



Actual Site



5826 Tutt Blvd  
Colorado Springs, CO 80923

## CORPORATE NN LEASE

NYSE: AAP | ±\$2.7B MARKET CAP VALUE AS OF SEPT 2026

## EXCLUSIVELY LISTED BY

### BRIAN BROCKMAN

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513-898-1551



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## INTRODUCTION

Bang Realty is pleased to offer for sale this **Advance Auto Parts** in **Colorado Springs, Colorado**.

Offering includes an **NN lease** with **more than 4 years remaining**.

This **±5,857-square-foot freestanding building** was **built in 2005** and sits on a spacious **±0.99-acre lot**.

**\$1,659,176**

PRICE

**7.65%**

CAP

**\$126,927**

NOI

**±5,857 SF**

BUILDING SIZE

**±43,352 SF**

LAND SIZE

**2005**

YEAR BUILT

## EXECUTIVE SUMMARY

|                  |                                              |
|------------------|----------------------------------------------|
| ADDRESS          | 5826 Tutt Blvd<br>Colorado Springs, CO 80923 |
| LEASE TYPE       | NN*                                          |
| LEASE EXPIRATION | September 30, 2030                           |
| LESSEE           | Advance Auto Parts (Corp Lease)              |
| OPTIONS          | 2 x 5                                        |
| INCREASES        | 5% Every 5 Years                             |
| PARCEL #         | 53183-19-020                                 |
| ZONING           | MX-M AO                                      |
| PARKING          | 36 Spaces                                    |
| ROFR             | No                                           |

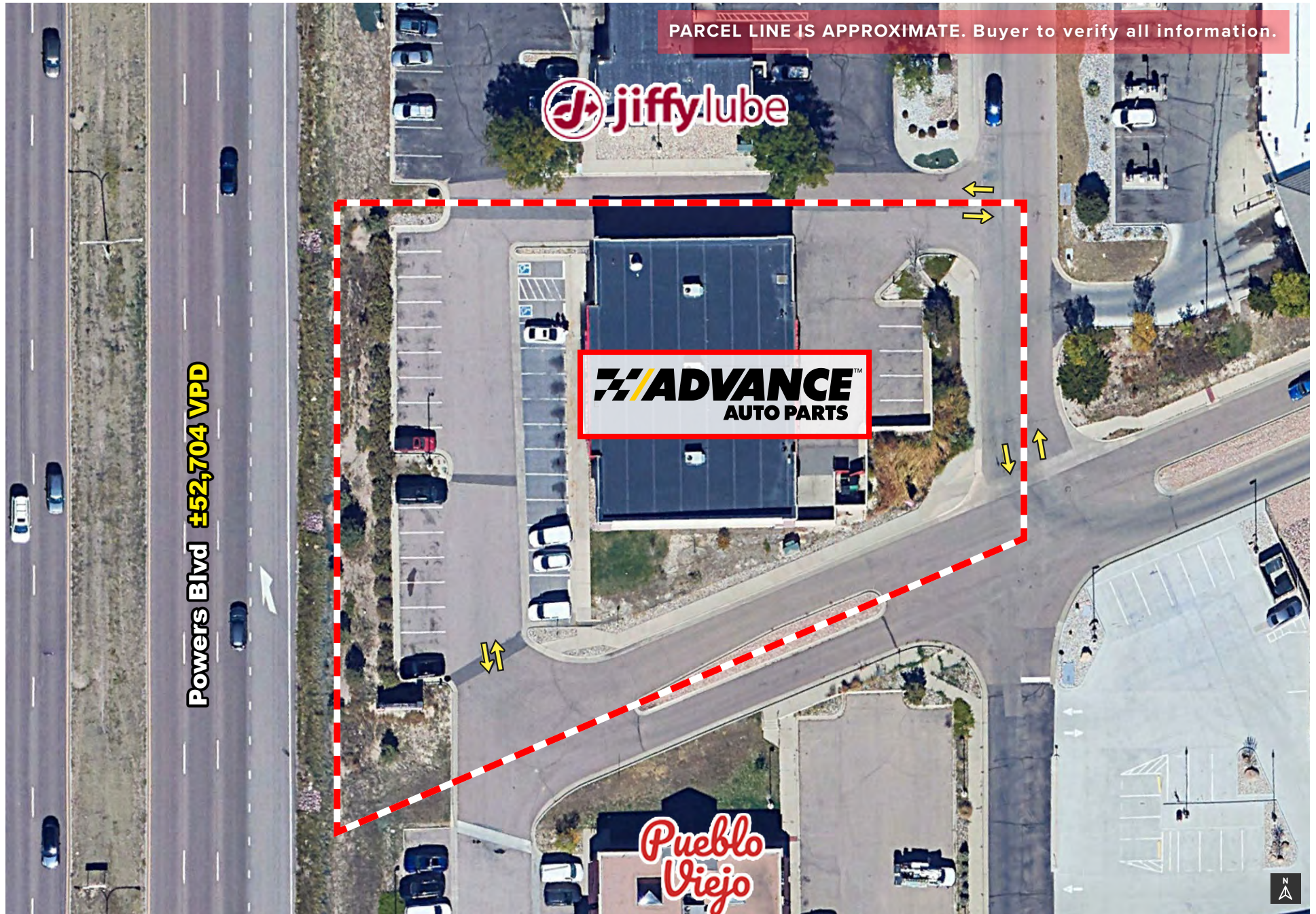
*\*LL responsible for roof, structure and HVAC*

