



CHIHUAZ AUTO REPAIR

4250 W 38TH STREET • INDIANAPOLIS, IN

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Marcus & Millichap
AM GROUP

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\$1,448,556

LIST PRICE



9.00%

CAP RATE



9,600

TOTAL GLA (SF)



1983/'22

YEAR BUILT/UPDATED



0.79

LOT SIZE (AC)



ABSOLUTE NNN

LEASE TYPE



JAN 2030

LEASE EXPIRATION

INVESTMENT HIGHLIGHTS



Single Tenant Net Lease Investment Opportunity
No Landlord Responsibilities



Landlord Recapture Right | Provides Future Flexibility for Repositioning or Redevelopment



Landlord-Controlled Renewal Option | Investor Maintains Full Control Over Lease Extension
Tenant Cannot Decline Renewal



Modest Replaceable Rent | Low Price Entry Point
Landlord Friendly NNN Lease
CPI or 5% Annual Rent Increases



Recent Capital Improvements: Roof (15-Yr Warranty), HVAC, Water Heater, Parking Lot, Windows



Excellent Visibility | ±20,000 Vehicles Per Day Along W 38th Street



Established Retail Corridor | Near Signalized Intersection of Lafayette Road & W 38th St



Indianapolis Growth Market | Positioned in Expanding Metro with Robust Population Base



FINANCIAL ANALYSIS

4250 W 38TH STREET • INDIANAPOLIS, IN

PROPERTY DESCRIPTION

Year Built	1983
Gross Leasable Area	9,600 SF
Type of Ownership	Fee Simple
Lot Size	0.79 Acres

LEASE SUMMARY

Tenant	Chihuaz Auto Repair
Rent Increases	5% annually
Guarantor	Personal Guarantee
Lease Type	Absolute Net
Lease Commencement	05/01/2025
Lease Expiration	01/31/2030
Renewal Options	One, 3-Yr Option*
Term Remaining	5 Years
Landlord Responsibility	None

Tenant Responsibility	Taxes, Insurance, CAM, and Pylon Sign Management Fee: 6% of Gross Rent Admin Fee: 20% of (Mgmt Fee + Insurance)
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*Tenant has no right to decline renewal - Automatically Bound if Landlord Exercises

ANNUALIZED OPERATING DATA

Base Rental Income	\$120,960*
Operating Expense Reimbursement	\$8,944
Other Income (Management Fee)	\$7,258
Other Income (Admin Fee)	\$2,153
Gross Income	\$139,314
Operating Expenses	\$8,944
Net Operating Income	\$130,370

*Current base rent reflects rent increase in May 2026

OPERATING EXPENSES

Insurance	\$3,506
Property Taxes	\$5,438
Total Expenses	\$8,944

VALUE-ADD POTENTIAL

LANDLORD MAY TERMINATE LEASE AT ANY TIME WITH 60 DAYS' NOTICE AND PAYMENT OF TWO MONTHS' BASE RENT; TERMINATION MAY OCCUR WITHOUT CAUSE.

ZONING

The C-4 District is designed to provide for the development of major business groupings and regional-size shopping centers to serve a population ranging from a community or neighborhoods to a major segment of the total metropolitan area. These centers may feature a number of large traffic generators such as home improvement stores, department stores, and theatres. Even the smallest of such freestanding uses in this District, as well as commercial centers, require excellent access from major thoroughfares. While these centers are usually characterized by indoor operations, certain permitted uses may have limited outdoor activities, as specified.

PERMITTED ZONING USES
Emergency Shelter
Business, Art or Post-Secondary School
Club or Lodge
Community Center
Greenway
Park or Playground
Museum, Library or Art Gallery
Public Safety Facility
Post Office
Religious Use
Schools, Elementary, Middle or High
Vocational, Technical, or Industrial School
Health Care Facilities
Animal Care
Artisan Food and Beverage
Farmerese Market
Check Cashing or Validation Service
Financial and Insurance Services

PERMITTED ZONING USES
Hair and Beauty Care
Laundromat
Mortuary, Funeral Home
Outdoor Advertising
Printing Services
Tattoo Parlor
Food, Beverage, and Indoor Entertainment
Bed & Breakfast, Hotel, Motel, or Hostel
Research and Development
Retail Sales
Power Generating Facility, Local
Wireless Communications Facility
Substations/Utility Distribution Nodes
Automobile Vehicle Wash
Automobile Service or Repair
Parking Lot, Commercial
Parking Garage, Commercial
Transit Center





