

FleetPride[®] **HEAVY DUTY PARTS & SERVICE**

SINGLE TENANT INVESTMENT OPPORTUNITY



THE LARGEST INDEPENDENT DISTRIBUTOR OF HEAVY-DUTY AFTERMARKET TRUCK AND TRAILER PARTS IN THE U.S

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

NNN
INVESTMENT
GROUP

EXCLUSIVELY LISTED BY

SPECTRUM
COMMERCIAL REAL ESTATE, INC.

NNN INVESTMENT GROUP

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FleetPride[®]
HEAVY DUTY PARTS & SERVICE



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EXECUTIVE SUMMARY

OFFERING SUMMARY

LIST PRICE
\$1,730,560.00

CAP RATE
7.5%

PRICE/PSF
\$173

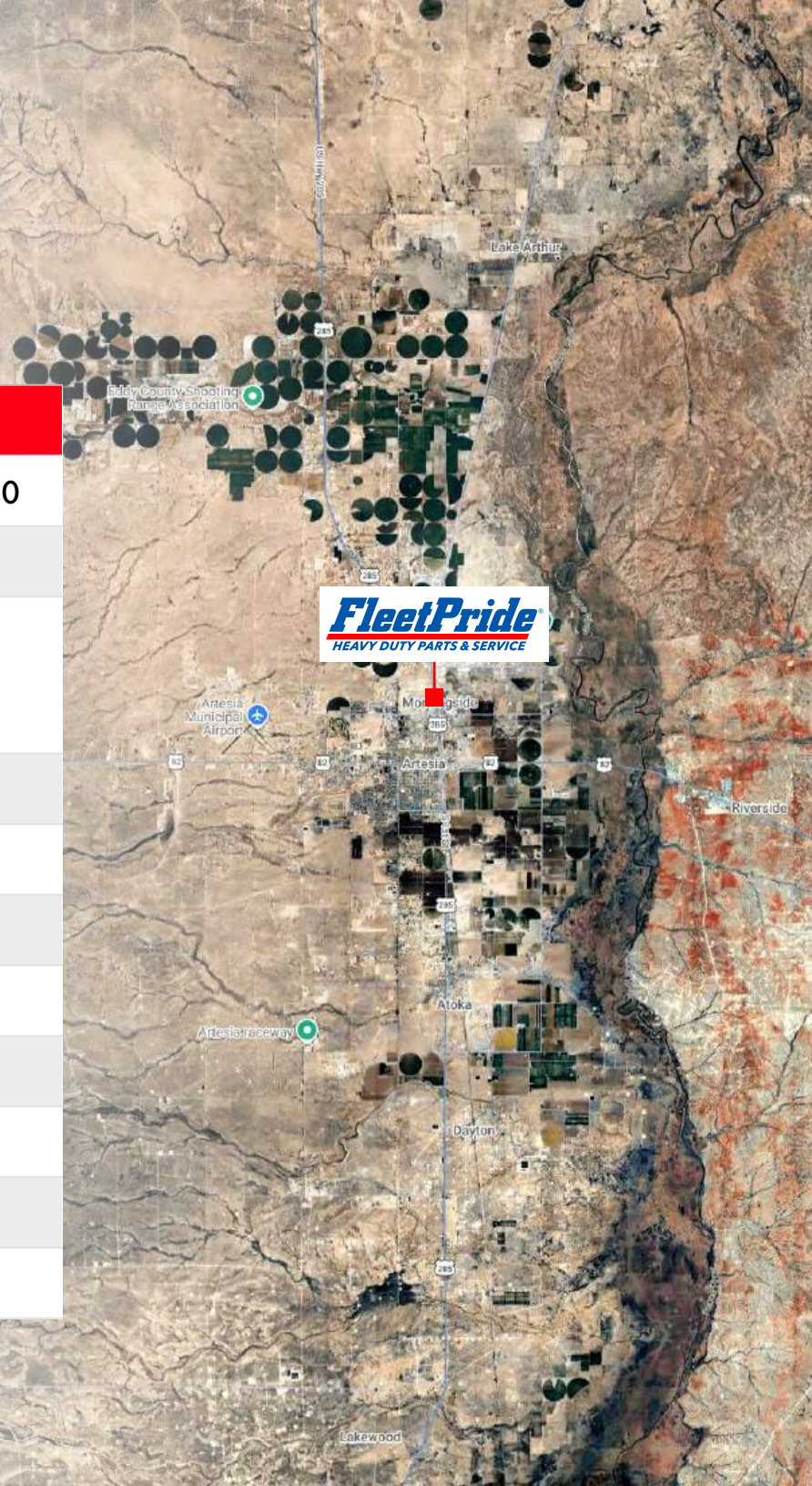
NOI
\$129,792.00



OFFERING SUMMARY

PROPERTY SUMMARY

Address	2001 N 1st Street Artesia, NM 88210
Property Type	Single Tenant Industrial/Distribution
Parcel No.	4-152-097-390-294 4-152-097-395-295 4-152-097-396-324
Branch #	865
Tenant	FleetPride
Guaranty	FleetPride, Inc (a Texas Corp.)
Landlord Responsibility	Roof & Structure
Building Size (GLA)	10,000 SF
Land Size	0.93 AC
Year Built	1975
Lease Type	NN



INVESTMENT HIGHLIGHTS



- NATIONAL TENANT - WITH 450 LOCATIONS ACROSS 47 STATES
- BEST IN CLASS PARTS AND SERVICE
- NATION'S LARGEST INDEPENDENT DISTRIBUTOR OF HEAVY-DUTY TRUCK AND TRAILER PARTS
- ESTABLISHED LONG-TERM OPERATING HISTORY | SINCE THE 80'S