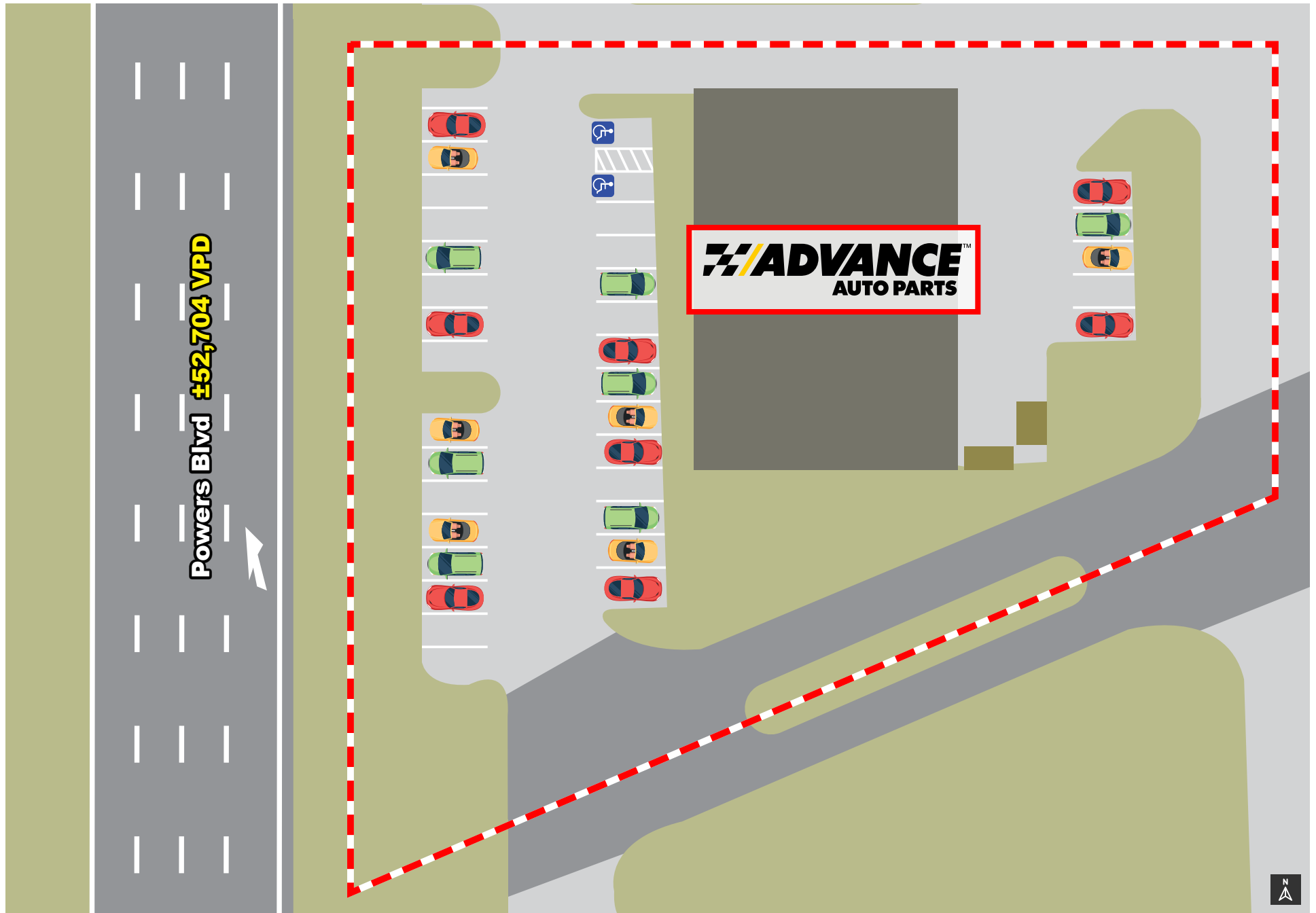
## PROPERTY HIGHLIGHTS

- **NYSE: AAP** approximately \$2.7B market cap value as of Sept 2026
- **36 parking spaces**
- **Population exceeds 250,000** within 5-miles
- **Median household income of over \$88,000** within 5 miles
- **±16 miles from the United States Air Force Academy (USAFA)** with over 4,000 cadets
- **±9 miles from United States Olympic & Paralympic Training Center (OPTC)** which is a training facility for Olympic and Paralympic athletes and the headquarters for the USOPC housing multiple National Governing Bodies (including USA Swimming)

## HOW THE RENT IS COMPUTED

|                             |                  |
|-----------------------------|------------------|
| Annual Rent Collected       | \$129,814        |
| Common Area Portion         | \$2,887          |
| <b>Net Operating Income</b> | <b>\$126,927</b> |









