



BIG O TIRES

1900 S Townsend Ave.
Montrose, CO 81401

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

We are pleased to exclusively offer for sale the 6,288 SF Big O Tires property located at 1900 S Townsend Avenue in Montrose, CO. This investment offers a compelling opportunity to acquire a well-positioned automotive service asset with built-in income growth. An upcoming scheduled rent increase in 2027 will raise the CAP Rate from 6.00% at acquisition to ~6.75%, providing investors with a meaningful increase in yield without requiring additional capital investment. This attractive rent escalation enhances long-term cash flow and overall investment returns.

OFFERING SUMMARY

PRICE:	\$3,287,880
CAP RATE:	6.00%
NOI:	\$197,272
PRICE / SF:	\$522.88
GUARANTOR:	Corporate

PROPERTY SUMMARY

ADDRESS	1900 S Townsend Ave
CITY, STATE, ZIP	Montrose, CO 81401
COUNTY	Montrose County
BUILDING SF	6,288 SF
LOT SIZE	0.57 Acres
BUILT	1993





HIGHLIGHTS

- **Rare Corporate Guaranty:** Big O Tires LLC, subsidiary of TBC Corporation with over 450+ locations.
- **Uncapped CPI Escalations Every 3 Years:** No ceiling on increases, with a ratchet structure protecting downside, rent cannot decrease at any bump interval.
- **Strong Historical Rent Growth:** 32% realized rent growth since 2015 commencement, over 3 escalations periods (9 years).
- **Near-term Rent Bump:** A scheduled 2027 increase pushes the estimated CAP Rate to ~6.75%, delivering a meaningful yield lift for buyers acquiring at today's 6.00% CAP Rate.
- **Hard Corner On US Hwy 550:** 27,000+ VPD, located on main thoroughfare, adjacent to multiple national credit tenants.
- **Hub of Western Colorado:** Montrose sits in the Uncompahgre Valley at the base of the San Juan Mountains, the gateway to Telluride (1.5 hours) and Crested Butte (92 miles), 2 of the most acclaimed ski destinations in the country.
- **Top Rated:** With over 450 Google reviews, boasts a 4.2 Star rating.

