



AUTOZONE HUB STORE

NNN Ground Lease

1419 Ellis Ave, Jackson, MS 39204





INVESTMENT CONTACTS

BRIAN PFOHL

Executive Vice President
+1 404 504 7893
brian.pfohl@cbre.com

CHRIS BOSWORTH

Vice Chairman
+1 404 923 1486
chris.bosworth@cbre.com

THOMAS CARR

Senior Investment Sales Analyst
+1 404 812 5101
thomas.carr@cbre.com

JORDAN ESPY

Investment Sales Analyst
+1 404 812 5026
jordan.espy@cbre.com

BAILEY SCHULWOLF

Client Services Specialist
+1 404 923 1348
bailey.schulwolf@cbre.com

JOHN LAMBERSON

CBRE MS Licensee
john.lamberson@cbre.com



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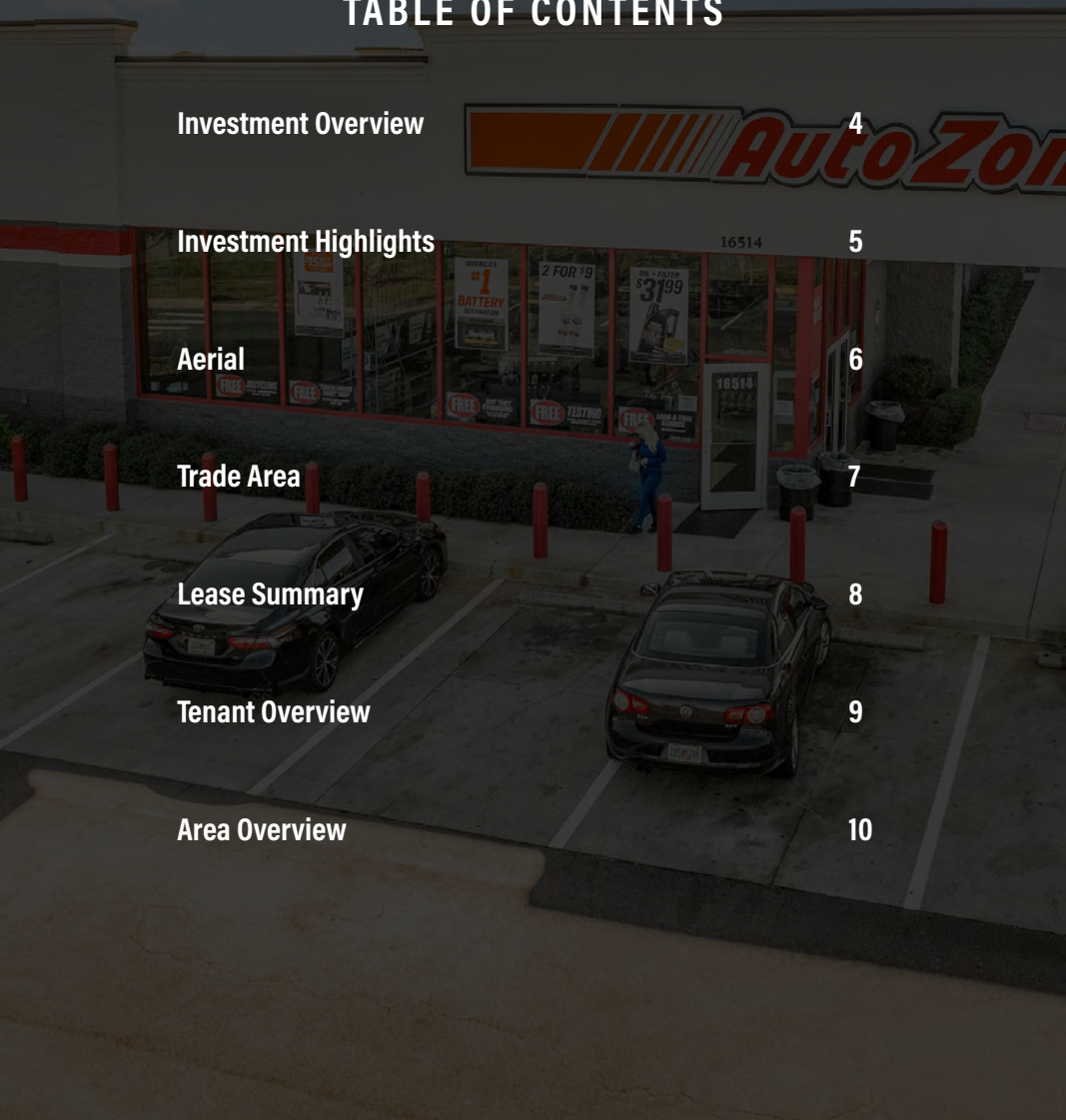
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NNN GROUND LEASE OPPORTUNITY

