



3639 Harrison Ave, Butte, MT

**OFFERED
FOR SALE**

\$1,433,000 | 6.00% CAP



CONFIDENTIAL OFFERING MEMORANDUM



EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to solicit offers for the sale of an Advance Auto Parts in Butte, MT. Advance Auto Parts recently extended their lease for an additional 10 years and has six (6) - five (5) year options. The Asset is located on the main thoroughfare (22,200 VPD) in Butte.



**PROXIMITY TO
A WALMART
SUPERCENTER**



**10 YEARS
REMAINING ON
ABS. NNN LEASE**



**ALONG BUTTE'S
PRIMARY RETAIL
CORRIDOR**

RENT SCHEDULE	TERM	ANNUAL RENT
Current Term	Years 1-10	\$85,953
1st Extension	Years 11-15	\$88,532
2nd Extension	Years 16-20	\$91,188
3rd Extension	Years 21-25	\$93,923
4th Extension	Years 26-30	\$96,741
5th Extension	Years 31-35	\$99,643
6th Extension	Years 36-40	\$102,632

NOI	\$85,953
CAP	6.00%
Price	\$1,433,000

ASSET SNAPSHOT

Tenant Name	Advance Auto Parts
Address	3639 Harrison Ave, Butte, MT
Building Size (GLA)	7,500 SF
Land Size	0.93 Acres
Year Built	2011
Signator/Guarantor	Advance Auto Parts
Rent Type	Abs. NNN
Landlord Responsibilities	None
Rent Commencement Date	7/18/2011
Lease Expiration Date	6/30/2034
Remaining Term	10 years
Current Annual Rent	\$85,953



Actual Subject Property



33,083
PEOPLE IN
5 MILE RADIUS



\$72,628
AHHI
1 MILE RADIUS



22,200
VPD ON
HARRISON AVE

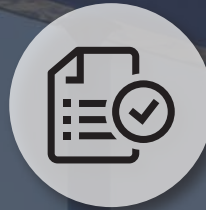


INVESTMENT HIGHLIGHTS



CORPORATE GUARANTY FROM STRONG CREDIT TENANT

Advance Auto Parts is a publicly traded company (NYSE: AAP) with a market cap. of \$3.9B and annual revenue of \$11.28B | Credit Rating: S&P: BBB-



LONG OPERATING HISTORY WITH RECENT EXTENSION

Tenant has been operating at this location for nearly 13 years | Tenant recently signed a 10 year extension, showing commitment to the site | Currently operating as Carquest store due to good recognition in market



RARE ABS. NNN LEASE STRUCTURE W/ LOW RENT

10 Year Abs. NNN Lease | Six (6) - five (5) year options | Zero LL responsibilities | Tenant is paying below market rent which allows for a healthier rent-to-sales ratio



FRONTING MAIN RETAIL CORRIDOR

Subject site fronts Harrison Ave (22.2K VPD) | Over 1MSF of retail space is located in a 1-mile radius boasting a 0.7% vacancy rate (Nearby Retailers: Walmart Supercenter, Staples, Hwy 55, Goodwill, Buffalo Wild Wings, and Subway) | Over 16K SF of absorption YoY with over



ACCESSIBLE LOCATION

Right in and right out on Harrison Avenue with cross access through the adjacent shopping center, with a dedicated turn lane into the shopping center



SYNERGIES WITH NEARBY AUTO USERS

Synergies with nearby auto users help drive tenant sales | Three auto dealers in the immediate area (GM of Butte, Butte Dodge, Butte Subaru, and Denny Menholt Ford)



Universal Athletic
Services

American Car
Care Center

LONGFELLOW ST

HARRISON AVE (22,200 VPD)