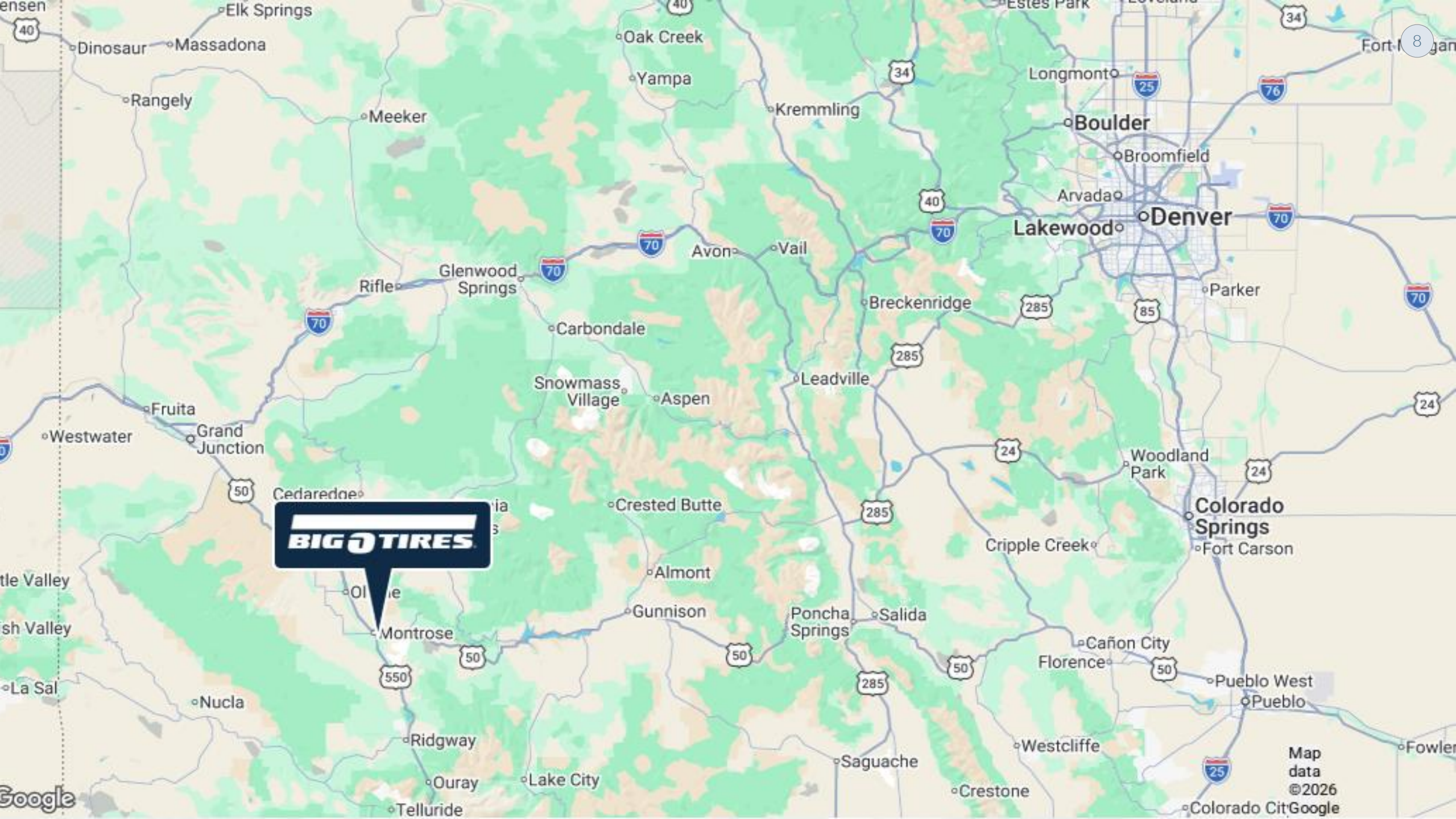
LEASE SUMMARY

ACTUAL PROPERTY IMAGE

TENANT	Big O Tires
PREMISES	6,288 SF
BASE RENT	\$197,272
RENT PER SF	\$31.37
LEASE COMMENCEMENT	09/16/2015
RENT COMMENCEMENT	09/16/2015
LEASE EXPIRATION	09/30/2035
LEASE TERM	9+ Years Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	Uncapped CPI Increases Every 3 Years
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Automotive
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	Yes
GUARANTOR:	Corporate







