

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



101 DALTON AVENUE
LA JUNTA COLORADO

ACTUAL SITE





EXCLUSIVELY MARKETED BY

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Rent Roll | Brand Profile





SRS National Net Lease Group and Schuchert Retail Group are pleased to present the opportunity to acquire the fee simple interest (land and building ownership) in an O'Reilly Auto Parts property located in La Junta, Colorado. Built in 1997, O'Reilly has been operating at this location for over 22 years and recently extended their lease for an additional 7 years reflecting their strong commitment to this location. The lease is absolute NNN in nature with ZERO management responsibilities whatsoever as O'Reilly is responsible for ALL operating expenses, insurances, and property taxes. The lease is guaranteed by O'Reilly Automotive Stores, Inc. (NYSE: ORLY) with an investment grade credit rating of BBB+ from Standard & Poor's.

The subject property is strategically located on U.S. Highway 50, the main thoroughfare in town with traffic counts of 12,400 vehicles per day. La Junta is the county seat of Otero County. La Junta is located 66 miles southeast of Pueblo, CO; 105 miles southeast of Colorado Springs, CO; 145 miles southeast of Castle Rock, CO; and 175 miles southeast of Denver, CO. The 5-mile trade area is supported by a population of 9,794 residents with an average household income of \$45,335.





Parcel Map

Offering

PRICING	\$1,379,000
NET OPERATING INCOME	\$73,800
CAP RATE	5.35%
GUARANTY	Corporate (S&P: BBB)
TENANT	O'Reilly Auto Enterprises, LLC
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None

Property Specifications

RENTABLE AREA	6,000 SF
LAND AREA	0.80 Acres
PROPERTY ADDRESS	101 Dalton Avenue, La Junta, CO 81050
YEAR BUILT	1997
PARCEL NUMBER	4643-033-00007
OWNERSHIP	Fee Simple (Land & Building)

O'REILLY AUTO PARTS CORPORATE GUARANTEED LEASE:

- 10 Years Remaining in the Current Term
- Tenant Recently Extended Their Lease for an Additional 7 Years, Reflecting Their Strong Commitment to this Location
- Two (2) – Five (5) Year Options at 5% Rent Increases

RARE ABSOLUTE NNN O'REILLY AUTO PARTS LEASE | ZERO MANAGEMENT RESPONSIBILITIES:

- Absolute NNN with ZERO Management Responsibilities
- Tenant Pays for ALL Operating Expenses, Insurance & Property Taxes
- Ideal, Management-Free Investment for an Out-of-State, Passive Investor

20+ YEAR OPERATING HISTORY (EST. 1997) –

COMMITMENT TO LOCATION & MARKET:

- Former CSK Store
- Subject Property has Operated as an Auto Parts Store Since 1997

LA JUNTA, COLORADO:

- Located in Southeastern Colorado, About 60 Miles East of Pueblo
- The County Seat of Otero County, La Junta has for More than a Hundred Years Formed a Junction for Commercial, Agricultural, and Ranching Ventures
- Before that La Junta was a Junction Where the Santa Fe Trail Branched South to New Mexico, While a Lesser Route Continued West to Pueblo and Beyond

PROXIMITY TO OTHER CITIES:

- Pueblo, CO | 66 Miles – 1 Hour: 12 Minute Drive
- Colorado Springs, CO | 105 Miles – 1 Hour: 47 Minute Drive
- Castle Rock, CO | 146 Miles – 2 Hour: 24 Minute Drive
- Denver, CO | 175 Miles – 2 Hour: 58 Minute Drive

TRADE AREA DEMOGRAPHICS:

- 1-Mile
 - 1,734 Residents
- 3-Mile
 - 8,706 Residents
- 5-Mile
 - 9,790 Residents

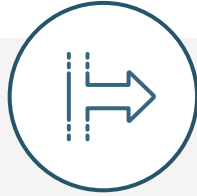
TENANT:

