



NET LEASE INVESTMENT OFFERING



Advance Auto Parts

Top Performing Location (84th Percentile in IL) | New Lease Extension | 10+ Yrs
Chicago, IL



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Investment Highlights

- » Located in a **densely populated part of Chicago**
- » Long-term lease with **10+ years remaining**
- » **Top performing location** on Placer.ai ranking in the **84th percentile in Illinois**
- » Advance Auto Parts is **committed to the property** evidenced by a **recent early lease extension**
- » **Proven successful location** with a **20 year operating history**
- » **Extremely densely populated area** with over 40,000 people living within one mile
- » Strategically located just north of **Interstate 290/Eisenhower Expressway (190,000 VPD)** and **approximately 6 miles west of the Downtown Chicago Loop**
- » Positioned **at a signalized intersection** along **iconic West Madison Street**, 3.5 miles from the **United Center** and 6 miles north of **Chicago Midway International Airport**
- » Advance Auto Parts is a **publicly traded company (NYSE: AAP)** with a \$3.5B market capitalization
- » **Average vehicle age in U.S. is currently a record-high 12.8 years old** and aging vehicles require more parts to be repaired and maintained
- » Minimal landlord responsibilities



Investment Overview



PRICE
\$2,254,755



CAP RATE
6.75%



NOI
\$152,196



ADDRESS
5001 West Madison Street
Chicago, IL 60644

RENT COMMENCEMENT:

December 21, 2006

LEASE EXPIRATION:

December 31, 2036

RENTAL ESCALATIONS:

10% in Each Option

RENEWAL OPTIONS:

Three 5-Year

TENANT:

Advance Stores Company, Incorporated

LEASE TYPE:

Triple Net

LANDLORD RESPONSIBILITIES:

Slab, Foundation, & Structure

BUILDING SIZE:

7,000 SF

LAND SIZE:

.52 Acres

YEAR BUILT:

2006

NOI SCHEDULE:

NOI	Date	Period	Increase	Cap Rate
\$152,196	Current	Extended Term	-	6.75%
\$167,412	1/1/2037	Option 1	10%	7.42%
\$184,164	1/1/2042	Option 2	10%	8.17%
\$202,572	1/1/2047	Option 3	10%	8.98%