The CBRE Net Lease Property Group is pleased to exclusively offer for sale the 14,180-square-foot freestanding AutoZone Hub situated on 0.99 acres in Jackson, MS—the capital and most populous city of Mississippi (MSA Population: 589,082). AutoZone's NNN ground lease was originally extended by 10 years in 2017 and again by an additional 4.33 years in 2020. The lease now features ± 10.8 years of term remaining with six 5-year renewal options. Operating since 1991, this AutoZone location boasts a long operating history in excess of 31 years, demonstrating their continued commitment to the site.

The property has also been expanded twice in 2003 and 2011 and now operates as an AutoZone Hub store. AutoZone Hubs carry up to 110,000 SKUs and aim to fulfill orders for customers and service nearby stores within 24 hours. According to Placer.ai, this AutoZone location ranks as the #1 performing store in Mississippi and in the top 1% of AutoZone stores in the United States over the last 12 months.

Located roughly 3 miles west of downtown Jackson, the property is positioned with excellent access and visibility along Ellis Avenue (18,000 VPD), just feet from its signalized intersection with Highway 80 (20,000 VPD) and the on-ramp to Interstate 20 (122,000 VPD). AutoZone is also immediately adjacent to Save A Lot, Dairy Queen and a newly-constructed Burger King, and is across from Wingstop, Boost Mobile, Blue Bengal, and a Shell gas station.

AutoZone benefits from its position within Jackson's main retail and commercial corridor with 9.5 MSF of retail, 7.3 MSF of office, and 5.8 MSF of industrial within a 5-mile radius. Additional traffic drivers in the surrounding area include the Hawkins Field Airport, Jackson State University (Enrollment: 7,080), Jim Hill High School (1,010 Students), Wilkins Elementary School (417 Students), Merit Health Central Hospital (319 Beds), Lowe's Home Improvement, Walmart Supercenter, Planet Fitness, Hibbett Sports, Citi Trends, AT&T, Firestone Complete Auto, Sherwin-Williams, and Walgreens, among others.

Located just 8 minutes from the site, Downtown Jackson has experienced an uptick in new development over the past few years and is expected to see the completion of two major projects in 2023. In December 2021, construction began on the first phase of the JXN Tech District—a \$150 million mixed-use development. The project will bring nearly 800,000-square-foot of commercial, residential, and mixed-use space to the downtown area. Additionally, MVAH Partners is expected to complete a \$15M, 4-story apartment complex in August 2023, which will feature 53 new apartments and ground retail.

Furthermore, AutoZone benefits from dynamic demographics with a population of 104,443 and an average household income of \$46,124 within a 5-mile radius.



