repair, and wheel alignment.

### ABSOLUTE TRIPLE NET (NNN) LEASE – ZERO LANDLORD RESPONSIBILITIES

The property is subject to an Absolute Triple Net (NNN) lease, resulting in zero Landlord management responsibilities. The Tenant is responsible for taxes, insurance, utilities, and all maintenance & repairs at the property, including roof & structure.

### STRATEGIC LOCATION – MID RIVERS MALL

The subject property benefits from its location within a dominant retail corridor. It is across from the Mid Rivers Mall, which includes anchor tenants Macy's, H&M, Dick's Sporting Goods, and JCPenney. Other nearby national retailers include Costco, Best Buy, Marshalls, and HomeGoods. The property is also a pad site to the Mid Rivers Shopping Mall, which features prominent retailers such as DSW, Barnes & Noble, Verizon, and many more.

### EXCELLENT SITE-LEVEL VISIBILITY & ACCESS

The property is located nearby a main point of entry to Interstate 70, which is the primary highway running east-west through St. Peters and has traffic counts of 141,092 vehicles per day. Additionally, Mavis benefits from its positioning directly across from Mid Rivers Mall which experiences daily traffic counts of 24,372 vehicles per day.

### ST. LOUIS LAMBERT INTERNATIONAL AIRPORT

The St. Louis Lambert International Airport is located just 15 miles east of the subject property. It is the largest and busiest airport in Missouri with more than 270 daily departures to 80 nonstop domestic and international locations in 2023. It handles millions of passengers annually, making it a significant hub for both domestic and international travel.

# LEASE ABSTRACT

<b>Tenant</b>	National Tire & Battery (Mavis Guaranty)
<b>Address</b>	5701 Suemandy Dr, St Peters, MO 63376
<b>Price</b>	\$1,751,000
<b>Cap Rate</b>	6.00%
<b>NOI</b>	\$105,035.52
<b>Gross Leaseable Area</b>	8,957 SF
<b>Lot Size</b>	0.94 AC
<b>Year Built</b>	1990

<b>Lease Type</b>	Absolute Triple Net (NNN)
<b>Original Lease Term</b>	20 Years
<b>Rent Commencement Date</b>	11/21/2003
<b>Lease Expiration Date</b>	8/31/2039
<b>Term Remaining</b>	15.0 Years
<b>Rental Increases</b>	7.5% in Year 11
<b>Renewal Options</b>	Three, Five-Year
<b>Lease Guarantor</b>	Corporate (Mavis)

<b>Taxes:</b>	Tenant shall pay before delinquency and as additional rent, all Property Taxes that accrue during or are otherwise allocable to the term of this lease directly to the appropriate taxing authority; and concurrently provide Landlord with evidence of payment thereof.
<b>Insurance:</b>	Tenant shall, at Tenant's expense, obtain and keep in full force a policy of combined single limit bodily injury and property damage insurance written on an occurrence basis insuring Tenant (with Landlord as an additional insured) against any liability arising out of ownership, use occupancy, or maintenance of the Property in an amount not less than \$1,000,000 per occurrence or Tenant may elect to provide blanket coverage in an aggregate amount of \$30,000,000. Tenant shall also obtain and keep in full force an umbrella liability policy in an amount not less than \$3,000,000, "Special Form" property insurance covering loss or damage to the property in an amount not less than the guaranteed replacement cost of the building, and worker's compensation insurance in an amount not less than \$1,000,000.
<b>Utilities:</b>	Tenant shall promptly pay when due all charges for water, gas, electricity, and all other utilities furnished to or used upon the property, including all charges for installation, termination, and relocations of such service.
<b>Repairs &amp; Maintenance:</b>	Tenant shall, at its own expense, keep and maintain the entirety of the Property in good order and repair, including, but not limited to, the interior, exterior, foundations, floors, walls, floor and structure of the building; the sidewalks, curbs, trash enclosures, landscaping with sprinkler system, light standards, and parking areas. Tenant shall make such repairs and replacements as may be necessary. The property shall be returned to Landlord at the termination or expiration of this Lease in good condition, ordinary wear excepted.
<b>Right of First Refusal:</b>	Tenant shall have the right to purchase the Property if Landlord receives a bona fide offer from an unrelated third party which owns or operates retail tire stores. Tenant shall have 30 days after receipt of written notice of such offer from Landlord within which to notify Landlord of Tenant's intention to purchase the Property.