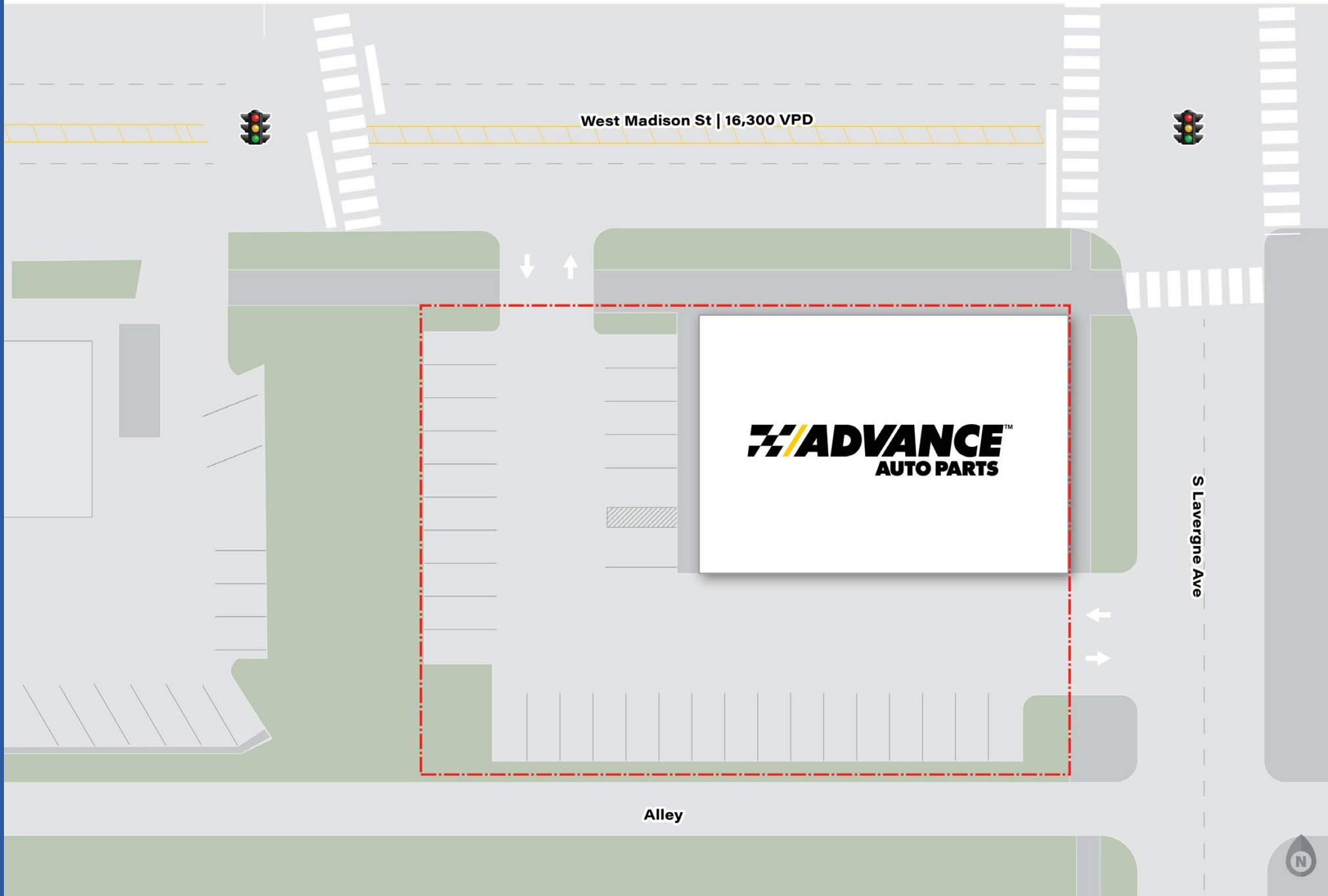
Location Aerial



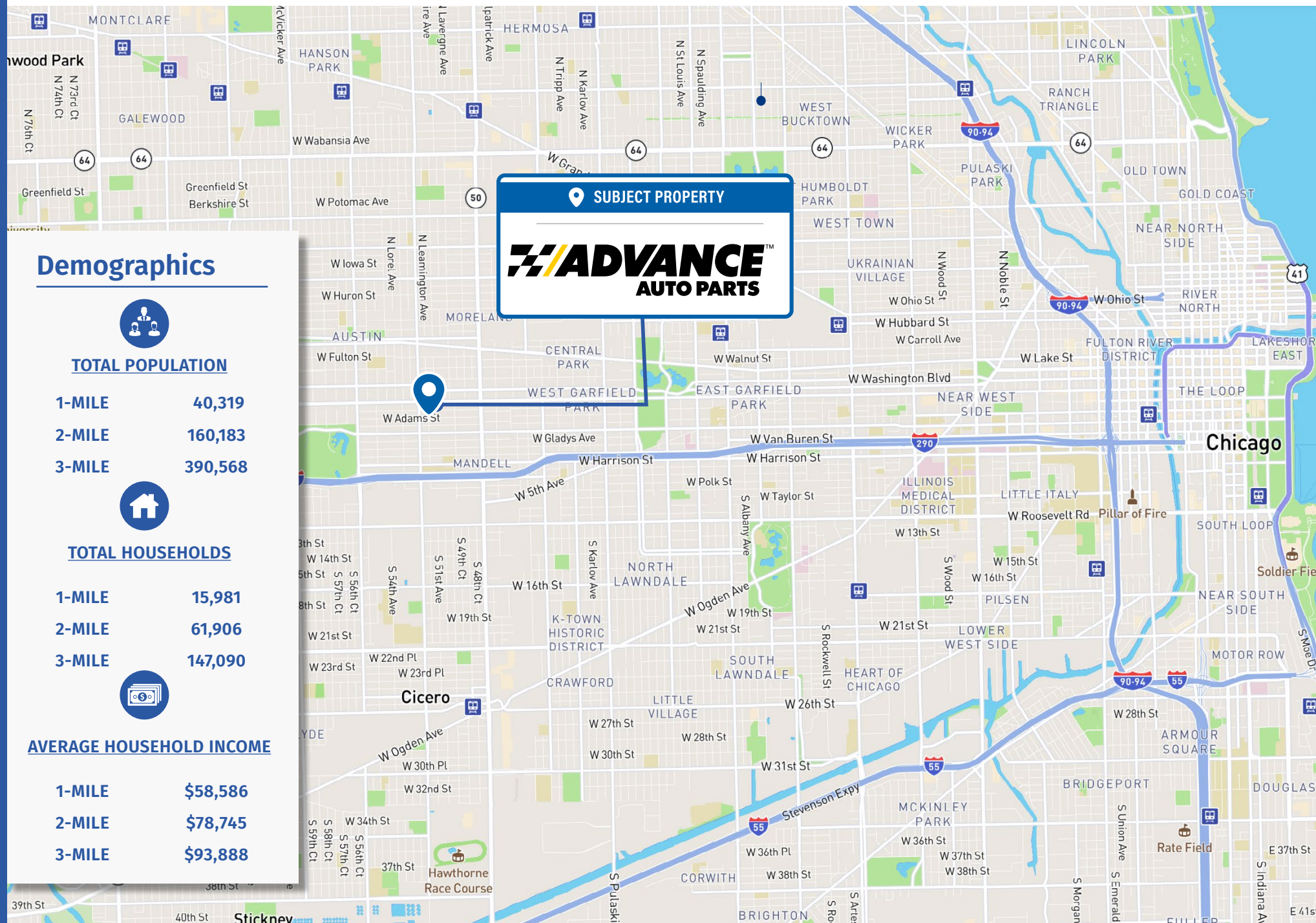
Photographs



Site Plan



Map



Tenant Overview

ADVANCE AUTO PARTS

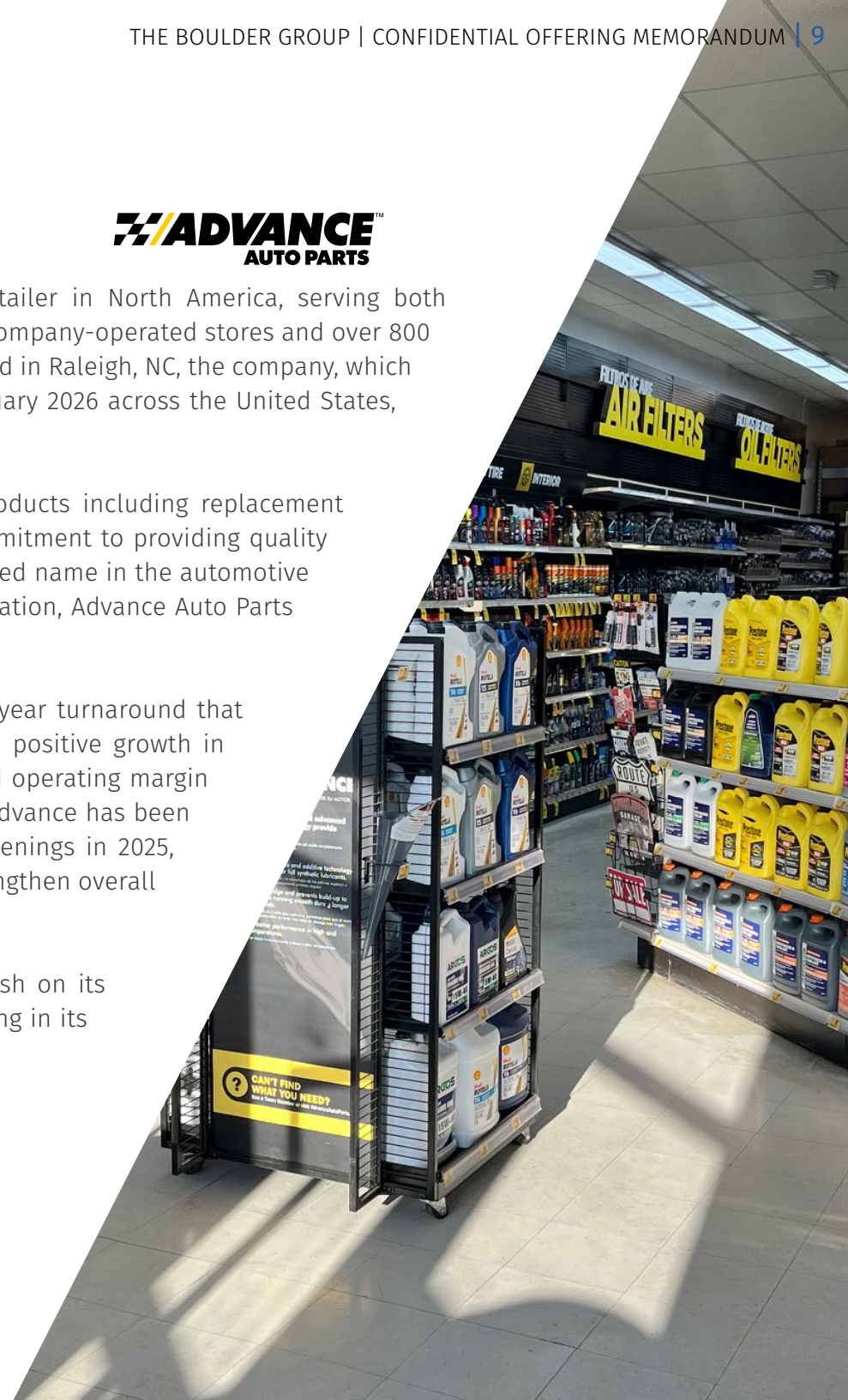
Advance Auto Parts, Inc. is a leading automotive aftermarket parts retailer in North America, serving both professional installer and do-it-yourself customers through a network of company-operated stores and over 800 independently owned Carquest dealers. Founded in 1929 and headquartered in Raleigh, NC, the company, which trades on the NYSE under the ticker AAP, operated 4,305 stores as of January 2026 across the United States, Canada, Puerto Rico, and the U.S. Virgin Islands.