PROPERTY DESCRIPTION



NOI
\$62,124



CAP RATE
4.00%



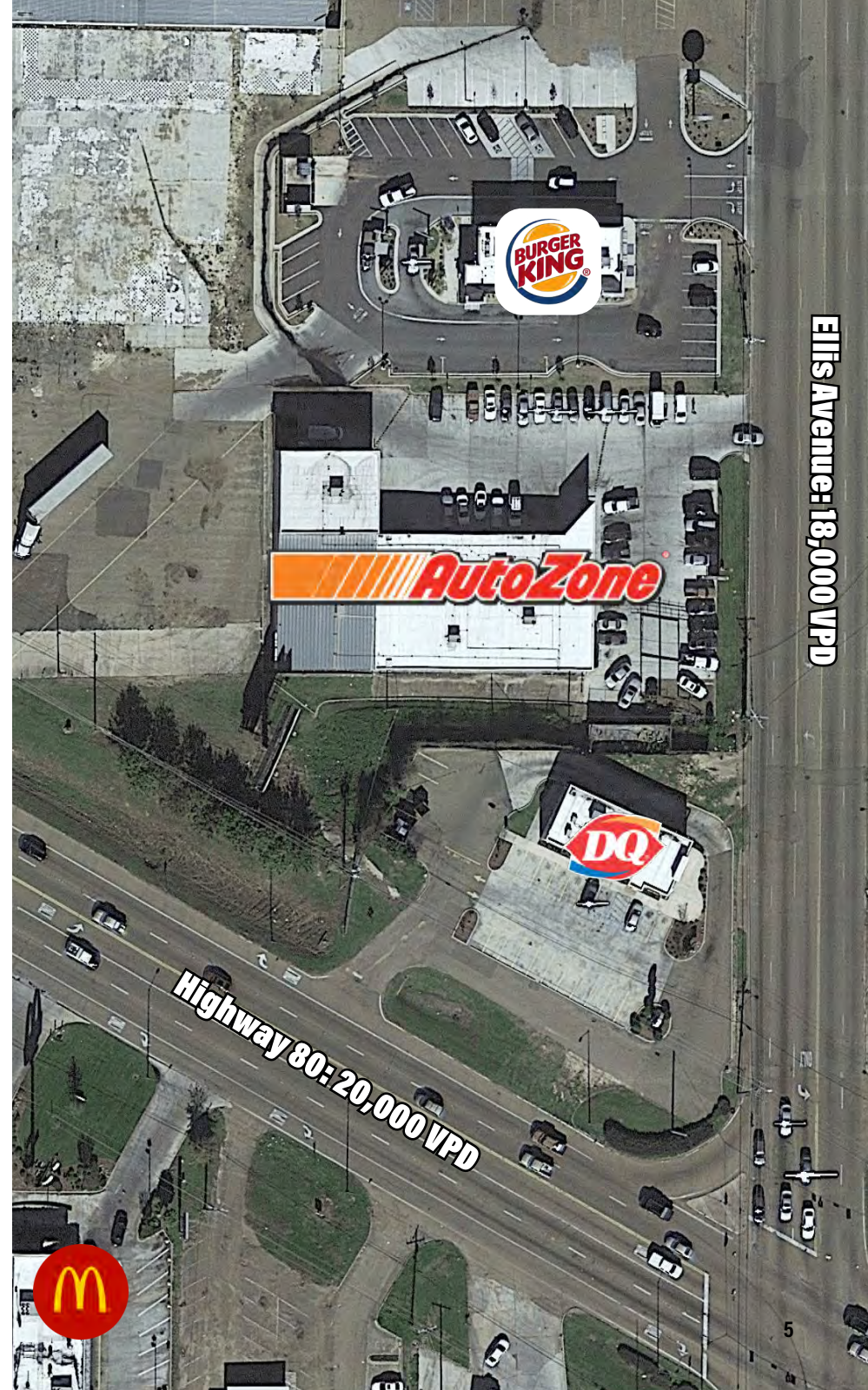
PRICE
\$1,553,100

PROPERTY SUMMARY

ADDRESS:	1419 Ellis Avenue, Jackson, MS 39204
TENANT:	AutoZone Mississippi Properties LLC
ENTITY LIABLE:	AutoZone, Inc.
BUILDING SIZE:	14,180 SF
PARCEL SIZE:	0.99 AC
PARKING:	46 Spaces
YEAR BUILT:	1991

DEMOGRAPHICS

	1 mile radius	3 mile radius	5 mile radius
POPULATION:	7,281	56,632	104,443
AVERAGE HOUSEHOLD INCOME:	\$41,999	\$39,227	\$46,124



Ellis Avenue: 18,000 VPD

Highway 80: 20,000 VPD

INVESTMENT HIGHLIGHTS



INVESTMENT-GRADE TENANT

AutoZone, Inc. (NYSE: AZO, S&P: BBB) is the nation's leading retailer and distributor of automotive replacement parts. AutoZone opened its first store in Forrest City, Arkansas on July 4, 1979. The company reported TTM net sales of \$15.14B, TTM net income of \$2.28B and total assets of \$14.46B (as of 11/20/2021). As of November 2021, the company had 6,066 stores in the U.S., 666 in Mexico and 53 in Brazil with a total store count of 6,785.



