

**AUTOZONE | HUB STORE | NEW 20 YEAR LEASE | FEE SIMPLE (LAND+BUILDING)  
HIGH BARRIERS TO ENTRY | PREMIER LOCATION | CREDIT TENANT**

*2710 Cerrillos Rd, Santa Fe, NM 87507*



STOCK PHOTO;  
NOT ACTUAL SITE

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**FLANAGAN  
INVESTMENT  
REAL ESTATE**



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# Offering Summary



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## PURCHASE PRICE

\$4,182,000

## CURRENT ANNUAL RENT

\$230,000.04

## CAP RATE

5.50%

## LEASE TERM

20 years through  
2/28/2045

## LEASE TYPE\*

NN

## BUILDING SIZE

±18,010 Sq. Ft.

## LAND SIZE

±1.79 Acres

*\*Landlord responsible for and shall maintain and repair the structural elements of the building which include the roof, roof structures and supports, foundation, and structural elements of the exterior walls*

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# Investment Highlights

Flanagan Investment Real Estate is pleased to offer for sale a single-tenant, AutoZone Hub store in Santa Fe, NM. Santa Fe is the capital of New Mexico and barriers to entry are extremely high within this market. The property is located on Cerrillos Rd which is the main thoroughfare through Santa Fe with traffic counts exceeding 44,700 vehicles per day.

AutoZone recently signed a new 20-year lease demonstrating their commitment to the site. This is a fee simple deal which includes both land and building. The store is approximately +/- 18,010 sq. ft. situated on about +/- 1.79 acres. This is a proven trade area with synergy from neighboring tenants including Walmart, Home Depot, Chick Fil A, and Smith's among many others.

The lease features limited landlord responsibilities. AutoZone is a strong, credit tenant with a current credit rating of BBB. AutoZone is the largest automotive parts retailer and continues to grow and expand its business.

This investment benefits from the new long-term lease and its exceptional location. The site is located on the main thoroughfare in Santa Fe surrounded by numerous retailers and employers in a very high barriers to entry market. The lease structure and credit tenant combined with the strong real estate fundamentals make this property an opportunity on which an investor can capitalize for the foreseeable future.

## AutoZone Hub Store



2710 Cerrillos Rd, Santa Fe, NM 87507



Single-Tenant AutoZone Hub Store



Fee Simple (Land + Building)



New 20-year lease



Limited landlord responsibilities



Building Size: +/-18,010 Sq. Ft.  
Land Size: +/- 1.79 Acres



Santa Fe market has very high barriers to entry



Excellent real estate fundamentals

- Fronts on Cerrillos Rd with over 44,700 VPD
- Hard corner, signalized intersection (53,406 VPD)
- Nearby retailers include Smith's, Chick Fil A, Walmart, and Home Depot among many others



High visibility location with large pylon sign



Strong, credit tenant

- BBB credit rating
- Largest automotive parts retailer
- AutoZone continues to grow and reinvest into its business

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# Lease Summary

Location	2710 Cerrillos Rd, Santa Fe, NM 87507
Tenant	AutoZone Stores, LLC
Trade Name	AutoZone
Guarantor	AutoZone, Inc.
Building Size	±18,010 Sq. Ft.
Land Size	±1.79 Acres
Annual Rent (Current)	\$230,000.04
Lease Type*	NN
Commencement Date	March 1, 2025
Initial Term Expiration Date	February 28, 2045
Increases	5% every 5 years
Renewal Options	(4) 5-year options



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# Tenant Profile

Tenant	AutoZone
Credit Rating	BBB
Headquarters	Memphis, TN
Locations	7,236 +
Year Founded	1979
Website	<a href="http://www.autozone.com">www.autozone.com</a>



AutoZone is the largest retailer of aftermarket automotive parts and accessories in the United States. AutoZone has more than 7,236 stores across the United States, Mexico, Puerto Rico, US Virgin Islands, and Brazil. The company was founded in 1979 and is headquartered in Memphis, Tennessee.

Opened in 1979 as Auto Shack by J.R. "Pitt" Hyde III, AutoZone was created with the belief that they can offer ordinary customers clean, well-organized auto parts stores and excellent service. AutoZone has since grown to become the leading retailer and distributor of parts and accessories. Each store carries an extensive product line for cars, sport utility vehicles, vans and light trucks, including new and remanufactured automotive hard parts, maintenance items, accessories, and non-automotive products.

AutoZone's revenue for fiscal year 2024 was \$18.5 billion which was a 5.9% increase compared to 2023. This marks the company's 35th consecutive year of record sales. AutoZone plans to continue to grow through domestic and international store expansion, investment in its commercial business, and improvements in customer service and product mix.

