



# ADVANCE AUTO PARTS

---

5500 W 12th St | Little Rock, AR

OFFERING MEMORANDUM

## LISTED BY

---

### SAM JACKSON

ASSOCIATE

DIR: (615) 667-0126

MOB: (615) 804-7647

SAM.JACKSON@MATTHEWS.COM

LIC # 356958 (TN)

### CLAY SMITH

ASSOCIATE

DIR: (214) 692-2216

MOB: (404) 316-3197

CLAY.SMITH@MATTHEWS.COM

LIC # 693140 (TX)

### BROKER OF RECORD

KYLE MATTHEWS

LIC # PB0008217 (AR)

**MATTHEWS**<sup>TM</sup>  
REAL ESTATE INVESTMENT SERVICES

## TABLE OF CONTENTS

3

### EXECUTIVE OVERVIEW

4

### FINANCIAL OVERVIEW

6

### TENANT OVERVIEW

10

### AREA OVERVIEW



# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS

- The lease is corporately guaranteed by Advance Auto Parts which has a market cap of 9.7 Billion and a BBB- S&P Rating
- Positioned on a hard, signalized corner at the intersection of W 12th St and Fair Park Blvd where traffic counts exceed 15,000 VPD
- Located in Little Rock, AR where the population exceeds 150,000 in a 5-mile radius
- Less than a 0.5 mile away from UAMS Hospital district, the Little Rock Zoo and War Memorial Stadium
- Notable tenants in the area: Ortho Arkansas, Staybridge Suites, Four Points by Sheraton, CVS, Church's Chicken, Rally's, Mapco, Shell, Dairy Queen, Telcoe Federal Credit Union, Saint Mark's Youth Center







**\$1,300,000**  
LIST PRICE



**\$114,000 \***  
NOI



**8.77% \***  
CAP RATE

## BUILDING INFO

Address	5500 W 12th St Little Rock, AR 72204
Year Built	2006
GLA of Building	±7,000 SF
Lot Size	±0.74 Acres

\*Priced off off the 1-year extension paying a annual rent of \$114,000



## TENANT SUMMARY

Tenant Trade Name	Advanced Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Advanced Auto Parts
Lease Type	NN+
Roof and Structure	Tenant
Original Lease Term	15 years
Lease Commencement Date	6/18/06
Rent Commencement Date	6/18/06
Rent Expiration Date	6/30/01
Term Remaining on Lease	1.5 Years
Options	Three, 5-year

## ANNUALIZED OPERATING DATA

Lease Years	Monthly Rent	Annual Rent	CAP
06/18/06-06/30/21	\$12,033.00	\$144,396.00	11.11%
07/01/21-06/30/22	\$9,500.00	\$114,000.00	8.77%
7/1/22-06/30/27	\$12,634.00	\$151,608.00	11.66%
7/1/27-06/30/32	\$13,266.00	\$159,192.00	12.25%
7/1/32-06/30/37	\$13,930.00	\$167,160.00	12.86%

### DEBT QUOTE

Jesse Lillard  
(956) 564-2922  
jesse.lillard@matthews.com

**LTV:** 65%    **RATE:** 4.05%    **AMORTIZATION:** 25 Years

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

## TENANT OVERVIEW



**±5,200**  
NO. OF LOCATIONS



**Roanoke VA**  
HEADQUARTERS



**1929**  
YEAR FOUNDED

Headquartered in Roanoke, VA., Advance Auto Parts, Inc., the largest automotive aftermarket parts provider in North America, serves both the professional installer and do-it-yourself customers. Advance Auto Parts operates over 5,185 stores, over 127 Worldpac branches and serves approximately 1,250 independently owned CARQUEST branded stores in the United States, Puerto Rico, the U.S. Virgin Islands and Canada. Employing approximately 74,000 Team Members, the company works hard to create an environment of honesty, integrity, mutual trust and dedication. These values have remained the same since Advance Auto Parts founding in 1929. Advance Auto Parts operates stores that primarily offer auto parts such as alternators, batteries, belts and hoses, chassis parts, clutches, engines and engine parts.