NNN GROUND LEASE WITH LONG OPERATING HISTORY

AutoZone's NNN ground lease was originally extended by 10 years in 2017 and again by an additional 4.33 years in 2020. The lease now features ±10.8 years of term remaining with four 5-year renewal options.



AUTOZONE HUB STORE | AMONG THE TOP PERFORMING STORES IN THE UNITED STATES

The property has also been expanded twice in 2003 and 2011 and now operates as an AutoZone Hub store. AutoZone Hubs carry up to 110,000 SKUs and aim to fulfill orders for customers and service nearby stores within 24 hours. According to Placer.ai, this AutoZone location ranks as the #1 performing store in Mississippi and in the top 1% of AutoZone stores in the United States over the last 12 months.



EXCELLENT ACCESS & VISIBILITY

Located roughly 3 miles west of downtown Jackson, the property is positioned with excellent access and visibility along Ellis Avenue (18,000 VPD), just feet from its signalized intersection with Highway 80 (20,000 VPD) and the on-ramp to Interstate 20 (122,000 VPD). AutoZone is also immediately adjacent to Save A Lot, Dairy Queen and a newly-constructed Burger King, and is across from Wingstop, Boost Mobile, Blue Bengal, and a Shell gas station.



PRIMARY RETAIL & COMMERCIAL CORRIDOR

AutoZone benefits from its position within Jackson's main retail and commercial corridor with 9.5 MSF of retail, 7.3 MSF of office, and 5.8 MSF of industrial within a 5-mile radius. Additional traffic drivers in the surrounding area include the Hawkins Field Airport, Jackson State University (Enrollment: 7,080), Jim Hill High School (1,010 Students), Wilkins Elementary School (417 Students), Merit Health Central Hospital (319 Beds), Lowe's Home Improvement, Walmart Supercenter, Planet Fitness, Hibbett Sports, Citi Trends, AT&T, Firestone Complete Auto, Sherwin-Williams, and Walgreens, among others.



HUB FOR NEW DEVELOPMENT

Located just 8 minutes from the site, Downtown Jackson has experienced an uptick in new development over the past few years and is expected to see the completion of two major projects in 2023. In December 2021, construction began on the first phase of the JXN Tech District—a \$150 million mixed-use development. The project will bring nearly 800,000-square-feet of commercial, residential, and mixed-use space to the downtown area. Additionally, MVAH Partners is expected to complete a \$15M, 4-story apartment complex in August 2023, which will feature 53 new apartments and ground retail.



DYNAMIC DEMOGRAPHICS

AutoZone benefits from dynamic demographics with a population of 104,443 and an average household income of \$46,124 within a 5-mile radius.



