O'Reilly AUTO PARTS

STNL RETAIL INVESTMENT

6751 SOUTH POTOMAC STREET, CENTENNIAL, CO 80112

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REAL ESTATE GROUP

QUICK FACTS

PURCHASE PRICE

$2,805,000

NOI

$147,286

CAP RATE

5.25%

BUILDING SIZE

8,486 SF

REMAINING LEASE TERM

10 YEARS

With five, five-year options

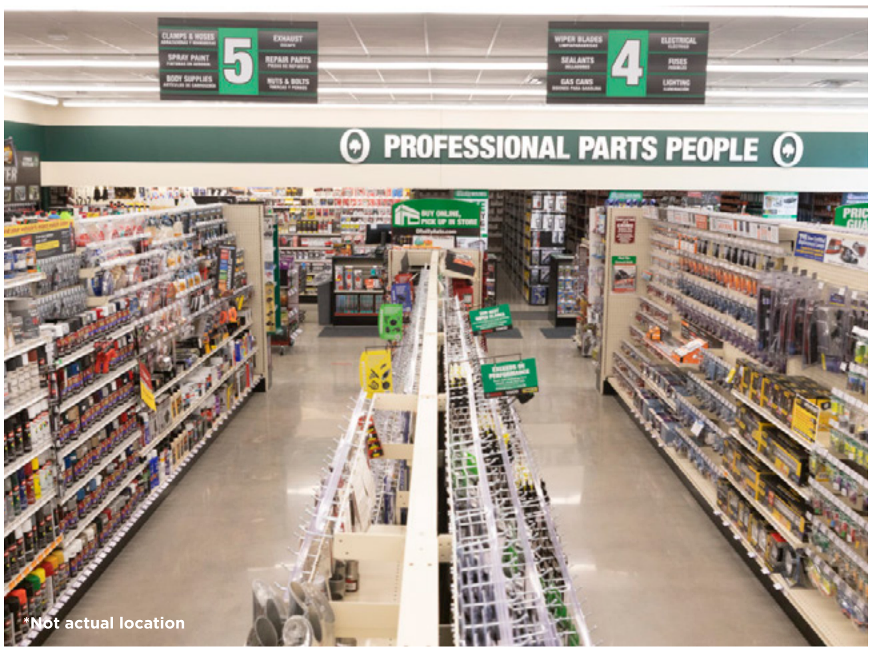
EXECUTIVE SUMMARY

NavPoint Real Estate Group is pleased to present this remarkable investment opportunity at 6751 South Potomac Street in Centennial, CO. This prominent retail asset spans an expansive 8,486 square feet and is strategically located in the heart of a highly affluent south Denver submarket. The neighboring area has witnessed a substantial 23% population increase since 2010, with projections indicating an additional 11% surge over the upcoming five years, ensuring a strong and expanding customer base. Boasting an impressive average household income of $145,600 within a 5-mile radius, this single-tenant net leased property offers a consistent revenue source. This newly constructed retail building is currently leased to O'Reilly Auto Parts, a reputable publicly traded American auto parts retailer, enhancing the stability of this enticing investment prospect.