### STRATEGY

AAP continues to expand its store network in both new and existing markets to grow its commercial and DIY customer base. In a move that created the largest automotive aftermarket parts provider in North America and surpassed rival AutoZone in sales, AAP acquired privately-held General Parts International, a distributor and supplier of original equipment and aftermarket replacement products for commercial markets operating under the CARQUEST and WORLDPAK brands. The company has also been moving into the commercial market in recent years. To better serve commercial customers, AAP has added more parts from key manufacturers to its inventory and expanded its workforce with parts professionals, delivery drivers, and sales representatives.

**\$9.7 B**

Annual Revenue

**\$424 M**

Net Income

**70,000+**

Employees





FAIR PARK BLVD  
± 15,000 VPD



W. 12TH ST  
± 16,000 VPD





# DOWNTOWN LITTLE ROCK

± 2 MILES AWAY

**AutoZone**

**FAMILY DOLLAR**

CENTRAL ARKANSAS  
**VETERANS**  
HEALTHCARE  
SYSTEM

**Rally's**  
CRAZY GOOD FOOD

**Church's**  
CHICKEN  
SINCE 1952

**UAMS**  
MEDICAL  
CENTER

UNIVERSITY OF ARKANSAS  
FOR MEDICAL SCIENCES

**MAPCO**

FAIR PARK BLVD  
± 15,000 VPD

**Advance**  
**Auto Parts**

W. 12TH ST  
± 16,000 VPD





**MIDTOWNE**  
SHOPPING CENTER

**The Container Store®**  
**WILLIAMS SONOMA**  
CALIFORNIA  
**POTTERY BARN**  
**chico's** *Soma*  
 **WHITE HOUSE BLACK MARKET**  
 **ihop**  
 **BIG ORANGE** **PEI WEI**  
ASIAN KITCHEN



FAIR PARK BLVD  
± 15,000 VPD

W. 12TH ST  
± 16,000 VPD







## LITTLE ROCK, AR

Little Rock, Arkansas sits on the banks of the Arkansas River in Pulaski County. And with a population of nearly 200,000 people, it's the largest city in Arkansas. Little Rock is a major cultural, economic, government and transportation center within Arkansas and the South.

The list of focal points around the city includes the Clinton Presidential Center & Park, neighboring world headquarters of Heifer International with its Heifer Village, and the Central Arkansas Nature Center.

The city includes cultural institutions such as the Arkansas Arts Center, the Arkansas Repertory Theatre, and the Arkansas Symphony Orchestra, in addition to the hiking, boating, and other outdoor recreational opportunities. The Arkansas Repertory Theatre is the state's largest nonprofit professional theatre company. A member of the League of Resident Theatres (LORT D), The Rep has produced more than 300 productions, including 40 world premieres, in its historic building located in downtown Little Rock.

## DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
2025 Projection	10,796	73,211	149,684
2020 Estimate	10,550	72,576	148,043
2020-2025 Growth	2.33%	0.88%	1.11%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2025 Projection	4,695	33,807	69,152
2020 Estimate	4,456	32,715	66,670
2020-2025 Growth	5.35%	3.34%	3.72%
HH INCOME	1 - MILE	3 - MILE	5 - MILE
2020 Est Avg HH Income	\$47,274	\$73,312	\$70,411



# ECONOMY

---

Dillard's Department Stores, Windstream Communications and Acxiom, Simmons Bank, Bank of the Ozarks, Rose Law Firm, Central Flying Service and large brokerage Stephens Inc. are headquartered in Little Rock.

Large companies headquartered in other cities but with a large presence in Little Rock are Dassault Falcon Jet near Little Rock National Airport in the eastern part of the city, Fidelity National Information Services in northwestern Little Rock, and Welspun Corp in Southeast Little Rock.