- SPECIALIZED PROPERTY IMPROVEMENTS AND OPERATIONAL INTEGRATION CREATE HIGH TENANT STICKINESS AND SIGNIFICANT RELOCATION COSTS
- ZERO NEARBY COMPETITION



- STRONG CORPORATE LEASE GUARANTEE
- FLEETPRIDE COMMITMENT TO THIS LOCATION IS EVIDENCED BY A RECENTLY SIGNED 7-YEAR LEASE EXTENSION WITH ANNUAL INCREASES, A DISTINCTION RESERVED FOR THE CHAIN'S TOP-PERFORMING STORES NATIONWIDE
- NET LEASE STRUCTURE / PASSIVE OWNERSHIP
- LIMITED LANDLORD RESPONSIBILITIES
- SITUATED ALONG A PRIMARY CORRIDOR



- DIRECT FRONTAGE ON U.S. HIGHWAY 285 (NORTH 1ST STREET), A MAJOR NORTH-SOUTH TRANSPORTATION ARTERY SERVING SOUTHEASTERN NEW MEXICO AND WEST TEXAS.
- STRATEGIC LOCATION WITH INDUSTRIAL FUNDAMENTALS
- ESSENTIAL TRANSPORTATION INFRASTRUCTURE USE

INVESTMENT HIGHLIGHTS

- STRATEGIC LOCATION WITH INDUSTRIAL FUNDAMENTALS
- THE CORRIDOR PROVIDES EFFICIENT CONNECTIVITY TO REGIONAL ENERGY PRODUCTION
- ARTESIA, NEW MEXICO, OFFERS A ROBUST, INDUSTRY-DRIVEN ECONOMY FOCUSED ON OIL, GAS, AND AGRICULTURE, PROVIDING STABLE EMPLOYMENT AND A LOW COST OF LIVING
- MISSION CRITICAL INDUSTRIAL FACILITY
- SKILLED WORKFORCE: THE PRESENCE OF INDUSTRIAL, AGRICULTURAL, AND FEDERAL EMPLOYERS CONTRIBUTES TO A DIVERSE, EXPERIENCED, AND TRAINED LOCAL WORKFORCE.
- THE LOCATION SUPPORTS LONG-TERM VIABILITY FOR DISTRIBUTION
- FLEETPRIDE SUPPORTS THE TRUCKING AND LOGISTICS SECTOR, A CRITICAL COMPONENT OF THE U.S. ECONOMY.



LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	\$129,792.00
Lease Commencement	9/12/2019
Lease Renewal	8/01/2023
Lease Expiration	7/31/2030
Lease Term Remaining	4 Years 3 Months
Rent Holiday	None
Options to Renew	None
Options to Purchase	None
LL Responsibilities	Roof & Structure
Lease Type	NN
Tenant Sales Reporting	None

RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM					
Term	Start Date	End Date	NOI/YR	NOI/MO	NOI/SF/ YR
Year 1	8/01/2023	7/31/24	\$120,000.00	\$10,000.00	\$1.00
Year 2	8/01/2024	7/31/25	\$124,800.00	\$10,400.00	\$1.04
Year 3	8/01/2025	7/31/26	\$129,792.00	\$10,816.00	\$1.08
Year 4	8/01/2026	7/31/27	\$134,983.68	\$11,248.64	\$1.12
Year 5	8/01/2027	7/31/28	\$140,383.08	\$11,698.59	\$1.17
Year 6	8/01/2028	7/31/29	\$146,016.48	\$12,168.04	\$1.22
Year 7	8/01/2029	7/31/30	\$150,381.84	\$12,531.82	\$1.25



PROPERTY SUMMARY



AERIAL ARTESIA, NM



FleetPride
HEAVY DUTY PARTS & SERVICE

ALON DOLLAR GENERAL

Quality MAVERIK POPEYES Hampton
Comfort DOLLAR TREE Walmart SUBWAY

USPS WELLS FARGO cricket
FAMILY DOLLAR Schlotzsky's

stripes PHILLIPS 66 Pilot Shell
McALISTER'S MCDONALD'S IHOP Valero
NAPA

Starbucks bealls Aaron's LAQUINTA BW Best Western ALON SUBWAY

SONIC TACO BELL ASHLEY
Shell O'Reilly BURGER KING
Kentucky Fried Chicken HIBBETT HTeaO

USPS ALON DOLLAR GENERAL

6 ALON Chevron



PROPERTY PHOTOS





PROPERTY PHOTOS





AERIAL NORTHEAST



AERIAL SOUTHWEST










TENANT OVERVIEW

■ ABOUT FLEETPRIDE

Trade Name:	FleetPride
Industry:	Parts Distributor
# of Locations:	450+
Years in Business:	25
Products:	1,000,000 Parts Online
Service Centers:	110+
Distribution Centers:	5
Area Served:	Nationwide (47 States + Canada)
Employees/Experts:	5,500+
Corporate Headquarters:	Irving, TX
Website:	www.fleetpride.com



 1M PARTS	 \$1.8B REVENUE	 25 EXPERIENCE	 5,500+ EMPLOYEES	 450+ LOCATIONS
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AREA OVERVIEW

DEMOGRAPHICS



POPULATION

RADIUS	3 MILE	5 MILE	10 MILE
POPULATION	14,612	17,038	19,027
HOUSEHOLDS	5,456	6,355	7,064
EMPLOYEES	7,344	7,630	8,496



HOUSEHOLD INCOME

RADIUS	3 MILE	5 MILE	10 MILE
AVERAGE	\$107,073	\$107,552	\$106,722
MEDIAN	\$85,894	\$86,557	\$86,044



TOTAL BUSINESSES

RADIUS	3 MILE	5 MILE	10 MILE
BUSINESSES	711	754	832

DRIVE TIMES	CARLSBAD, NM	MAJAMAR, NM	SANTA FE, NM
	42 MIN	42 HR	3 HR

■ ABOUT ARTESIA

ARTESIA, NM serves as a key commercial and industrial hub within Eddy County and the greater Permian Basin region. The city benefits from its strategic position along U.S. Highway 285, a major north-south transportation corridor connecting to Carlsbad to the south and Roswell to the north, providing efficient access throughout southeastern New Mexico and West Texas. Artesia's economy is closely tied to the energy sector, agriculture, and related service industries, supporting a stable base of industrial users and workforce demand.

The area is strongly influenced by oil and gas activity in the Permian Basin, one of the most productive energy regions in the United States, which drives consistent demand for industrial facilities, distribution centers, fleet services, and equipment suppliers. Artesia also benefits from the presence of major employers such as Marathon Petroleum, which operates a large regional refinery, reinforcing the city's role as a critical service and logistics center. With established infrastructure, highway connectivity, and a business-friendly environment, Artesia provides long-term support for industrial and transportation-oriented real estate investments.



