9426 Montana Ave | El Paso, TX 79925

Retail
Investment Opportunity
Offering Memorandum

EXCLUSIVELY LISTED BY

Point of Contact

Dylan Schroeder
Associate
(954) 357-0614
dylan.schroeder@matthews.com
License No. SL3579995 (FL)

Connor Knauer
Vice President
(404) 400-2794
connor.knauer@matthews.com
License No. 413436 (GA)

Michael Wolsiefer
Senior Associate
(754) 778-8299
michael.wolsiefer@matthews.com
License No. 415376 (GA)

Dylan Schroeder, Michael Wolsiefer & Connor Knauer (In conjunction with Matthews™, a cooperating foreign broker for this listing pursuant to Section 535.4(b) of the Texas Administrative Code)

Patrick Graham
Broker of Record
Lic. No. 9005919 (TX)

MATTHEWS™

Representative Photo

INVESTMENT HIGHLIGHTS

Property Highlights

- **Minimal Landlord Responsibilities:** Landlord obligations are limited to structural maintenance only, providing a passive, low-management ownership structure.
- **Texas Tax Advantage:** Located in a no state income tax jurisdiction, supporting enhanced after-tax cash flow for investors.
- **Signalized Hard Corner Location:** Positioned at a signalized intersection, offering strong visibility, prominent frontage, and efficient ingress/egress.
- **Dense and Expanding Trade Area:** Over 200,000 residents within a five-mile radius, underpinning sustained consumer demand and long-term retail viability.
- **Proximity to El Paso International Airport:** Situated along Montana Avenue with convenient access to El Paso International Airport, benefiting from both local traffic patterns and transient demand.
- **Publicly Traded Tenant:** Advance Auto Parts is listed on the New York Stock Exchange (NYSE: AAP), providing transparency and institutional-grade reporting.
- **Credit-Rated Tenant Profile:** Advance Auto Parts carries a BB+ rating from S&P Global and a Baa3 rating from Moody's, reflecting established credit quality.
- **Established Operating History:** Founded 93 years ago with more than 4,700 locations nationwide, demonstrating long-term industry presence and operational scale.

Representative Photo


El Paso International Airport
±2.7 Miles Away
sunmetro
N
Advance Auto Parts
Subject Property
62
± 42,900 VPD
Buick
GMC
Ashley
Harbor Freight
Food King
Cielo Vista Mall
macy's
JCPenney
Dillard's
sears Home Services
H&M
Sephora
Foot Locker
planet fitness
McRae Blvd
± 11,600 VPD
Walmart Supercenter
The Fountains
Best Buy
Dick's Sporting Goods
five BELOW
Ulta Beauty
Bath & Body Works
Rack Room Shoes
Nordstrom rack
PetSmart
HomeGoods
Barnes & Noble
TJ-maxx
Total Wine & More
Albertsons
CSL Plasma
ACE Hardware
Dodge
at home
Dutch Bros
Walgreens
Black Friday$
CVS pharmacy
Hanks High School
±1,387 Students
Interstate 10
Sprouts Farmers Market
Floor & Decor
Del Sol Medical Center
±350 Beds
sam's club
± 133,200 VPD
El Super
Walmart Supercenter
Burlington
Hobby Lobby
Ross Dress for Less
Bel Air Middle School
±1,072 Students
Google Earth

FINANCIAL SUMMARY

$1,650,000 List Price	**7.15%** Cap Rate	**2018** Year Built	**NNN** Structure Only

Property Details

Tenant Trade Name	Advance Auto Parts
Type of Ownership	Fee Simple
Lease Guarantor	Corporate
Lease Type	NNN
Structure (Excluding Roof)	Landlord Responsible
Original Lease Term	15 Years
Lease Expiration Date	3/31/2033
Term Remaining on Lease	±7 Years
Increase	5.00% in Options
Options	Five, 5-Year