RENT SCHEDULE				
Period	Dates	Annual Base Rent	Annual Base Rent PSF	Increases
Extended Primary Term	9/1/2024 - 8/31/2034	\$105,035.52	\$11.91	-
Extended Primary Term	9/1/2034 - 8/31/2039	\$112,913.18	\$12.80	7.50%
First Renewal Term	9/1/2039 - 8/31/2043	\$121,381.68	\$13.77	7.50%
Second Renewal Term	9/1/2043 - 8/31/2048	\$130,485.36	\$14.80	7.50%
Third Renewal Term	9/1/2048 - 8/31/2053	\$140,271.76	\$15.91	7.50%

# AERIALS



# AERIALS



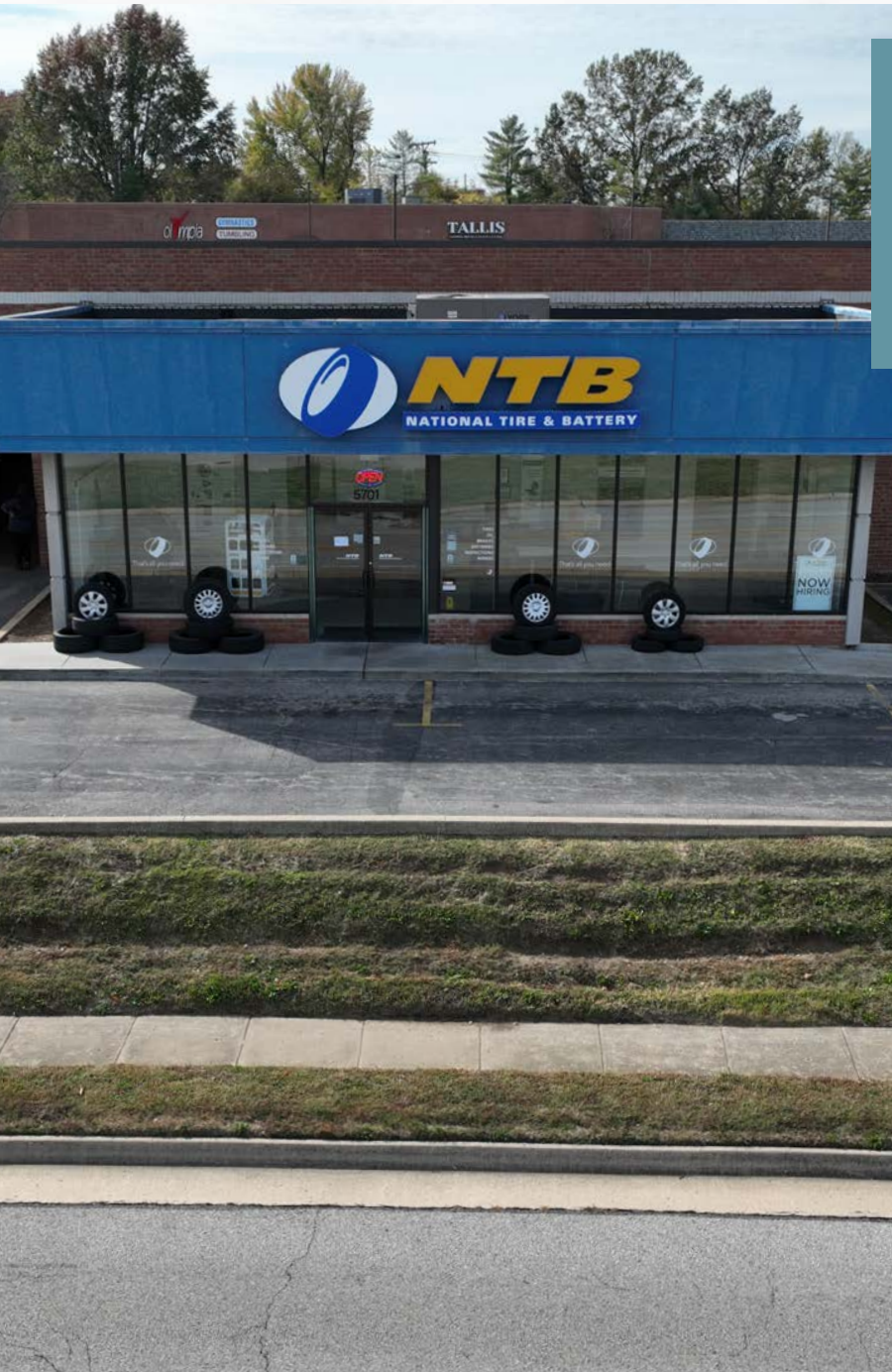
# SITE PLAN





# TENANT OVERVIEW

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**Tenant Name** NTW, LLC

**Business Summary** In 2023, Mavis Tires & Brakes purchased approximately 700 locations from NTW, including this one. They are undergoing conversions to Mavis for the entire portfolio, with this location expected to be completed in 2026.

**Future Tenant Name** Mavis Tires & Brakes

**Business Summary** Mavis Tires & Brakes is one of the largest independent automotive retailers in the United States. Founded in 1972, Mavis has grown to over 2,300 locations across 39 states. Mavis specializes in the sale of tires and aftermarket auto services, which include tire installation, brake services, oil change, tire repair, and wheel alignment. Included under the Mavis umbrella are the Mavis Tire, Express Oil Change & Tire Engineers, and Brakes plus brands. Mavis prides itself on providing not only premium tires but top-quality products service.

In 2018, Golden Gate Capital, a leading private equity firm based out of San Francisco, invested in Mavis, which has continued to fuel growth for the successful brand. Since 2015, the company has added over 1,000 service centers to its growing network.

## COMPANY FAST FACTS

**Tenant Name** Mavis Tires & Brakes

**Website** <https://www.mavis.com/>

**Guarantee** Corporate

**Sector/Industry** Automotive

**U.S. Headquarters** White Plains, NY

**Number of Locations** 2,300+

# LOCATION OVERVIEW



## ST. PETERS, MO

St. Peters, MO is a city in St. Charles County and a northwestern suburb of nearby St. Louis. It was founded in the late 18th century by French traders and was incorporated as a town in 1910. Today it is the 11th-largest city in the state of Missouri. St. Peters is approximately 30 miles outside of downtown St. Louis. Interstate-70 