- O'Reilly Automotive, Inc. (NYSE: ORLY)
- Strong Investment Grade Credit “BBB+” by Standard & Poor’s (S&P) – Stronger Credit Rating than Both Advance Auto Parts and AutoZone
- 5,420 Stores Located in 47 States as of September 30, 2019
- O'Reilly Anticipates Total New Store Growth to be Approximately 180 Net, New Store Openings in 2020
 - Ranked #329 on the Fortune 500 List
 - Long Term History of Comparable Store Sales Growth – 2018 Marked the Company’s 26th Consecutive Year



Location

Located in
La Junta, CO
(Otero County)



Access

Dalton Avenue/State Highway 10
1 Access Point



Traffic Counts

U.S. Highway 50
12,400 Cars Per Day



Improvements

There is approximately 6,000
SF of existing building area



Parking

There are approximately
44 parking spaces
on the owned parcel.
The parking ratio is
approximately 6.01 stalls per
1,000 SF of leasable area.



Parcel

Parcel Number: 4643-033-00007
Acres: 0.80
Square Feet: 34,892 SF



Year Built

1997



Zoning

C-S
(Commercial)



Walmart Supercenter

DOLLAR TREE
RAC

verizon

Aaron's

McDonald's

Hampton Inn

EconoLodge

SUBWAY

Holiday Inn Express

TACO BELL

GEARHEAD

FRONTAGE RD.

U.S. HIGHWAY 50

DALTON AVE./STATE HIGHWAY 10

12,400
CARS PER DAY

O'Reilly
AUTO PARTS
PROFESSIONAL PARTS PEOPLE





12,400
CARS PER DAY

U.S. HIGHWAY 50

GEARHEAD INC



SUBWAY

CHOICE
HOTELS



O'Reilly
AUTO PARTS
PROFESSIONAL PARTS PEOPLE



DALTON AVE.