Annualized Operating Data

Date	Monthly Rent	Annual Rent	Cap Rate
Present - 03/31/2033	$9,833.33	$117,999.96	7.15%
Option 1	$10,325.00	$123,900.00	7.51%
Option 2	$10,841.25	$130,095.00	7.88%
Option 3	$11,383.31	$136,599.72	8.28%
Option 4	$11,952.48	$143,429.76	8.69%
Option 5	$12,550.10	$150,601.20	9.13%

Representative Photo

TENANT SUMMARY

Year Founded
1932

Headquarters
Raleigh, NC

Ownership Status
Publicly Traded

Employees
±62,800

Locations
±4,700

Credit Rating
S&P: BB+

Annual Revenue
$9.09 Billion

Tenant Overview

Advance Auto Parts operates over ±4,700 stores across North America. The lease is guaranteed by Advance Stores Company, Inc., currently rated BB+ with a stable outlook by S&P Global Ratings, underscoring strong liquidity and operational performance.

Why Invest in Advance Auto Parts?

- Trusted National Brand: A widely recognized name in the automotive aftermarket with over ±4,700 stores and an expansive network of Carquest and independent locations.
- Stable Revenue and Market Demand: Generates over $9 billion in annual revenue, supported by resilient demand across DIY and professional customer segments
- Operational Restructuring Underway: A multi-year transformation plan—focused on store optimization, cost reduction, and supply chain consolidation—is expected to enhance margins and long-term profitability.
- Strategic Refocus via Asset Sale: The $1.5 billion divestiture of its Worldpac unit strengthens the balance sheet and allows focus on core retail operations.
- Credit Ratings with Upgrade Potential: Currently rated BB+ (S&P) and Ba3 (Moody's) with stable liquidity and restructuring initiatives offering potential for future improvement.
- Tailwinds from Aging Vehicle Fleet: The increasing average vehicle age in the U.S. supports long-term demand for aftermarket parts and services.
- Retail Adaptability: Leveraging digital platforms, loyalty programs, and customer analytics to drive engagement and sales efficiency.

EL PASO, TX

Market Demographics

681,723
Total Population

$59,745
Median HH Income

245,346
# of Households

60.8%
Homeownership Rate

297,488
Employed Population

28.1%
% Bachelor's Degree

34
Median Age

$184,500
Median Property Value

Local Market Overview

El Paso sits at the western edge of Texas, shaped by its border location, strong cultural identity, and steady economic base. The market benefits from a diverse mix of government, military, healthcare, education, logistics, and cross-border trade activity, which helps provide stability even during broader economic shifts. Its proximity to Mexico plays a major role in commerce, workforce dynamics, and consumer behavior, creating a uniquely international market environment.

The local housing market is characterized by consistent demand driven by long-term residents, military families, and workforce mobility tied to Fort Bliss and major employers. Neighborhoods range from established areas with mature housing stock to expanding suburban corridors that continue to attract new development. Affordability relative to other Texas metros supports sustained owner-occupant interest, while rental demand remains healthy due to population turnover and employment concentration.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Current Year Estimate	71,977	194,910	584,200
Households	**3-Mile**	**5-Mile**	**10-Mile**
Current Year Estimate	27,478	71,110	207,596
Income	**3-Mile**	**5-Mile**	**10-Mile**
Average Household Income	$80,752	$73,664	$78,351

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Patrick Graham | Broker of Record | Broker Lic No. 528005 (TX) Firm Lic No. 9005919 (TX)

9426 Montana Ave | El Paso, TX 79925

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **9426 Montana Ave, El Paso, TX, 79925** ("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™. The material and information in the Offering Memorandum is unverified. Matthews™. 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. Neither 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.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. 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 Owner or Matthews™. 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 of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

11-2-2015

TREC
TEXAS REAL ESTATE COMMISSION

Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

EQUAL HOUSING OPPORTUNITY

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Matthews Real Estate Investment Services, Inc.	9005919	transactions@matthews.com	866-889-0050
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Designated Broker of Firm	License No.	Email	Phone
Patrick Graham	528005	licensing@matthews.com	866-889-0050
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials   Date