Aaron's

AWG, Gases &
Welding Supplies

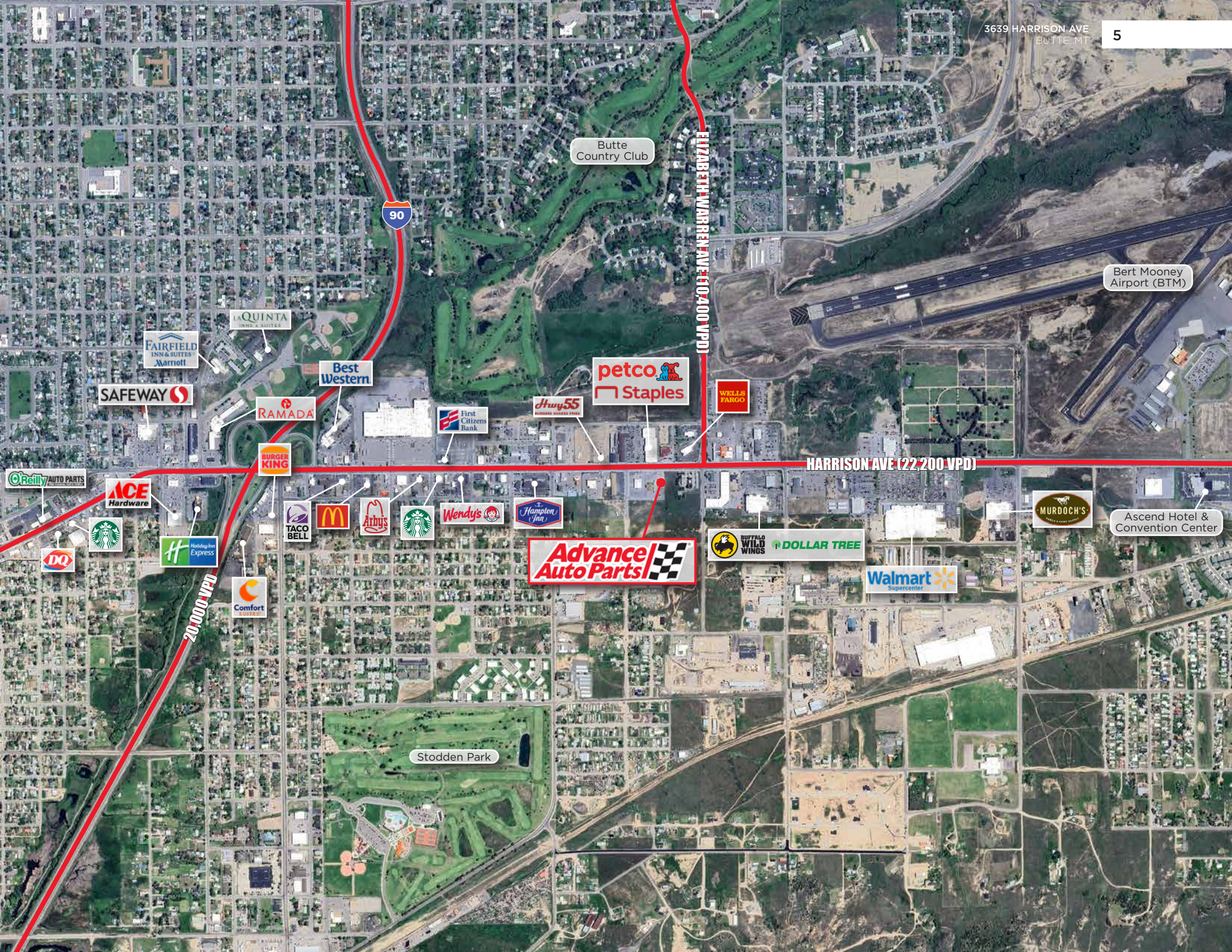
Advance
Auto Parts

petco

Staples

The Montana
Club





Butte Country Club

Bert Mooney Airport (BTM)

90

ELIZABETH WARREN AVE (10,400 VPD)

HARRISON AVE (22,200 VPD)