GUION CREEK MIDDLE
& ELEM SCHOOL

KESLER SCHAEFER
AUTO AUCTION

T Mobile

Walmart

Gordon
FOOD SERVICE

GEORGETOWN RD
22,500+/- VPD

ALDI

9
goodwill

Public Storage

IVY TECH

INTERSTATE 65
79,900+/- VPD

Andy Mohr NISSAN
RAY SKILLMAN

CALIBER

RAY SKILLMAN

SHOPPERS WORLD

RAY SKILLMAN

Copart

ROYAL MOTORS

LAFAYETTE RD
18,000+/- VPD

CONVENIENTLY LOCATED NEAR I-65 &
W 38TH STREET INTERCHANGE

meijer

W PIKE PLAZA RD
19,600+/- VPD

planet fitness

SPARKS RIVER

Carplex

RAZOLI'S

KFC

CHIHUAZ AUTO REPAIR

38TH ST
20,800+/- VPD

MCDONALD'S

Auto Zone

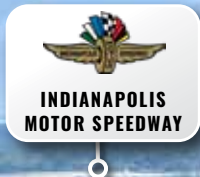
Roses

INDIANAPOLIS
ELEMENTARY 96



 **W 38TH ST**
20.800+/- VPD





CHIHUAZ AUTO REPAIR









RECENT CAPITAL IMPROVEMENTS

2022:
NEW ROOF, NEW WATER HEATER, WINDOWS

2023:
NEW HVAC UNIT

2024:
PARTIAL PARKING LOT REPLACEMENT, POLE LIGHT REFURBISHMENT

2025:
WINDOWS







MARKET OVERVIEW

INDIANAPOLIS, IN

Known widely for the Indianapolis 500, the Indianapolis metro houses the state capital and is a growing tech hub. Situated in central Indiana, the market consists of 11 counties: Marion, Johnson, Hamilton, Boone, Hendricks, Morgan, Hancock, Shelby, Brown, Putnam and Madison. The metro lacks formidable development barriers, except for the several rivers and creeks that traverse the region. Marion County is home to the city of Indianapolis, which contains a population of over 860,000 people. Fishers and Carmel in Hamilton County are the next two largest population hubs in the metro, with just over 100,000 residents each. Most of the surrounding counties are rural, offering builders ample land for residential and commercial development. Population growth is primarily concentrated to the northern suburbs and west of the city.



TOP DISTRIBUTION HUB

Around 50 percent of the U.S. population lies within a one-day drive of Indianapolis, making it a center for the transportation of goods.



MAJOR HEALTH SCIENCES CENTER

Eli Lilly and Co., Roche Diagnostics and Labcorp Drug Development maintain operations in the region, among other health-related employers.



LOWER COST OF DOING BUSINESS

Indianapolis' cost-of-living and doing business are far below national averages, attracting businesses and residents to the area.

INDIANAPOLIS MOTOR SPEEDWAY

At over 110-years-old, the Indianapolis Motor Speedway is the oldest continually operating racetrack in the United States and is known as The Greatest Race Course in the World. With more than 250,000 permanent seats, it is the world's largest sports seating facility and hosts the largest single-day sporting event in the world, the Indianapolis 500. The venue has also hosted NASCAR, Formula One and other racing series events throughout its storied history. The NTT INDYCAR SERIES continues to be the premier open-wheel racing series in North America and is one of the most competitive championships in the world. IMS Productions is a leading video services and production company.

Penske Entertainment Corp., a subsidiary of Penske Corporation, owns Indianapolis Motor Speedway, the NTT INDYCAR SERIES and IMS Productions. Penske Corporation manages businesses with consolidated revenues of more than \$43 billion, operating in over 3,300 locations and employing more than 73,000 people worldwide.



ECONOMIC IMPACT

The economic contribution derived from operations, events, employee wages, and all visitor spending (June 2022 and May 2023) was \$1.058 billion.



JOB SUPPORT

The IMS supports 8,440 direct and indirect jobs and \$360 million in labor income.

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILE	5 MILE
2029 PROJECTION	12,742	105,156	250,819
2024 ESTIMATE	12,719	105,065	250,269

DAYTIME POPULATION	1 MILE	3 MILE	5 MILE
2024 ESTIMATE	8,438	75,309	335,744

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2029 PROJECTIONS	4,502	43,464	102,513
2024 ESTIMATE	4,485	43,333	101,962

OWNER OCCUPIED HOUSING	1 MILE	3 MILE	5 MILE
2029 OWNER OCCUPIED HOUSING UNITS	45.87%	39.05%	42.79%
2029 RENTER OCCUPIED HOUSING UNITS	48.85%	54.07%	47.95%
2024 OWNER OCCUPIED HOUSING UNITS	45.63%	38.86%	42.63%
2024 RENTER OCCUPIED HOUSING UNITS	49.07%	54.26%	48.15%

HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
\$200,000 or More	2.82%	2.52%	5.48%
\$150,000 - \$199,999	5.40%	3.90%	5.22%
\$100,000 - \$149,999	11.34%	11.87%	13.28%
\$75,000 - \$99,999	13.05%	14.07%	13.99%
\$50,000 - \$74,999	19.68%	22.01%	19.13%
\$35,000 - \$49,999	17.97%	17.21%	14.38%
\$25,000 - \$34,999	8.98%	10.15%	9.41%
\$15,000 - \$24,999	7.73%	8.12%	8.20%
\$10,000 - \$14,999	3.68%	3.62%	3.94%
UNDER \$9,999	9.35%	6.52%	6.97%
2024 EST. AVERAGE HOUSEHOLD INCOME	\$70,476	\$69,286	\$80,617
2024 EST. MEDIAN HOUSEHOLD INCOME	\$57,451	\$58,685	\$66,923
2024 EST. PER CAPITA INCOME	\$25,184	\$28,232	\$32,698





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