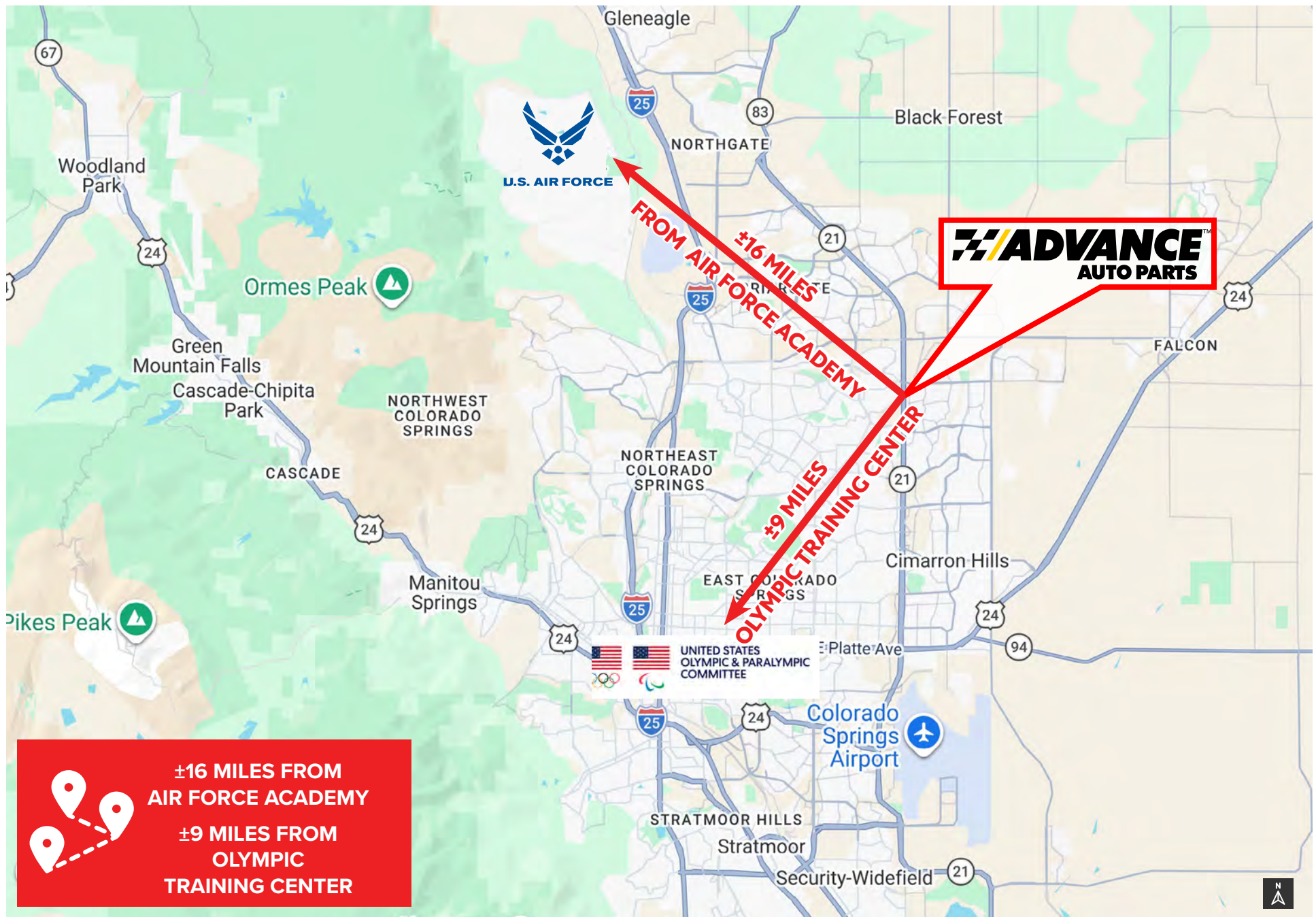
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