ADVANCE AUTO PARTS

18260 Zane St NW | Elk River, MN | 55330

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- Advance Auto Parts is on a Corporate NN lease with 6+ years remaining.
- Positioned on a high-traffic outparcel to Walmart and The Home Depot, generating strong consumer traffic throughout the day.
- Nearby national retailers include PetSmart, Tractor Supply, Panera Bread, Chipotle Mexican Grill, Caribou Coffee, and numerous additional retail and dining destinations.
- Strong visibility off of Highway 169, a heavily traveled north-south corridor connecting the Twin Cities metro to central Minnesota, with average traffic counts of 53,308 vehicles per day.
- Strategically located along Zane Street NW in the primary retail corridor of Elk River with excellent visibility and convenient access.
- 5-mile average household income of $138,772 and population of 49,273.
- Advance Auto Parts is one of the largest automotive aftermarket parts retailers in North America, operating more than 4,300 stores across the United States, Canada, Puerto Rico, and the U.S. Virgin Islands.
- Elk River, Minnesota is a fast-growing community located about 35 miles northwest of Minneapolis. Known for its blend of small-town charm and outdoor recreation, Elk River offers residents and visitors a scenic setting with historic downtown shops.

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CONTACT THE BELOW TO RECEIVE FULL MARKETING PACKAGE WITH BUILDING PHOTOS & AERIALS.

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INVESTMENT SUMMARY

PRICE	$1,910,100
CAP	5.75%
NOI	$109,830
RENT/SF	$16.41
RENT ADJUSTMENTS	
YEARS 1-5:	$109,830
YEARS 6-7:	$115,320

LEASE INFORMATION

LEASE TYPE	NN
LEASE TERM REMAINING	6 Years, 4 Months
RENT COMMENCEMENT	9/21/2023
LEASE EXPIRATION	9/1/2032
RENEWAL OPTIONS	Three 5-Year w/ 5% Increases

LEASE NOTES:

Net, Net. Landlord responsible for slab and foundation.

PROPERTY INFORMATION

ADDRESS	18260 Zane St NW Elk River, MN 55330
BUILDING SIZE	6,695 SQ.FT.
LOT SIZE	0.91 Acres
COUNTY	Sherburne
YEAR BUILT	2003

DEMOGRAPHIC INFORMATION

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
2026 POPULATION	5,599	28,478	49,273
2031 POPULATION	5,698	29,694	51,982
2026 MEDIAN HOUSEHOLD INCOME	$86,278	$110,595	$120,023
2026 AVERAGE HOUSEHOLD INCOME	$106,728	$127,300	$138,772

All demographic information is obtained from Site To Do Business, which compiles US Census Bureau data and Esri projections for 2026 and 2031.

PROPERTY	Advance Auto
TENANT	Advance Auto
REVENUES	$8.6 Billion
NET WORTH	$2.1 Billion
S&P RATING	BB
WEBSITE	https://shop.advanceautoparts.com/

Advance Auto Parts is a leading American automotive aftermarket parts provider that serves both professional installers and "do-it-yourself" customers. Founded in 1932, the company has grown from a small chain of stores in Virginia to a massive retail presence with thousands of locations across North America. Advance Auto Parts is best known for its extensive inventory of replacement parts, accessories, batteries, and maintenance items. Whether a customer is looking for a specific engine component, high-performance oil, or a simple set of windshield wipers, the brand emphasizes expert advice and "Speed to Solution" to help keep vehicles on the road.

The company operates a diverse portfolio that includes its namesake Advance Auto Parts stores, as well as Carquest, Worldpac, and Autopart International. This multi-brand strategy allows the company to cater to a wide range of market segments, from the casual car owner to complex commercial repair shops. Headquartered in Raleigh, North Carolina, Advance Auto Parts is currently focused on a comprehensive strategic turnaround aimed at streamlining its supply chain and improving operational efficiency. As a Fortune 500 company, it remains a cornerstone of the automotive retail industry, dedicated to providing reliable service and essential parts to millions of drivers and technicians.

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