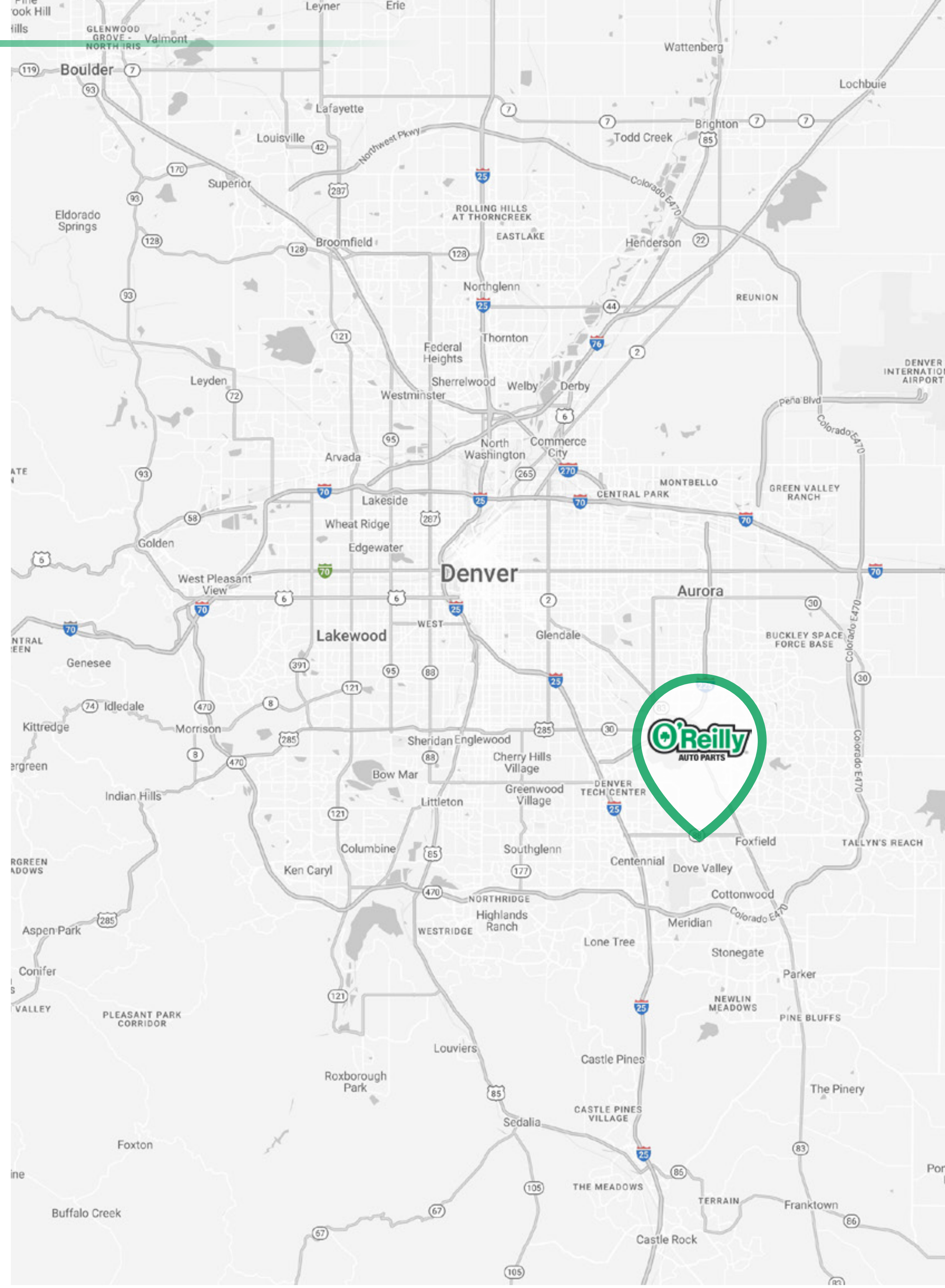
TENANT SUMMARY

www.oreillyauto.com

O'Reilly Auto Parts is a renowned American auto parts retailer, recognized for its extensive network and quality products. With a history spanning decades, it serves as a go-to destination for automotive enthusiasts and professionals alike. Boasting a vast inventory, O'Reilly offers an array of auto parts, tools, accessories, and maintenance essentials. Its commitment to customer satisfaction is evident through knowledgeable staff and exceptional service. Operating across the United States, O'Reilly has established itself as a trusted source for top-notch automotive solutions. From DIY projects to complex repairs, O'Reilly Auto Parts continues to be a reliable partner for all things automotive.