passes through the city, providing a major transportation link to the surrounding region. St. Peters offers its residents many recreational activities and attractions, including the St. Peters Rec-Plex, which features a pool, fitness center, and ice arena. Other attractions include Mid Rivers Mall, the largest shopping mall in the county, St. Peters Golf Club, and The Cove at St. Peters.

## ST. LOUIS, MO

The St. Louis Metropolitan Statistical Area is a vibrant and diverse region with a population exceeding 2.8 million people, and is well known for its robust economy, which includes strong sectors in service, manufacturing, trade, aviation, and healthcare. The area is a transportation hub, located at the intersection of three major rivers, 5 interstate highways, five airports, and six railroads. Impressively, the GDP of Greater St. Louis was \$209 billion in 2022, making it one of the largest regional economies in the country. It is home to seven Fortune 500 companies.

St. Louis is most famously known for “The Gateway Arch.” This arch is 630 feet tall, making it the world’s tallest arch and the world’s tallest man-made monument in the Western Hemisphere. The arch was built to signify westward expansion of the United States. Other significant attractions in the city include the City Museum, Busch Stadium (Home of the St. Louis Cardinals), Cathedral Basilica of St. Louis, and much more. Additionally, St. Louis is home to several prestigious universities and institutions including Washington University in St. Louis, Saint Louis University, and the University of Missouri-St. Louis. These institutions have contributed significantly to the local economy and culture.

*Source: CBRE Research*



# DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles	
<b>POPULATION</b>				
2024 Population - Current Year Estimate	8,725	61,464	161,798	
2029 Population - Five Year Projection	9,097	62,781	164,849	
2020 Population - Census	8,370	60,016	158,649	
2020-2024 Annual Population Growth Rate	0.98%	0.56%	0.46%	
2024-2029 Annual Population Growth Rate	0.84%	0.42%	0.37%	
<b>HOUSEHOLD INCOME</b>				
2024 Average Household Income	\$87,737	\$116,581	\$120,770	
2024 Median Household Income	\$69,115	\$96,469	\$97,457	Source: CBRE Research





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