BIG O TIRES



Walmart
Supercenter
City Market

Denny's
SONIC
Starbucks

verizon
McDonald's
Dutch Bros

Quality
INN & SUITES

THE HOME DEPOT

W
MURDOCH'S
Pizza Hut
Office DEPOT
OfficeMax
HARBOR FREIGHT
KFC

Tires
LES SCHWAB

S Townsend Ave
27,418 VPD
550



BIG O TIRES
THE TEAM YOU TRUST

SEVEN BARS
TACO BELL
Freddy's
STEAKBURGERS

EST 1985
BLUECORN
CAFE & MERCANTILE

LEGEND

DENVER, CO
4hr-39 Min | 266 Miles

DENVER INTERNATIONAL
AIRPORT
4hr-49 Min | 285 Miles





Montrose Regional Airport

Montrose County
Event Center

Montrose Regional
Health

Montrose County
Historical Museum

Colorado Mesa
University - Montrose

Cross
Fit Agoge

Montrose
High School

Saturday
Tool Sale



WELLS FARGO



Niagara Rd 9,430 VPD



Montrose Dr

S Townsend Ave 27,418 VPD



LEGEND

DENVER, CO
4hr-39 Min | 266 Miles

DENVER INTERNATIONAL
AIRPORT
4hr-49 Min | 285 Miles

MONTROSE | MONTROSE COUNTY | COLORADO

Montrose is the county seat of Montrose County in western Colorado and serves as the region's primary commercial, healthcare, and government center. Strategically located along U.S. Highway 50 and within close proximity to major outdoor destinations, the city supports a diverse economy driven by healthcare, retail, agriculture, tourism, construction, and professional services. Residents benefit from a high quality of life, a growing business environment, and access to regional transportation through Montrose Regional Airport, which provides convenient commercial air service to several major U.S. destinations. Together, these attributes make Montrose an important economic and service hub for western Colorado. Montrose has a 2026 population of 21,886.

Montrose has a diverse and resilient economy anchored by healthcare, tourism, agriculture, retail, construction, manufacturing, and government services. As the commercial and service hub of western Colorado's Western Slope, the city draws residents from surrounding communities for employment, healthcare, shopping, and professional services. Tourism plays a significant role in the local economy, supported by Montrose's proximity to Black Canyon of the Gunnison National Park and numerous year-round outdoor recreation opportunities. Major employers include Montrose Regional Health, Montrose County School District RE-1J, Montrose County, City of Montrose, Montrose Regional Airport, and Colorado Yurt Company, with additional employment supported by regional retailers, agricultural operations, construction firms, and hospitality businesses.

Montrose is a gateway to some of western Colorado's premier outdoor and cultural attractions. The city is best known for its proximity to Black Canyon of the Gunnison National Park, renowned for its dramatic cliffs, scenic overlooks, hiking trails, and camping opportunities. Visitors and residents also enjoy the nearby Uncompahgre National Forest, which offers year-round recreation including hiking, mountain biking, fishing, and off-road adventures. Within the city, attractions include the Ute Indian Museum, showcasing the history and culture of the Ute people, the Museum of the Mountain West, featuring preserved historic buildings and Western artifacts, and the Montrose Botanic Gardens. Downtown Montrose further enhances the city's appeal with its locally owned shops, restaurants, breweries, art galleries, and community events, making Montrose a popular destination for both outdoor enthusiasts and visitors seeking small-town charm.