*Not actual location



PROPERTY SUMMARY

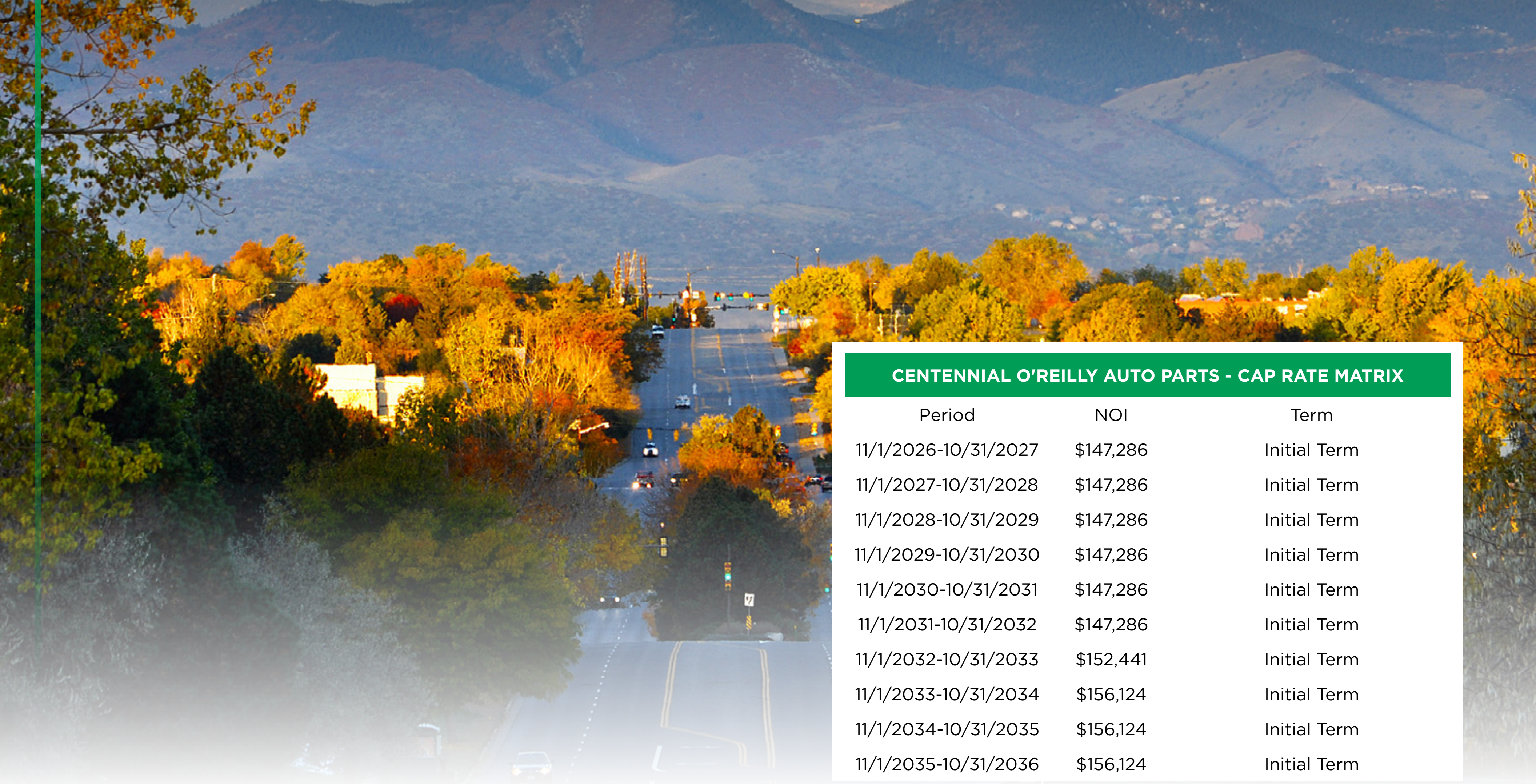
ADDRESS	6751 South Potomac Street Centennial, CO 80112
PARCEL	2075-25-1-19-005
COUNTY	Arapahoe
BUILDING SIZE	8,486 SF
TYPE	STNL Freestanding Retail
OCCUPANCY	100%
TENANT	O'Reilly Auto
LEASE START	4/1/2022
LEASE END	3/31/2037 Tenant has five options to renew for five years at rates defined in the lease.
CAP RATE	5.25%
CURRENT RENT PSF	$17.36/SF NNN

LOCATION


Greenwood Village
Sheridan
Englewood
Lakewood
Wheat Ridge
Denver
Glendale
25
225
225
25
SONIC
E Arapahoe Road
extended STAY AMERICA
O'Reilly AUTO PARTS
Wendy's
BIG O TIRES
Advance Auto Parts
S Potomac Street

CENTENNIAL

Centennial, Colorado, stands as a dynamic and thriving city nestled in the heart of the Denver metropolitan area. With a rich blend of residential neighborhoods, commercial hubs, and recreational spaces, Centennial offers a balanced urban lifestyle. Boasting a strategic location, it provides easy access to major highways, top-tier schools, and a wide range of amenities. The city's commitment to green spaces and community parks creates opportunities for outdoor enthusiasts and family activities. As a vibrant and diverse community, Centennial continues to evolve while retaining its strong sense of identity, making it a sought-after destination for both residents and businesses.



