

# MELL'S TIRE & AUTO SERVICE

1865 REVERE BEACH PKWY | EVERETT, MA

OFFERED  
FOR SALE  
\$3,461,000  
7.00% CAP



# MELL'S TIRE & AUTO SERVICE

## EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Mell's Tire & Auto Service | Everett, Massachusetts, a 16,000-square-foot urban infill automotive service asset strategically positioned along Revere Beach Parkway, one of the primary commercial corridors serving Everett and the densely populated communities immediately north of Downtown Boston.

The Property is uniquely positioned within one of Greater Boston's most dynamic and rapidly transforming corridors, anchored by the \$2.6 billion Encore Boston Harbor Resort, a regional destination that attracts approximately 8-10 million visitors annually and generates over \$1 billion in annual gaming revenue. The resort has catalyzed significant public and private investment throughout Everett, driving new infrastructure, hospitality demand, and sustained increases in traffic and economic activity within the immediate trade area.

Further enhancing the long-term trajectory of the market, the Kraft Group has advanced plans for a \$500 million, 24,000-seat New England Revolution soccer-specific stadium along the Mystic River, just minutes from the Property. The project includes substantial environmental remediation, waterfront activation, and a publicly accessible 4-acre park, and is expected to deliver meaningful increases in regional visitation, employment, and year-round foot traffic upon anticipated delivery as early as 2027.

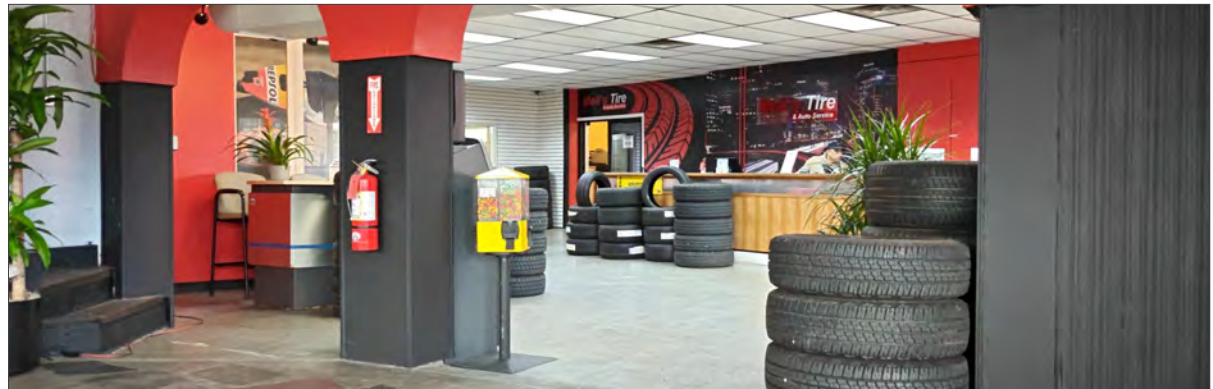
Mell's Tire recently executed a new 10-year lease commencing August 1, 2025, providing stable in-place cash flow with 3% annual rent increases throughout the base term and both renewal options. The lease structure offers investors durable income growth, limited landlord responsibilities, and exposure to a necessity-based automotive use in a supply-constrained Boston infill submarket. For investors seeking passive income with embedded growth and exposure to a rapidly evolving urban corridor, Mell's Tire offers an attractive combination of current yield and long-term land value optionality.

NOI	\$242,264
CAP	7.00%
PRICE	\$3,461,000

## ASSET SNAPSHOT

Tenant Name	Mells Tire and Auto Service
Signator/Guarantor	Mell's Tire and Auto Service Everett, LLC
Address	1865 Revere Beach Pkwy, Everett, MA
Building Size (GLA)	16,000 SF
Land Size	0.36 Acres
Year Built	1950
Lease Type	NN
Landlord Responsibilities	Real Estate Taxes
Lease Expiration Date	7/31/2035
Remaining Term	Ten (10) Years
Renewal Options	2 x 5-Years
NOI	\$242,264

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-10	\$276,000
	3% Annual Increases	
1st Extension Term	11-15	\$370,921
2nd Extension Term	16-20	\$429,999
	3% Annual Increases	



 **363,761** PEOPLE  
IN 3 MILE RADIUS

 **\$130,112** AHHI  
IN 3 MILE RADIUS

 **65,080** VPD ON  
REVERE BEACH PKWY





**NEW 10-YEAR LEASE PROVIDING LONG-TERM CASH FLOW STABILITY**



**3% ANNUAL RENT INCREASES THROUGHOUT BASE TERM AND RENEWAL OPTIONS**



**HIGH-VISIBILITY INFILL LOCATION ALONG REVERE BEACH PARKWAY (65,000+ VPD) & STRATEGIC ACCESS TO DOWNTOWN BOSTON, ROUTE 16, ROUTE 99, AND REGIONAL EMPLOYMENT CENTERS**