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# Low Aerial

**DUTCH BROS**  
Coffee

 **Jackalope**

**OCTANE**  
GMC OF SANTA FE

 **United  
Rentals**

**SANTA FE**  
*mazda*

Human Rights  
Bureau

New Mexico  
State Library

**SITE**

Cerillos Rd (44,700VPD)

Camino Carlos Rey (8,706VPD)

Camino Carlos Rey (1,994VPD)

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# Demographics

2024 SUMMARY	1 MILE	3 MILES	5 MILES
Population	10,256	60,531	100,274
Households	4,654	28,503	45,932
Families	2,318	13,710	23,903
Average Household Size	2.18	2.08	2.15
Owner Occupied Housing Units	3,005	17,297	29,994
Renter Occupied Housing Units	1,649	11,206	15,938
Median Age	45.2	46.4	46.7
Median Household Income	56,593	69,477	76,789
Average Household Income	78,592	94,241	107,967

## KEY FACTS

100,274

Population



2.1

Average Household Size

46.7

Median Age

\$76,789

Median Household Income



6,568

Total Businesses



75,971

Total Employees



\$76,789

Median Household Income



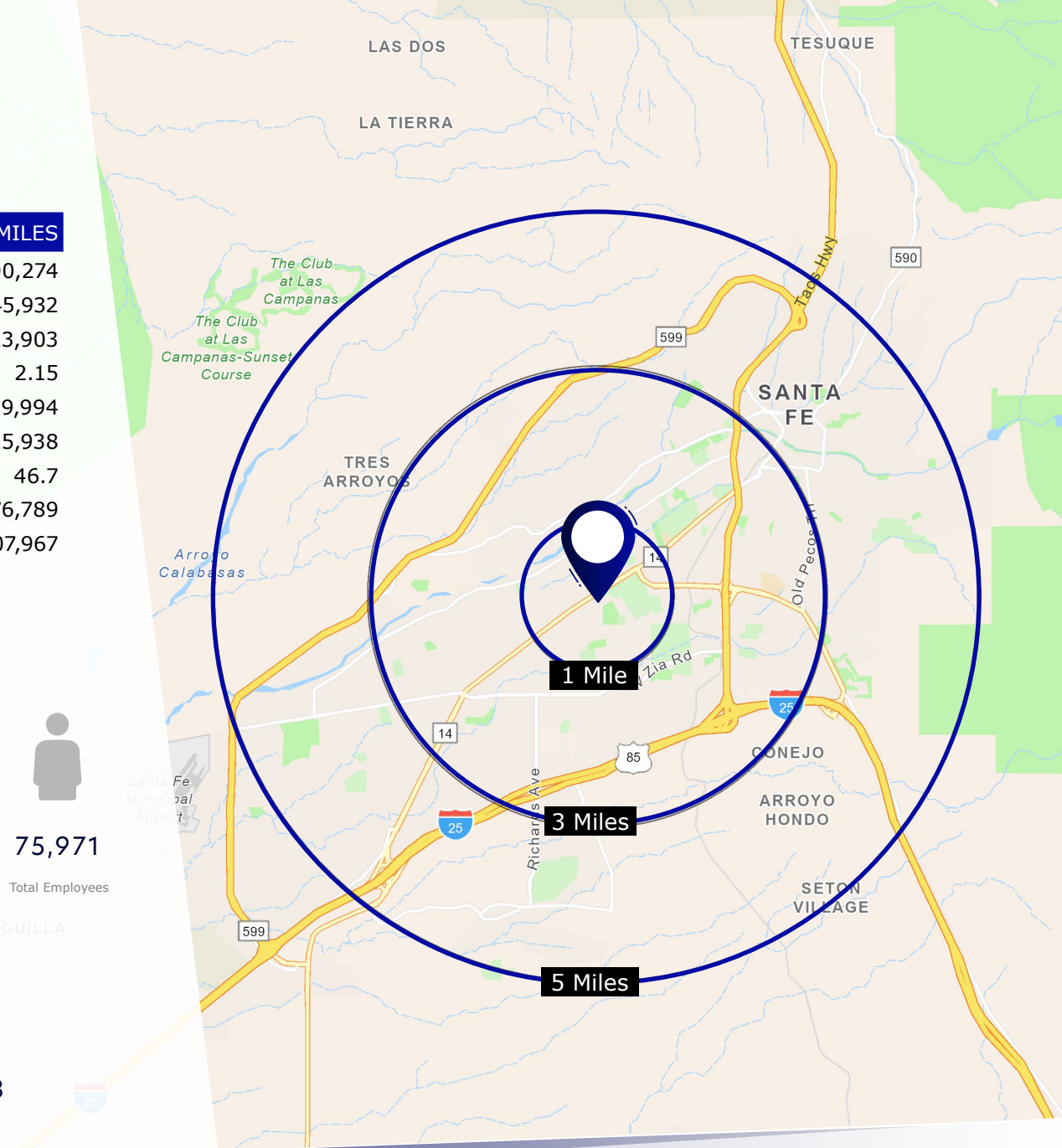
\$49,307

Per Capita Income



\$234,048

Median Net Worth



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