20,000 VPD

**Advance
Auto Parts**

SAFeway

Best Western

petco
Staples

WELLS FARGO

HWY 55
MEMBER SHOPPER PRICE

First Citizens Bank

RAMADA

LA QUINTA
INN & SUITES

FAIRFIELD
INN & SUITES
MARRIOTT

BURGER KING

ACE
Hardware

O'Reilly
AUTO PARTS

DQ

Starbucks

Holiday Inn
Express

Comfort
Inn

TACO BELL

McDonald's

Arby's

Starbucks

Wendy's

Hampton
Inn

BUFFALO
WILD WINGS

DOLLAR TREE

Walmart
Supercenter

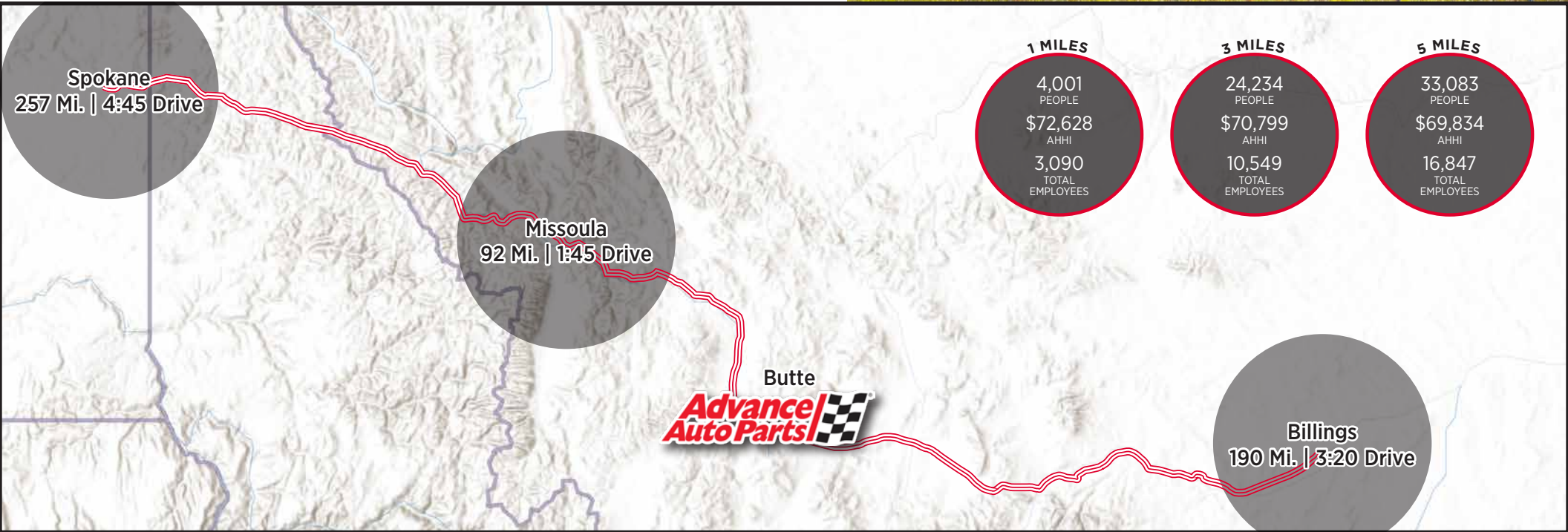
MURDOCH'S

Ascend Hotel &
Convention Center

Stodden Park

BUTTE, MT

Butte, Montana, is a historic mining town located in the Rocky Mountains, known for its rich heritage and unique character. Once a bustling epicenter of copper mining, Butte has preserved much of its historic architecture and cultural landmarks, offering a glimpse into its storied past. With a population of about 34,000, the town is characterized by its friendly, tight-knit community and a landscape dotted with remnants of its mining history, including the iconic headframes. Butte is also home to Montana Tech, a well-regarded engineering and technical university. The town celebrates its diverse heritage with numerous festivals, including the renowned Evel Knievel Days and St. Patrick's Day celebrations. Outdoor enthusiasts are drawn to Butte for its access to hiking, fishing, and other recreational activities in the surrounding mountains and forests. Despite its small size, Butte's vibrant community spirit and historical significance make it a distinctive and fascinating place to visit or reside.