**LOCATED WITHIN IMMEDIATE PROXIMITY TO ENCORE BOSTON HARBOR (\$2.6B DEVELOPMENT), DRIVING 8-10 MILLION ANNUAL VISITORS AND OVER \$1B IN GAMING REVENUE**



**POSITIONED NEAR PLANNED \$500M NEW ENGLAND REVOLUTION SOCCER STADIUM (24,000 SEATS)**



**SIGNIFICANT PUBLIC & PRIVATE INVESTMENT DRIVING CORRIDOR TRANSFORMATION**



**DENSE URBAN DEMOGRAPHICS: 363,761 RESIDENTS AND \$130,112 AHHI WITHIN 3 MILES**



**NECESSITY-BASED AUTOMOTIVE USE WITH DAILY COMMUTER AND LOCAL DEMAND DRIVERS**



*Encore*



EXXON REDEVELOPMENT  
2.5+M SF MIXED-USE CENTER  
PROPOSED

**ANTHEM**  
450 APARTMENTS

**ARTEMAS**  
396 APARTMENTS  
COMPLETED FALL 2025

**MELL'S**  
TIRE & AUTO SERVICE  
1865 REVERE BEACH PKWY

**P1**  
PARKWAY HEIGHTS  
74 APARTMENTS



# MELL'S TIRE & AUTO SERVICE

1865 REVERE BEACH PKWY

EVERETT

REVERE BEACH PARKWAY - 65,080 VPD

MYSTIC RIVER

CVS

LIFETIME

ASSEMBLY ROW  
NIKE TDX  
HomeGoods  
lululemon  
TRADER JOE'S CVS

THE HOME DEPOT

93

THE SHOPS AT STATION LANDING  
QDOBA MEXICAN EATS  
FIVE GUYS BURGERS AND FRIES  
crumbl cookies

WELLINGTON T STOP MBTA

BUNDS TO GO  
Panera  
TARGET

COSTCO WHOLESALE

Encore

BEST BUY

TEXAS

DOLLAR TREE  
Total Wine & More  
DSW  
O'Reilly AUTO PARTS  
GAP  
Michaels  
five BELOW  
OLD NAVY

THE DAVIS COMPANY REDEVELOPMENT

PROPOSED EXXON REDEVELOPMENT

NEW ENGLAND REVOLUTION  
NEW STADIUM PROPOSED

Public Storage

AutoZone

TOWN FAIR TIRE

ANTHEM EVERETT APARTMENTS  
450 UNITS

POPEYES

MAVIS TIRE & SERVICES

RESTAURANT D

THE PIONEER  
286 UNITS

JADE APARTMENTS  
352 UNITS

1

VERO APARTMENTS  
692 UNITS

MYSTIC MALL  
MARKET BASKET  
MORE FOR YOUR DOLLAR  
Citizens Bank  
Santander

1 MILE  
44,441 PEOPLE  
\$101,730 AHHI

3 MILES  
363,761 PEOPLE  
\$130,112 AHHI

5 MILES  
792,622 PEOPLE  
\$153,834 AHHI

1



The Property is located within the Everett/Mystic River corridor, one of Greater Boston's most rapidly evolving urban submarkets. The area has transformed following the development of Encore Boston Harbor, a \$2.6 billion integrated resort that attracts approximately 8-10 million visitors annually and serving as a major economic engine for Everett and the surrounding communities. Encore has catalyzed meaningful public and private investment across the corridor, driving infrastructure improvements, new residential development, and increased traffic and visitation throughout the trade area. The location benefits from dense population, strong household incomes, and direct connectivity to Downtown Boston, Cambridge, and Somerville employment centers.

Further accelerating the area's growth, the Kraft Group has advanced a \$500 million, 24,000-seat New England Revolution soccer stadium along the Mystic River. The project includes more than \$100 million in site remediation and infrastructure investment, as well as a 4-acre publicly accessible waterfront park with pedestrian and bicycle connectivity. Expected to deliver as early as 2027, the stadium will introduce a new, year-round destination driving incremental visitation, economic activity, and long-term demand within the corridor.