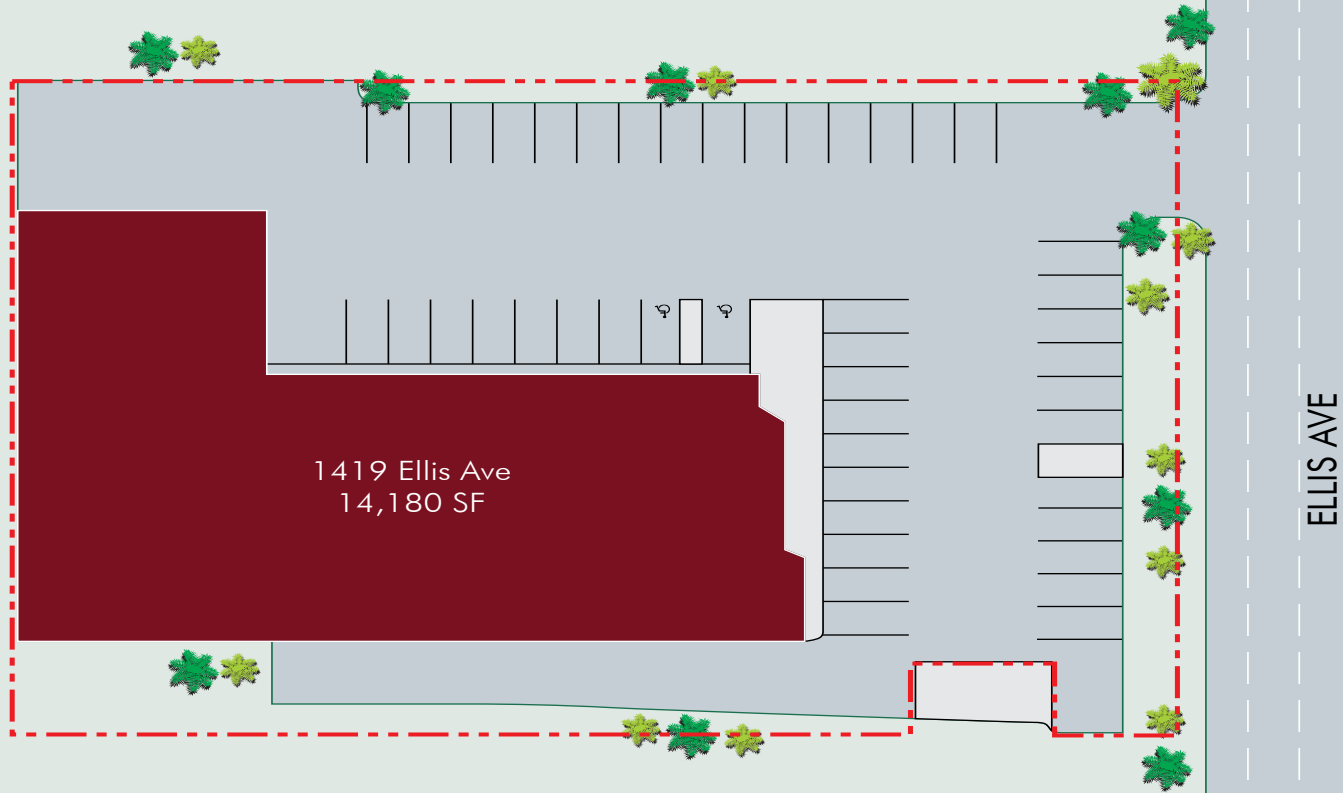
JACKSON, MISSISSIPPI MSA ADVANTAGE

The city of Jackson is the state capital and most populous city of Mississippi and anchors the Jackson, MS Metropolitan Statistical Area (Population: 589,082). The metro area encompasses Copiah, Hinds, Holmes, Madison, Rankin, Simpson, and Yazoo counties and serves as the educational, cultural, medical, and governmental center of the state. Two of the city's largest industries include healthcare (with two major medical centers, including the only medical school in the state) and higher education (with seven institutions totaling an enrollment of 40,000+ students). Major industrial segments located in the area include the Nissan auto plant and manufacturers, metal fabrication, airplane parts, and machine parts and engines.