UNCOMPAHGRE NATIONAL FOREST



MONTROSE REGIONAL HEALTH



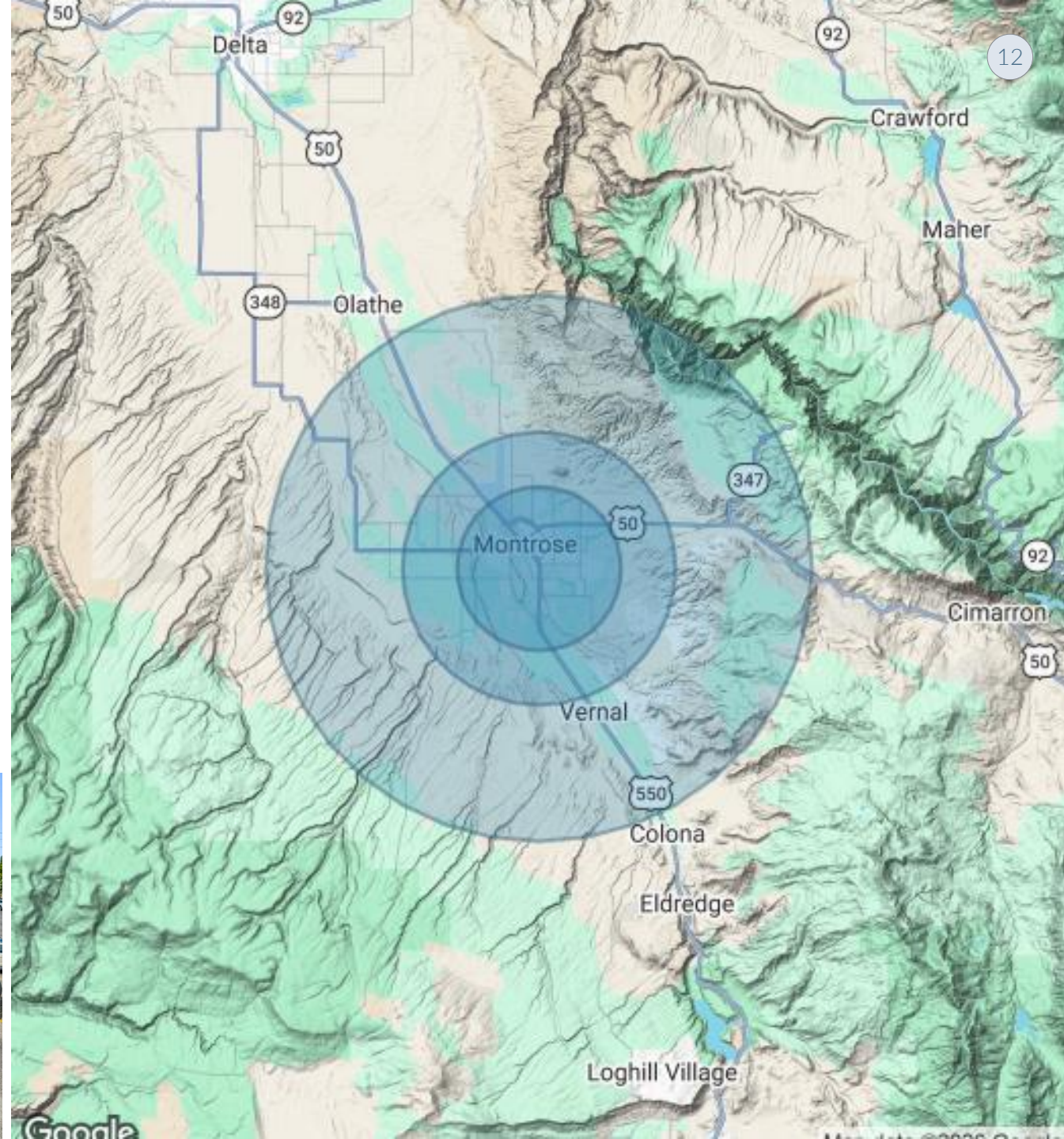
MONTROSE, CO

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,989	22,851	27,950
Average Age	40.1	44.9	45.8
Average Age (Male)	37.6	42.9	43.4
Average Age (Female)	40.2	45.1	46.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,486	9,545	11,647
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$75,877	\$84,074	\$85,993
Average House Value	\$351,657	\$393,500	\$401,175

TRAFFIC COUNTS	
S Hwy 550	27,418 VPD
Niagara Rd	9,430 VPD
Ogden Rd	3,872 VPD



TENANT PROFILE

Big O Tires, founded in 1962 and headquartered in Palm Beach Gardens, Florida, is a well-established franchise network specializing in tires and automotive services. Now operating as a subsidiary of TBC Corporation, Big O Tires has grown to more than 473 locations across 24+ U.S. states, making it one of the nation's most recognized names in tire retail and auto care. The company provides a full range of services, including tire sales, wheel alignments, brake repairs, oil changes, suspension work, and general maintenance. Many stores carry Big O's private-label tires along with other leading national brands, offering customers both value and choice. Their long-standing reputation for quality and convenience has earned them a loyal customer base across suburban and highway-accessible markets.



COMPANY TYPE
Subsidiary



FOUNDED
1962



OF LOCATIONS
473



HEADQUARTERS
Palm Beach Gardens, FL



WEBSITE
bigotires.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from ParaSell, Inc. and should not be made available to any other person or entity without the written consent of ParaSell, Inc.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, ParaSell, Inc. has not verified, and will not verify, any of the information contained herein, nor has ParaSell, Inc. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release ParaSell and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



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