- \$2.6 BILLION**  
ENCORE BOSTON HARBOR  
INTEGRATED RESORT

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- 8-10 MILLION**  
ANNUAL VISITORS TO  
ENCORE BOSTON HARBOR

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- \$500 MILLION**  
NEW ENGLAND  
REVOLUTION SOCCER  
STADIUM (PLANNED)

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- 24,000-SEAT**  
STADIUM EXPECTED  
DELIVERY AS EARLY AS 2027

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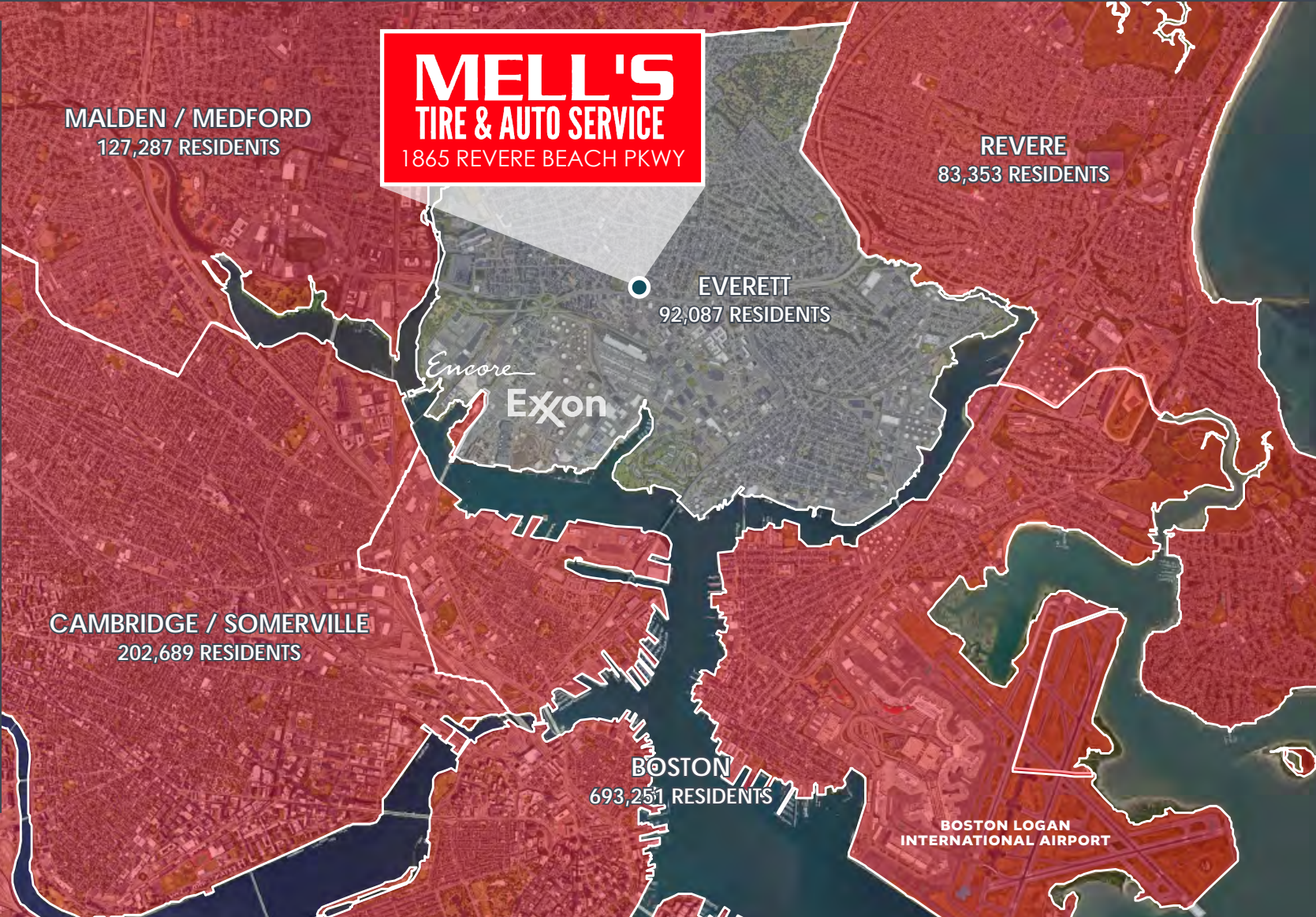
- \$100+ MILLION**  
IN SITE REMEDIATION &  
INFRASTRUCTURE INVESTMENT

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- SIGNIFICANT ONGOING  
**MIXED-USE &  
RESIDENTIAL  
DEVELOPMENT**  
IN EVERETT CORRIDOR

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- MINUTES**  
TO DOWNTOWN BOSTON,  
CAMBRIDGE, AND MAJOR  
EMPLOYMENT HUBS





# MELL'S TIRE & AUTO SERVICE

## TENANT SUMMARY

Mell's Tire is a locally operated automotive service and tire retailer known for providing dependable tire sales and vehicle maintenance solutions to its surrounding community. Established with a focus on customer service and competitive pricing, Mell's Tire has built a strong reputation for reliability, quality workmanship, and personalized service. The company offers a wide selection of major tire brands along with essential automotive services, including tire installation, balancing, rotations, alignments, brake service, and general vehicle maintenance.