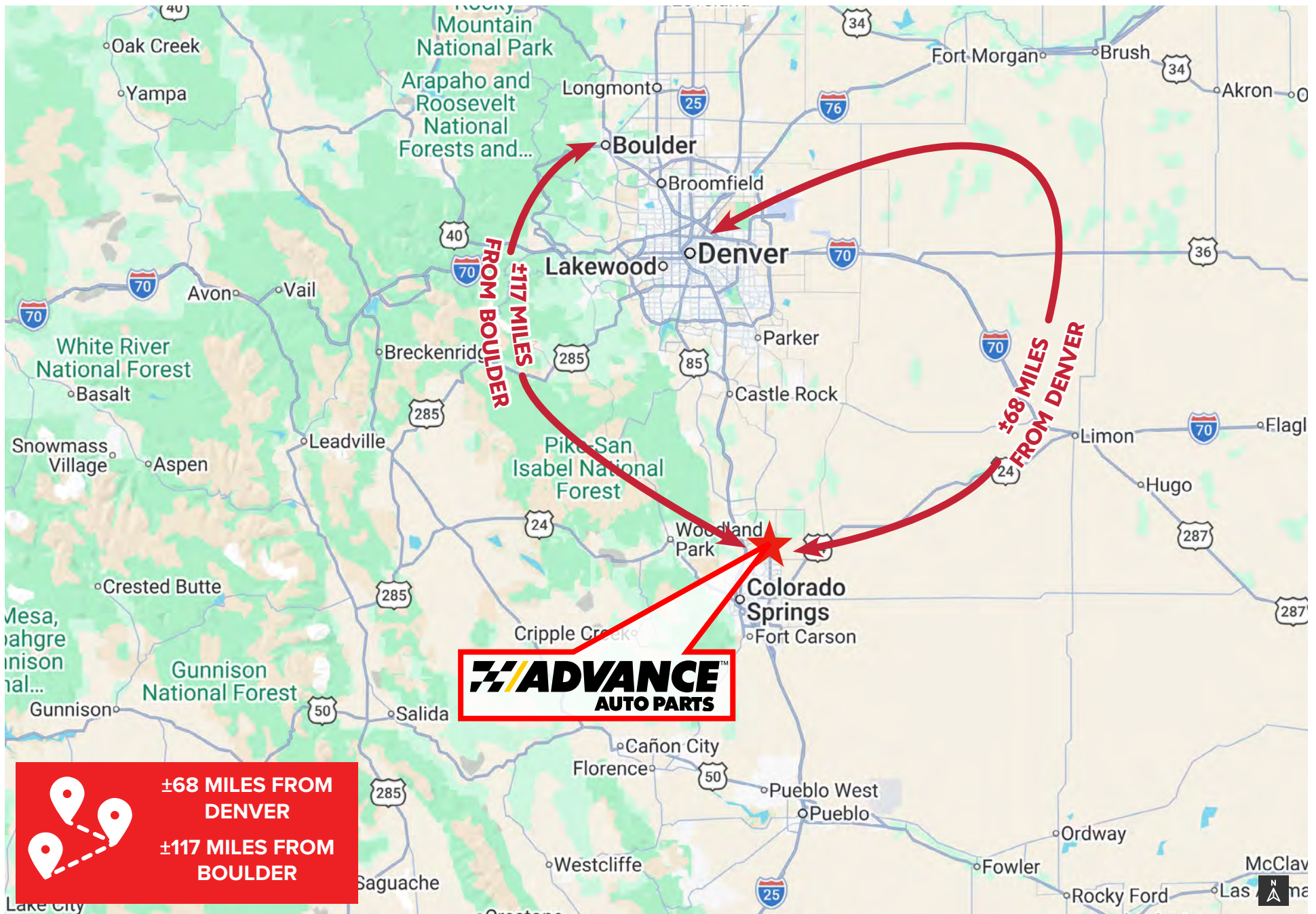