CENTENNIAL O'REILLY AUTO PARTS - CAP RATE MATRIX

Period	NOI	Term
11/1/2026-10/31/2027	$147,286	Initial Term
11/1/2027-10/31/2028	$147,286	Initial Term
11/1/2028-10/31/2029	$147,286	Initial Term
11/1/2029-10/31/2030	$147,286	Initial Term
11/1/2030-10/31/2031	$147,286	Initial Term
11/1/2031-10/31/2032	$147,286	Initial Term
11/1/2032-10/31/2033	$152,441	Initial Term
11/1/2033-10/31/2034	$156,124	Initial Term
11/1/2034-10/31/2035	$156,124	Initial Term
11/1/2035-10/31/2036	$156,124	Initial Term

CENTENNIAL

HOUSEHOLD INCOME

The median household income of Centennial reflects a prosperous urban environment, with recent data indicating a range typically hovering around $100,000. This robust income level underscores the city's economic vibrancy and contributes to a high quality of life for its residents.

REAL ESTATE INVESTMENT POTENTIAL

Centennial, Colorado, showcases promising real estate investment potential driven by its strategic location within the Denver metropolitan area, diverse housing options, and strong demand for commercial properties. The city's economic stability and growth prospects make it an attractive destination for investors seeking long-term value appreciation.

LOCAL AMENITIES

Centennial boasts a plethora of local amenities catering to diverse interests. From well-maintained parks, recreational facilities, and bustling shopping districts to a range of dining options and cultural venues, residents and visitors alike find a rich tapestry of conveniences that enhance the city's vibrant and well-rounded lifestyle.

BUSINESS CLIMATE

Centennial, Colorado, offers a robust business climate characterized by its strategic location, skilled workforce, and supportive infrastructure. The city fosters a diverse range of industries, from technology and healthcare to manufacturing and professional services, creating an environment that nurtures innovation, growth, and economic resilience for businesses of all sizes.

RENT ROLL

Tenant	Building Size	Lease Commence Date	Lease Expiration Date	Security Deposit	Current Monthly Base Rent	Current Monthly Base Rent PSF	Rent Escalations		Notes	Expense Reimb. Type
							Increase	Date		
O'Reilly Auto Enterprises, LLC, a Delaware limited liability company	8,486	4/1/2022	3/31/2037	$0.00	$12,273.87	$17.36	$13,010.30 OPTION $13,790.92 OPTION $14,618.37 OPTION $15,495.48 OPTION $16,425.21 OPTION $17,410.72	4/1/2032 ONE 4/1/2037 TWO 4/1/2042 THREE 4/1/2047 FOUR 4/1/2052 FIVE 4/1/2057	Five, five year options to extend at rates defined in Lease with 120 days notice.	NNN

Tenant Responsibilities	Maintenance/repair of: signs, glass, doors, ceilings, fixtures, equipment, machinery, floor coverings, exterior painting, fire suppression, sidewalks, landscaping, utility systems within building. General maintenance (not replacement) of parking lot if concrete. HVAC maintenance/repair/replacement after Landlord's 12-mo warranty expires and warranty turnover. Pro rata share of CAM under Encumbrances.
Landlord Responsibilities	Maintenance/repair of foundations, floors (except coverings), slabs, exterior walls (excl. exterior painting), structural systems, load bearing walls, roof, parking lot replacement (if necessary), utility systems to point of internal distribution. General maintenance/repair of parking lot if asphalt, subject to Tenant's janitorial/trash/snow-ice removal obligation.
Insurance	Tenant carries "special form" property insurance on building improvements/betterments; insurer rated A-VIII min.; Landlord named loss payee, Landlord's lender named mortgagee
Utilities	Tenant pays all utilities (gas, heat, light, power, telephone, etc.) except as noted in 8.2
Property Taxes	Tenant pays all real estate taxes/assessments (prorated initial/final year) and all personal property taxes on Tenant's tangible property; Landlord to create separate tax parcel; tax bills mailed directly to Tenant
Exclusive Use (6.2)	Landlord may not sell/use/lease any of its remaining property within a 3-mile radius to a "Competing Use" (auto parts co. deriving >10% revenue from wholesale/retail auto parts — e.g., AutoZone, Advance Auto, CarQuest, NAPA, Pep Boys)

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