**With steady demand driven by daily commuter traffic and repeat local customers, Mell's Tire benefits from the necessity-based nature of automotive repair and replacement services. The business focuses on serving a broad customer base ranging from individual vehicle owners to small commercial fleets, positioning itself as a convenient, trusted neighborhood provider. By emphasizing service efficiency, knowledgeable staff, and long-term customer relationships, Mell's Tire continues to maintain a stable presence within its market and compete effectively within the highly fragmented tire and auto service industry.**

<b>LESSEE:</b>	Mell's Tire and Auto Service			
<b>LAND:</b>	16,000 SF			
<b>LEASE TERM:</b>	Ten (10) Years			
<b>RENT COMMENCEMENT DATE:</b>	August 1, 2025			
<b>EXPIRATION DATE:</b>	July 31, 2035			
<b>BASE RENT:</b>	<b>PERIOD (LEASE YEARS)</b>	<b>ANNUAL</b>	<b>MONTHLY</b>	<b>PSF</b>
Base Term	8/1/2025 - 7/31/2035	\$276,000	\$23,000	\$17.25
3% Annual Increases				
1st Extension Term	8/1/2035 - 7/31/2040	\$370,921	\$30,910	\$23.18
2nd Extension Term	8/1/2040 - 7/31/2045	\$429,999	\$35,833	\$26.87
3% Annual Increases				
<b>SECURITY DEPOSIT:</b>	\$23,000.00 due at signing as a security deposit. The security deposit shall be held by Landlord in an interest-bearing account clearly noting the account is being held on behalf of Tenant			
<b>SIGNATOR/GUARANTOR:</b>	Mell's Tire and Auto Service Everett, LLC			
<b>RENEWAL TERM(S):</b>	Two (2), Five (5) Year Options			
<b>REQUIRED PARKING:</b>	N/A			
<b>USE RESTRICTIONS:</b>	The Tenant shall be allowed to use the Premises for any purpose and in any manner commonly used by tire and auto repair businesses, excluding oil change			
<b>TERMINATION OPTION(S):</b>	None			
<b>REAL ESTATE TAXES:</b>	Landlord pays all real estate taxes			
<b>COMMON AREA EXPENSES:</b>	Refer to the Repairs & Maintenance section			
<b>REPAIRS &amp; MAINTENANCE:</b>	All repairs and maintenance are the responsibility of the Tenant.			
<b>UTILITIES:</b>	Tenant pays all utilities			
<b>INSURANCE:</b>	Tenant shall, at its sole expense, keep in full force and effect a policy of public liability and property damage insurance with respect to the premises and its occupancy thereof insuring Tenant, Landlord and any mortgagee of the Building. Such insurance shall be written on the comprehensive basis with inclusive limits of not less than Five Thousand Dollars (\$5,000.00) for each occurrence			
<b>ASSIGNMENT, SUBLETTING &amp; GO DARK:</b>	Tenant shall not assign this Lease, nor sublet all or any portion of the Premises, nor permit the use of all or any portion of the Premises by persons other than Tenant, its servants and agents, without the written consent of Landlord, such approval shall not be unreasonably refused or delayed, and any such assignment, sublease or permission without such consent shall be void and, at the option of the Landlord after notice to Tenant pursuant to Section 20 hereof shall terminate the Lease. In any case, Tenant shall be free to assign this Lease to any corporation that is a successor to all or substantially all of the assets of Tenant's proprietorship, but Tenant shall promptly notify Landlord of any such assignment"			
<b>ESTOPPEL CERTIFICATE:</b>	Tenant agrees, upon written request from Landlord to deliver to Landlord a statement in writing certifying: A. That this Lease is unmodified and in full force and effect, (or if there have been modifications that the same are in full force and effect as modified and identifying the modifications); B. The dates to which the rent and other charges are to be paid; and C. That so far as the Tenant making the certificate knows, the Landlord is not in default under any provisions of this Lease			
<b>HOLDING OVER:</b>	Should Tenant hold possession hereunder after the expiration of this Lease without consent of Landlord, Tenant shall become a Tenant on a month-to-month basis upon all terms, covenants and conditions herein specified, excepting however that Tenant shall pay Landlord rent in amount equal to twice then rental on monthly basis, as herein specified			

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Exclusively Offered By



## PRIMARY DEAL CONTACTS

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