WW
FEED & SUPPLY



Racine's
LOCKSMITHING & SECURITY

usbank

Stagecoach Motel



SAFeway

ACE
Hardware



FARMERS
INSURANCE

AMERICAN FAMILY
INSURANCE

STATE HIGHWAY 10

3,100
CARS PER DAY



U.S. HIGHWAY 350

LA JUNTA
PRIMARY SCHOOL

ARKANSAS VALLEY REGIONAL
MEDICAL CENTER





12,400
CARS PER DAY

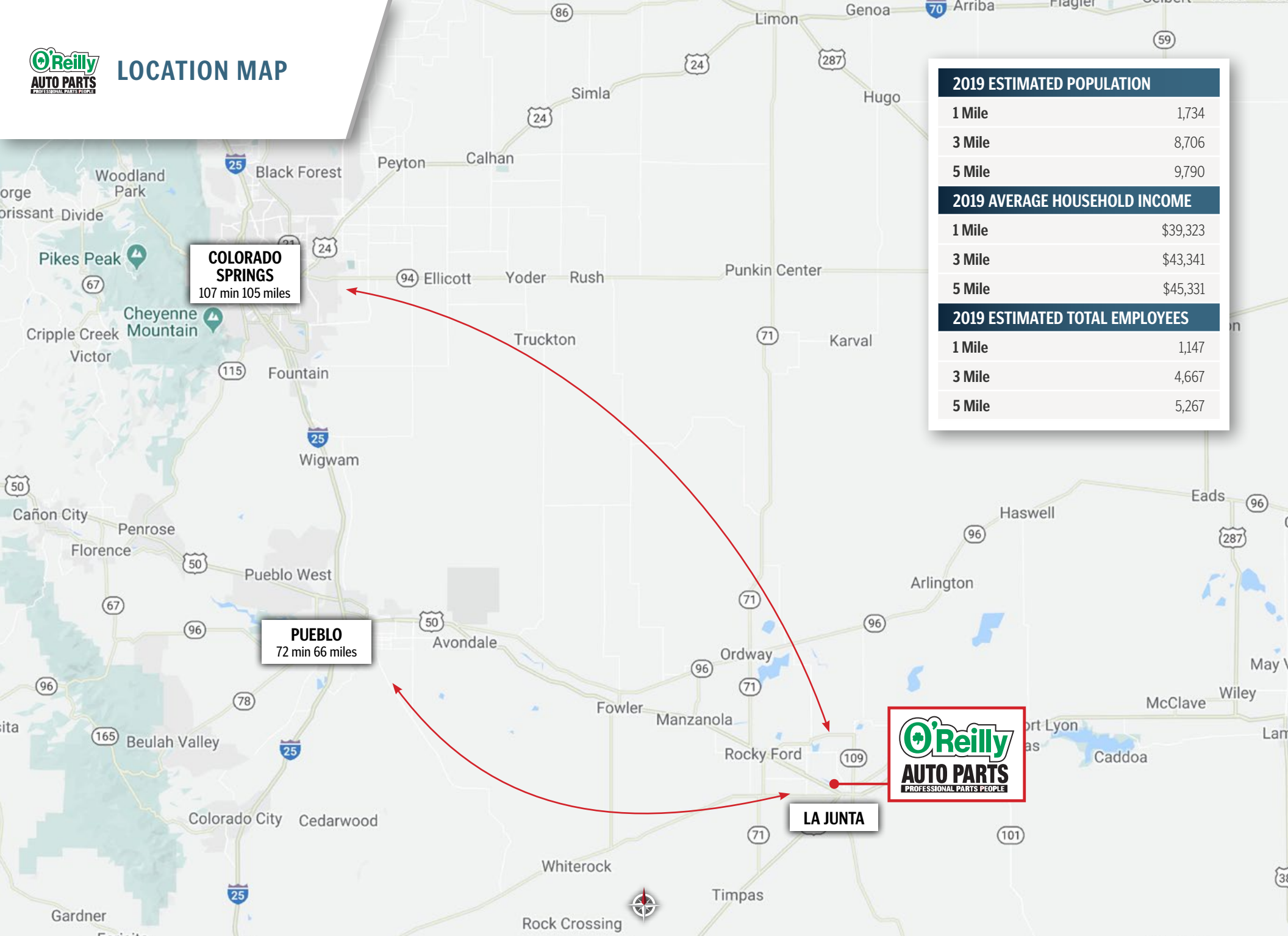


PYLON SIGN



DALTON AVE.





COLORADO SPRINGS
107 min 105 miles

PUEBLO
72 min 66 miles

LA JUNTA



2019 ESTIMATED POPULATION	
1 Mile	1,734
3 Mile	8,706
5 Mile	9,790
2019 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$39,323
3 Mile	\$43,341
5 Mile	\$45,331
2019 ESTIMATED TOTAL EMPLOYEES	
1 Mile	1,147
3 Mile	4,667
5 Mile	5,267



La Junta, Colorado

La Junta is located in southeastern Colorado, about 60 miles east of Pueblo, Colorado and 90 miles SE of Colorado Springs, Colorado. It is the county seat of Otero County. La Junta town sits on the south bank of the Arkansas River. La Junta is located on historic U.S. Highway 50, the Coast to Coast Highway, in the heart of Southeast Colorado's farming and ranching country. The City of La Junta had a population of 7,140 as of July 1, 2019.

La Junta is the regional hub for economic activity in the Southeastern Colorado area. The Burlington Northern and Santa Fe Railroad is the mainstay of La Junta and the Arkansas Valley. La Junta is a junction for commercial, agricultural, and ranching ventures. With the influx of new settlers, agriculture both farming and ranching became the major industry in the Arkansas Valley. Today agriculture still plays an important part in the city's economic base. Businesses catering to farming and ranching abound. La Junta's Winter Livestock and the La Junta Livestock Commission combined make up the second largest market for feeder cattle and calves in the country behind Oklahoma City. The City also hosts a number of light industries, rail yard, a quaint downtown business district and an airport in an industrial park north of town including La Junta Municipal Airport and La Junta Raceway.