Advance Auto Parts offers a comprehensive selection of automotive products including replacement parts, batteries, accessories, and maintenance items. The company's commitment to providing quality products, expert advice, and superior customer service has made it a trusted name in the automotive industry. With a robust supply chain network and a strong focus on innovation, Advance Auto Parts continues to expand its reach and enhance its customer experience.

Under CEO Shane O'Kelly, Advance Auto Parts is in the midst of a multi-year turnaround that has shown clear recent momentum: comparable store sales returned to positive growth in 2025 accelerating to 3.5% growth in the first quarter of 2026, and adjusted operating margin expanded by over 200 basis points during 2025. As part of this initiative, Advance has been selectively opening new, higher-return stores, including 39 new store openings in 2025, while optimizing its footprint by closing underperforming locations to strengthen overall network productivity.

The Company ended the first quarter of 2026 with over \$3 billion of cash on its balance sheet, providing significant financial flexibility to continue investing in its turnaround and store growth strategy.

Website:	www.advanceautoparts.com
Headquarters:	Raleigh, NC
Company Type:	Public (NYSE: AAP)
Market Capitalization:	\$3.5 Billion
Number of Locations:	4,305
Number of Employees:	50,000+





Location Overview

CHICAGO, ILLINOIS

Chicago is the economic and transportation hub of the Midwest and the third-largest city in the United States, with a population of approximately 2.7 million and more than 9.6 million residents throughout the Chicago metropolitan area. Located along the shores of Lake Michigan, Chicago has long been one of the nation's leading centers for commerce, finance, manufacturing, healthcare, and logistics. Its diverse economy, highly educated workforce, and central location continue to attract businesses, residents, and investment from across the country.

Chicago is home to one of the largest concentrations of Fortune 500 headquarters in the United States, including McDonald's, United Airlines, Walgreens Boots Alliance, Abbott Laboratories, AbbVie, Archer Daniels Midland (ADM), Allstate, Mondelez International, Kraft Heinz, Motorola Solutions, Discover Financial Services, Northern Trust, Arthur J. Gallagher, Exelon, Illinois Tool Works (ITW), W.W. Grainger, Baxter International, Hyatt Hotels, CME Group, and Jones Lang LaSalle (JLL). The city's economy is further supported by major financial institutions, world-class universities, nationally recognized healthcare systems, and one of the country's largest professional services sectors.

Known as one of North America's premier transportation hubs, Chicago is served by O'Hare International Airport, one of the busiest airports in the world, and Midway International Airport, providing extensive domestic and international connectivity. The region also benefits from one of the nation's most comprehensive interstate systems, including I-90, I-94, I-55, I-57, I-80, I-88, I-290, and I-294, as well as the country's largest freight rail network, making Chicago a critical distribution and logistics center.

Downtown Chicago continues to benefit from significant public and private investment, particularly throughout The Loop, Fulton Market, West Loop, River North, and the Chicago Riverwalk, where office, residential, hospitality, and mixed-use developments have transformed the urban core. The city also remains one of the nation's premier cultural destinations, home to renowned museums, professional sports franchises, Millennium Park, Navy Pier, and a world-class dining and entertainment scene.

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The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group 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.



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