Little Rock and its surroundings are the headquarters for some of the largest non-profit organizations in the world, such as Winrock International, Heifer International, the Association of Community Organizations for Reform Now, Clinton Foundation, Lions World Services for the Blind, Clinton Presidential Center, Winthrop Rockefeller Foundation, FamilyLife, Audubon Arkansas, and The Nature Conservancy.

One of the largest public employers in the state with over 10,552 employees, the University of Arkansas for Medical Sciences (UAMS) and its healthcare partners—Arkansas Children's Hospital and the Central Arkansas Veterans Healthcare System—have a total economic impact in Arkansas of about \$5 billion per year.

The Little Rock port is an intermodal river port with a large industrial business complex. It is designated as Foreign Trade Zone 14. International corporations such as Danish manufacturer LM Glasfiber have established new facilities adjacent to the port.





## EDUCATION

Little Rock is home to two universities that are part of the University of Arkansas System: the campuses of the University of Arkansas at Little Rock and the University of Arkansas for Medical Sciences are located in the city. A pair of smaller, historically black colleges, Philander Smith College, affiliated with the United Methodist Church, and Arkansas Baptist College, are also located in Little Rock.

Located on 250 acres, the UA Little Rock campus encompasses more than 56 buildings, including the Center for Nanotechnology Integrative Sciences, the Emerging Analytics Center, the Sequoyah Research Center, and the Ottenheimer Library. Additionally, UA Little Rock houses special learning facilities that include a learning resource center, art galleries, KUAR public radio station, University Television, and a campus-wide wireless network. Its Carnegie Classification is “R2: Doctoral Universities – High research activity”.

The University of Arkansas for Medical Sciences (UAMS) is part of the University of Arkansas System. UAMS has about 2,200 students in six academic units: the Colleges of Medicine, Pharmacy, Nursing, Health Related Professions, and Public Health and the Graduate School. UAMS also has more than 660 resident physicians completing their training at UAMS or at one of the seven Area Health Education Centers around the state. UAMS provides hospital and outpatient care, and houses the Winthrop P. Rockefeller Cancer Institute, Harvey and Bernice Jones Eye Institute, Donald W. Reynolds Institute on Aging, Myeloma Institute for Research and Therapy, and Jackson T. Stephens Spine and Neurosciences Institute. Arkansas Children’s Hospital and the Central Arkansas Veterans Healthcare System are affiliates of UAMS.

The outreach efforts of UAMS has seven Area Health Education Centers (AHECs) in Fayetteville, Pine Bluff, El Dorado, Texarkana, Fort Smith, Jonesboro, and Helena, Arkansas; networks of senior health centers and centers for young children with special health care needs; and interactive video education and medical consultation services to community hospitals around the state. UAMS is the state’s largest basic and applied research institution with programs in multiple myeloma, aging, and other areas.



UNIVERSITY OF ARKANSAS  
AT LITTLE ROCK

1927  
ESTABLISHED

2,323  
STAFF

9,579  
STUDENTS



UNIVERSITY OF ARKANSAS FOR  
MEDICAL SCIENCES

1879  
ESTABLISHED

10,552  
STAFF

3,021  
STUDENTS



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Advance Auto Parts** located at **5500 W 12th St, Little Rock, AR 72204** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



# ADVANCE AUTO PARTS

---

5500 W 12th St | Little Rock, AR

OFFERING MEMORANDUM

LISTED BY

**SAM JACKSON**

ASSOCIATE

DIR: (615) 667-0126

MOB: (615) 804-7647

[SAM.JACKSON@MATTHEWS.COM](mailto:SAM.JACKSON@MATTHEWS.COM)

LIC # 356958 (TX)

**CLAY SMITH**

ASSOCIATE

DIR: (214) 692-2216

MOB: (404) 316-3197

[CLAY.SMITH@MATTHEWS.COM](mailto:CLAY.SMITH@MATTHEWS.COM)

LIC # 693140 (TX)

**BROKER OF RECORD**

KYLE MATTHEWS

LIC # PB0008217 (AR)

**MATTHEWS**<sup>™</sup>  
REAL ESTATE INVESTMENT SERVICES