ADVANCE AUTO PARTS

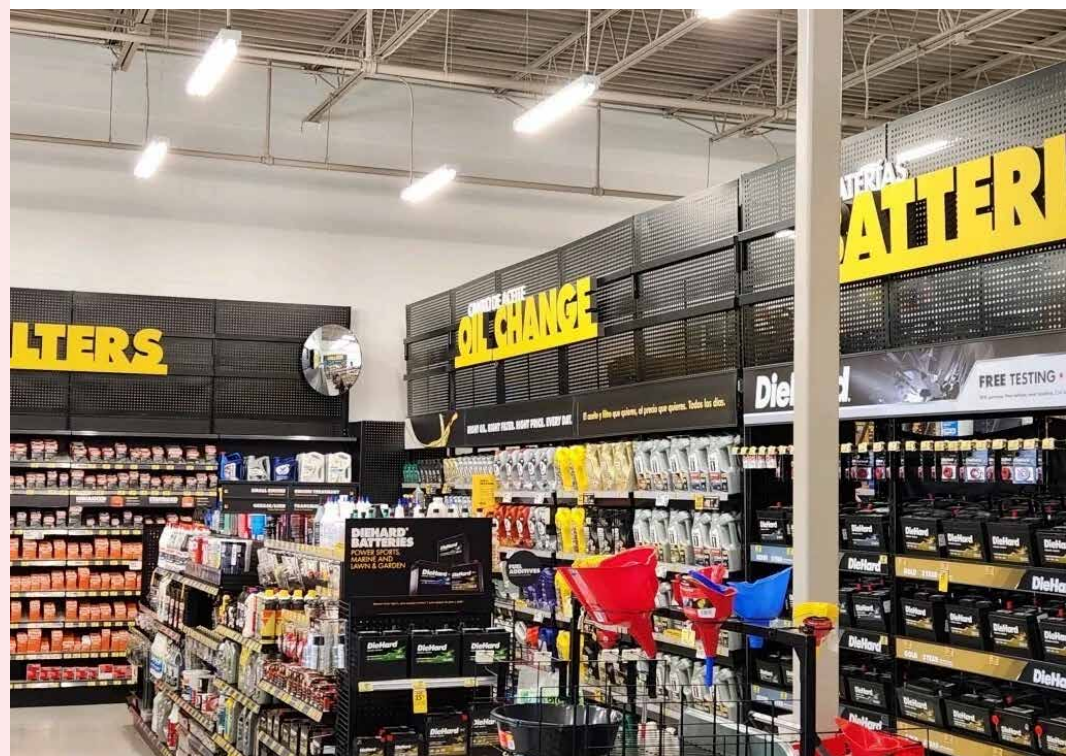
Advance Auto Parts (NYSE: AAP), headquartered in Raleigh, North Carolina, is the largest automotive aftermarket parts provider in North America, serving both the professional installer and do-it-yourself customers.

As of December 31, 2022, AAP operated 4,770 company-operated stores and 316 Worldpac branches primarily within the United States, with additional locations in Canada, Puerto Rico, and the U.S. Virgin Islands. The company also served approximately 1,311 independently owned Carquest branded stores across these locations in addition to Mexico and various Caribbean islands.

Advance Auto Parts is an award winning, publicly traded company. Advance Auto Parts' "Diehards Back" campaign was awarded the Gold Winner in Best Brand Awareness, the Silver Winner in Best Buzz, the Silver Winner in Best Entertainment Sponsorship or Tie-In, the Silver Winner in Best Integrated Campaign, and the Gold Winner in Best of Video. The company was also the winner of the 21st Annual Citizens Award, presented by the US Chamber of Commerce, in the category of sustainability. This prestigious program recognizes the most innovative and impactful corporate citizenship initiatives raising the bar on social responsibility, environmental sustainability and spearheading the transformation to a strong, healthy and sustainable future.

ADVANCE AUTO PARTS QUICK FACTS

Founded	1932
Ownership	Public
Number of Locations	4,770+
Headquarters	Raleigh, NC
Guaranty	Corporate



OFFERED FOR SALE

\$1,433,000 | 6.00% CAP



3639 Harrison Ave, Butte, MT

PRIMARY DEAL CONTACTS

DAVID HOPPE

Head of Net Lease Sales
980.498.3293
dhoppe@atlanticretail.com

MIKE LUCIER

Executive Vice President
980.337.4469
mlucier@atlanticretail.com

BOR

Brian Brockman
License #: RRE-BRO-LIC71129 | Bang Realty Inc
bor@bangrealty.com

NATIONAL TEAM

SAM YOUNG

Executive Vice President
980.498.3292
syoung@atlanticretail.com

PATRICK WAGOR

Executive Vice President
561.427.6151
pwagor@atlanticretail.com

BEN OLMSTEAD

Analyst
980.498.3296
bolmstead@atlanticretail.com

ERIC SUFFOLETTO

Managing Director & Partner
508.272.0585
esuffoletto@atlanticretail.com

DANNY GRIFFIN

Vice President
781.635.2449
dgriffin@atlanticretail.com

Exclusively Offered By



This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Advance Auto Parts - Butte, MT (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.