

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.

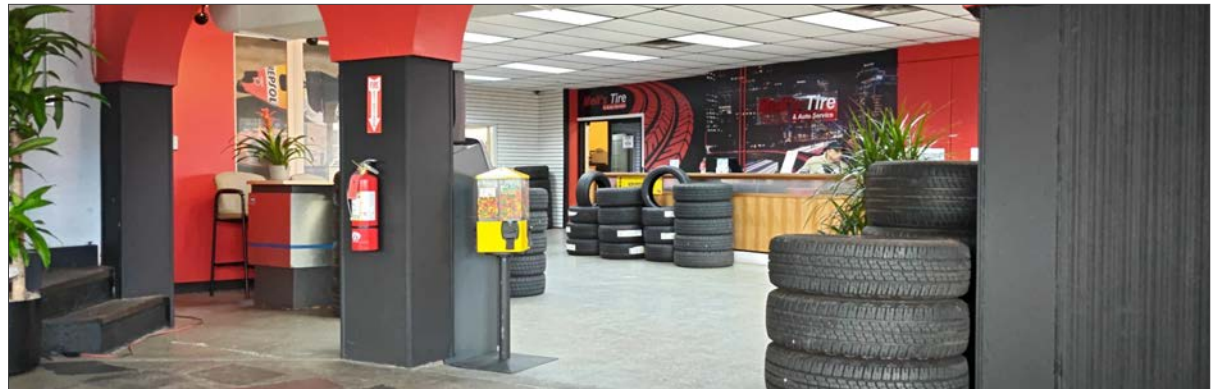
Mell's Tire recently executed a new 10-year lease commencing August 1, 2025, providing stable in-place cash flow with 3% annual rent increases throughout the base term and both renewal options. The lease structure offers investors durable income growth, limited landlord responsibilities, and exposure 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

P4
PARKWAY HEIGHTS
74 APARTMENTS



MELL'S TIRE & AUTO SERVICE

1865 REVERE BEACH PKWY

EVERETT

Public Storage

AutoZone

REVERE BEACH PARKWAY - 65,080 VPD

JADE APARTMENTS
352 UNITS

POPEYES

MAVIS
TIRE & SERVICES

RESTAURANT
D

THE PIONEER
286 UNITS

VERO APARTMENTS
692 UNITS

MYSTIC MALL
MARKET BASKET
MORE FOR YOUR DOLLAR
Citizens Bank
Santander

TOWN FAIR
TIRE

ANTHEM EVERETT
APARTMENTS
450 UNITS

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

MYSTIC RIVER

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

BEST BUY

WELLINGTON
T STOP MBTA

BUNDS TO GO
Panera
BREAD

TARGET

THE HOME
DEPOT

COSTCO
WHOLESALE

Encore

FELLSWAY PLAZA
STOP & SHOP
ALDI
Advance
Auto Parts
SERVPRO
FIRE LINKS

CVS

LIFETIME

ASSEMBLY ROW
NIKE
TX
HomeGoods
lululemon
TRADER JOE'S
CVS

THE HOME
DEPOT

93

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

8-10 MILLION
ANNUAL VISITORS TO
ENCORE BOSTON HARBOR

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

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

\$100+ MILLION
IN SITE REMEDIATION &
INFRASTRUCTURE INVESTMENT

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

MINUTES
TO DOWNTOWN BOSTON,
CAMBRIDGE, AND MAJOR
EMPLOYMENT HUBS

MALDEN / MEDFORD
127,287 RESIDENTS

MELL'S
TIRE & AUTO SERVICE
1865 REVERE BEACH PKWY

REVERE
83,353 RESIDENTS

EVERETT
92,087 RESIDENTS

CAMBRIDGE / SOMERVILLE
202,689 RESIDENTS

BOSTON
693,251 RESIDENTS

**BOSTON LOGAN
INTERNATIONAL AIRPORT**





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.

LESSEE:	Mell's Tire and Auto Service			
LAND:	16,000 SF			
LEASE TERM:	Ten (10) Years			
RENT COMMENCEMENT DATE:	August 1, 2025			
EXPIRATION DATE:	July 31, 2035			
BASE RENT:	PERIOD (LEASE YEARS)	ANNUAL	MONTHLY	PSF
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				
SECURITY DEPOSIT:	\$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			
SIGNATOR/GUARANTOR:	Mell's Tire and Auto Service Everett, LLC			
RENEWAL TERM(S):	Two (2), Five (5) Year Options			
REQUIRED PARKING:	N/A			
USE RESTRICTIONS:	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			
TERMINATION OPTION(S):	None			
REAL ESTATE TAXES:	Landlord pays all real estate taxes			
COMMON AREA EXPENSES:	Refer to the Repairs & Maintenance section			
REPAIRS & MAINTENANCE:	All repairs and maintenance are the responsibility of the Tenant.			
UTILITIES:	Tenant pays all utilities			
INSURANCE:	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			
ASSIGNMENT, SUBLETTING & GO DARK:	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"			
ESTOPPEL CERTIFICATE:	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			
HOLDING OVER:	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



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This Offering Memorandum has been prepared by Atlantic Capital Partners ("ACP") for use by a limited number of prospective investors of Mell's Tire & Auto Service - Everett, MA (the "Property") and is not to be used for any other purpose or made available to any other person without the express written consent of the owner of the Property and ACP. All information contained herein has been obtained from sources other than ACP, and neither Owner nor ACP, nor their respective equity holders, officers, employees and agents makes any representations or warranties, expressed or implied, as to the accuracy or completeness of the information contained herein. Further, the Offering Memorandum does not constitute a representation that no change in the business or affairs of the Property or the Owner has occurred since the date of the preparation of the Offering Memorandum. This Offering Memorandum is the property of Owner and Atlantic Capital Partners and may be used only by prospective investors approved by Owner and Atlantic Capital Partners. All analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the recipient. ACP and Owner and their respective officers, directors, employees, equity holders and agents expressly disclaim any and all liability that may be based upon or relate to the use of the information contained in this offering Memorandum.