The mountains for which Colorado is so famous can be seen to the west, but this is rolling prairie land. The city boasts the Kiva and the Koshare Dancers, the Picketwire Players and Theater, La Junta/Woodruff Memorial Library. The city of La Junta offers many recreational opportunities. The Otero Junior College features the Koshare Indian Museum, which has a large collection of Native American artifacts. The Bent's Old Fort National Historic Site serves as a supply station as well as a resting city for the travelers on Santa Fe Trail. At the John Martin Reservoir, activities such as fishing, camping, and picnicking are available. Purgatoire River track site, one of the largest dinosaur track sites in North America, is south of La Junta.

Some of the finest melons in the world are grown in Otero County the Rocky Ford cantaloupes. Additionally, La Junta and the Arkansas Valley are famous for fresh vegetables and melons. Arkansas Valley farms throughout the season grow a wide variety of produce including corn, cantaloupes, watermelon, chili peppers and much more.

The City boasts a Tony Hawk designed skateboard facility, Sk8Way Park, featuring a more than 16,000 square foot concrete design; the Wipeout Municipal Pool with a water slide and a full-size pool, a nine-hole golf course, as well as beautiful parks throughout the City and numerous ball fields and courts for softball, baseball, soccer, basketball and tennis.

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	1,734	8,706	9,790
2024 Projected Population	1,711	8,658	9,725
2010 Census Population	1,761	8,605	9,708
2019 Estimated Households	776	3,521	3,940
2024 Projected Households	763	3,485	3,897
2010 Census Households	796	3,525	3,956
2019 Estimated White	93.31%	90.47%	91.07%
2019 Estimated Black or African American	1.73%	2.22%	2.08%
2019 Estimated Asian or Pacific Islander	0.35%	0.57%	0.61%
2019 Estimated American Indian or Native Alaskan	1.85%	2.38%	2.28%
2019 Estimated Other Races	16.26%	16.21%	15.81%
2019 Estimated Hispanic	43.94%	44.2%	42.12%
2019 Estimated Average Household Income	\$39,323	\$43,341	\$45,331
2019 Estimated Median Household Income	\$27,859	\$30,918	\$32,582
2019 Estimated Per Capita Income	\$17,330	\$17,644	\$18,392
2019 Estimated Total Businesses	104	460	503
2019 Estimated Total Employees	1,147	4,667	5,267



TENANT NAME	Lease Term					Rental Rates				RECOVERY TYPE	OPTIONS
	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF		
O'Reilly Auto Parts	6000	9/19/1997	12/31/2029	Current	-	\$6,150	\$1.02	\$73,800	\$12.30	Absolute NNN	2 (5-Year)
(Corporate Guaranty)										Opt 1: \$77,702/Yr Opt 2: \$81,365/Yr	

FINANCIAL INFORMATION	
Price	\$1,379,000
Net Operating Income	\$73,800
Cap Rate	5.35%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS	
Year Built	1997
Rentable Area	6,000 SF
Land Area	0.80 Acres
Address	101 Dalton Avenue, La Junta, CO 81050



For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.



BRAND PROFILE



O'Reilly Automotive oreillyauto.com

O'Reilly Automotive, Inc. and its subsidiaries operate as a specialty retailer of automotive aftermarket parts, tools, supplies, equipment and accessories in the United States. The company sells its products to both do-it-yourself (DIY) and professional service provider customers. As of June 30, 2019, the company operated 5,344 stores in 47 states. O'Reilly Automotive, Inc. was founded in 1957 and is headquartered in Springfield, Missouri.

COMPANY TYPE

Public (NASDAQ: ORLY)

2018 EMPLOYEES

82,163

2018 REVENUE

\$9.54 B

2018 NET INCOME

\$1.32 B

2018 ASSETS

\$7.98 B

2018 EQUITY

\$353.67 M

CREDIT RATING

S&P: BBB



NATIONAL NET LEASE GROUP

SRS NATIONAL NET LEASE GROUP IS THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM OF SRS REAL ESTATE PARTNERS.

275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

1500+

RETAIL LISTINGS
in 2018

\$2.6B

**TRANSACTION
VALUE**
in 2018

This Offering Memorandum has been prepared by SRS National Net Lease Group (SRS) and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2018