## DEMOGRAPHICS



### POPULATION

2024 Est Population

2029 Proj Population

1 Mile

17,006

17,620

3 Miles

125,314

130,701

5 Miles

250,577

262,341



### AVERAGE AGE

2024 Est

1 Mile

36

3 Miles

37

5 Miles

37



### HOUSEHOLDS

2024 Est Households

2024 Est Median HH Income

1 Mile

6,318

\$88,533

3 Miles

46,484

\$90,878

5 Miles

93,930

\$88,090

Source: Loopnet



## ABOUT COLORADO SPRINGS, COLORADO

Colorado Springs is the home rule city that is the county seat of, and the most populous city in, El Paso County, Colorado. The city had a population of 478,961 at the 2020 census, a 15.02% increase since 2010. Colorado Springs is the second-most populous city and most extensive city in the state of Colorado, and the 40th-most-populous city in the United States. It is the principal city of the Colorado Springs metropolitan area, which had 755,105 residents in 2020, and the second-most prominent city of the Front Range Urban Corridor. It is located in east-central Colorado on Fountain Creek, 70 miles south of Denver.

At 6,035 feet, the city stands over 1 mile above sea level. It is near the base of Pikes Peak, which rises 14,115 feet above sea level on the eastern edge of the Southern Rocky Mountains. The city is the largest city north of Mexico above 6,000 feet in elevation.

Colorado Springs has the greatest total area of any municipality in Colorado. During the 2020 United States census, the city had a total area of 195.761 square miles.

The city lies in a semi-arid Steppe region, with the Southern Rocky Mountains to the west, the Palmer Divide to the north, high plains further east, and high desert lands to the south when leaving Fountain and approaching Pueblo. Colorado Springs is 69 miles or at best one hour and five minutes south of Denver by car using I-25.

## TENANT PROFILE

Advance Auto Parts is an American automotive aftermarket parts provider. Headquartered in Raleigh, North Carolina, it serves professional installer and do it yourself (DIY) customers. Founded in 1932, Advance Auto has been in business for 94 years. Arthur Taubman purchased the Advance Stores from Pep Boys, with two stores in Roanoke, Virginia, and one in Lynchburg, Virginia.

The company retails various brand name, original equipment manufacturer (OEM) and private label automotive replacement parts, accessories, batteries and maintenance items for domestic and imported cars, vans, sport utility vehicles and light and heavy duty trucks.

|              |                      |
|--------------|----------------------|
| WEBSITE      | advanceautoparts.com |
| FOUNDED      | 1932                 |
| LOCATIONS    | +4,300               |
| NYSE         | AAP                  |
| HEADQUARTERS | Raleigh, NC          |



Representative Photo

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