PRIMARY INDUSTRIES

- **Oil & Gas Exploration and Production**
Core driver of the local economy, tied to the Permian Basin.
- **Petroleum Refining**
Anchored by large-scale refining operations serving regional fuel markets.
- **Energy Services & Oilfield Support**
Equipment supply, maintenance, fabrication, and field services supporting drilling and production activity.
- **Transportation, Trucking & Fleet Services**
Logistics, heavy-duty repair, parts distribution, and freight services along U.S. Highway 285.
- **Government & Federal Services**
Significant employment from federal training facilities and local/state government operations.
- **Agriculture & Dairy Production**
Longstanding regional industry supporting food production and processing.
- **Healthcare Services**
Regional medical facilities serving Artesia and surrounding communities.
- **Education**
Public schools and training institutions providing stable employment.



■ INVESTMENT HIGHLIGHTS



NATIONAL TENANT

Leased to FleetPride, the nation's largest independent distributor of heavy-duty truck and trailer parts, serving fleet operators, repair facilities, and transportation companies across the United States. The company operates an extensive national footprint with institutional backing and established operating history.

NET LEASE STRUCTURE – PASSIVE OWNERSHIP

Single-tenant net lease (NN) providing investors with minimal landlord responsibilities and predictable cash flow. Ideal for passive investors seeking stable, management-light income.

MISSION-CRITICAL INDUSTRIAL FACILITY

Property functions as a regional parts distribution and service hub, typically featuring warehouse space, service bays, and yard area. The specialized improvements and operational integration create high tenant stickiness and significant relocation costs.

ESSENTIAL TRANSPORTATION INFRASTRUCTURE USE

FleetPride supports the trucking and logistics sectors—critical components of the U.S. economy. Demand for maintenance and replacement parts remains consistent regardless of economic cycles.

STRATEGIC LOCATION WITH INDUSTRIAL FUNDAMENTALS

The property benefits from direct frontage along U.S. Highway 285 (North 1st Street), a primary north-south transportation artery serving southeastern New Mexico and West Texas. The corridor provides efficient connectivity to regional energy production zones and industrial users, with convenient access to Carlsbad and the broader Permian Basin market. Positioned within a well-established industrial and service node, the location supports long-term viability for distribution, fleet maintenance, and heavy-duty service operations.

DEFINED INCOME STREAM WITH GROWTH POTENTIAL

Long-term tenant with contractual rental income (include remaining term and escalations). Built-in annual increases provide inflation protection and enhanced yield over the hold period.

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AREA OVERVIEW

ARTESIA'S REFINING ANCHOR: HF SINCLAIR NAVAJO REFINERY

Artesia is home to the HF Sinclair Navajo Refinery, the largest petroleum refinery in the State of New Mexico and one of the most strategically positioned refining assets in the American Southwest. With a crude oil processing capacity of 100,000 barrels per day, the facility converts Permian Basin crude into gasoline, diesel, jet fuel, asphalt, and renewable diesel, serving markets across New Mexico, Arizona, and West Texas.

The Navajo Refinery is Artesia's largest private-sector employer, supporting over 650 direct jobs and generating significant economic activity across local businesses, service providers, and municipal tax bases. The refinery has invested more than \$80 million in recent upgrades and expansions, including the addition of a renewable diesel unit and pre-treatment facility — a clear commitment to long-term operations in Artesia.

The Permian Basin now accounts for nearly half of all U.S. crude oil production, with national output reaching a record 13.6 million barrels per day in 2025. At a time when refining infrastructure is being destroyed, decommissioned, and sanctioned around the world, operational domestic refining capacity is increasingly scarce and increasingly valuable. Facilities of this scale cannot be quickly replaced. Artesia's 100-year refining history, combined with continued capital investment, positions the city as a durable, essential node in the U.S. energy supply chain — reinforcing the long-term demand fundamentals for industrial, distribution, and fleet service operations in the immediate trade area.

FleetPride plays a mission-critical role as a local supplier to this ecosystem—supporting not just the refinery, but also the surrounding network of contractors, transportation companies, and oilfield service firms—making it an essential infrastructure provider embedded in the day-to-day operation of the region's industrial economy.

FACILITIES



HF Sinclair operates seven complex refineries with an annual average crude oil capacity of approximately 678,000 barrels per day. Our refineries can process heavier, less expensive types of crude oil and still produce a high percentage of gasoline, diesel fuel and other high-value refined products. Three of these refineries also produce renewable diesel, with a capacity of 380 million gallons annually.