AERIAL



SITE PLAN



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AutoZone | Jackson, MS

TOP PERFORMING AUTOZONE STORE WITH EXPANSIVE TRADE AREA



#1

AUTOZONE WITHIN A 15-MILE RADIUS



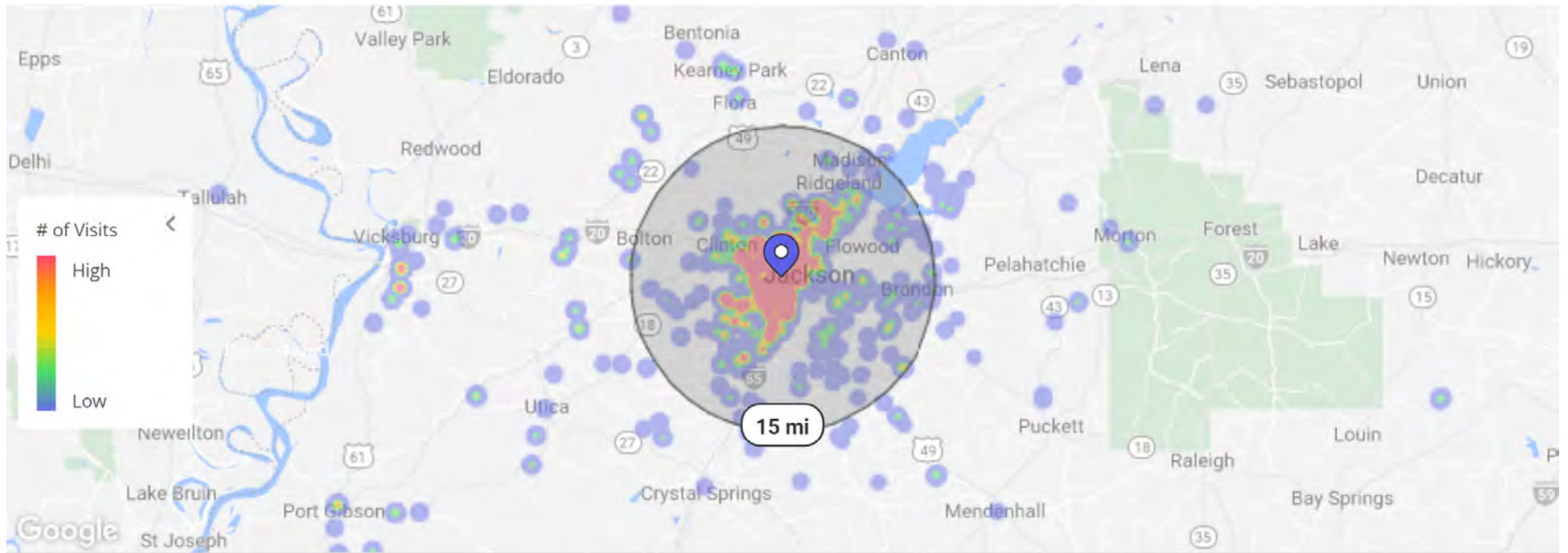
#1

AUTOZONE IN THE STATE OF MISSISSIPPI



TOP 1%

OF AUTOZONES ACROSS THE U.S.



Mar 1st, 2021 - Feb 28th, 2022

Data provided by Placer Labs Inc. (www.placer.ai)



LEASE SUMMARY

ORIGINAL TENANT:	AutoZone, Inc.* *According to Section 16 of the Lease, AutoZone, Inc. remains primarily liable for all obligations under the lease.
CURRENT TENANT:	AutoZone Mississippi Properties LLC
LEASE EXPIRATION:	December 31, 2032
TERM REMAINING:	±10.8 years
LEASE TYPE:	NNN Ground Lease
CURRENT RENT:	\$62,124
RENT ESCALATIONS:	Flat for the remainder of the term
RENEWAL OPTIONS:	Six 5-year options
OPTION RENT:	Option: \$62,124 Option 2: \$66,468 Option 3: \$71,124 Option 4: \$76,104 Option 5: \$81,432 Option 6: \$87,132
OPTION RENT INCREASES:	Flat during 1st Renewal Option; then 70% Increases in Options 2-6
TAXES:	Tenant shall pay all real estate and personal property taxes assessed solely against the Demised Premises during The Term prior to delinquency.
INSURANCE:	Tenant shall, at Tenant's sole cost and expense, maintain general public liability insurance against claims occurring upon or within the Demised Premises with such insurance to afford single limit protection of not less than \$1,000,000 Dollars in respect to bodily injury, death or property damage. Said insurance may be in the form of a general coverage or floater policy covering these and other premises, provided that Landlord is named an additional insured in said policy.
REPAIRS & MAINTENANCE:	Tenant shall at its own expense make any and all repairs, alterations and improvements which are necessary to maintain any buildings and improvements Tenant may construct in good order and repair.



TENANT OVERVIEW

AutoZone, Inc. (NYSE: AZO, S&P: BBB) is the nation's leading retailer and distributor of automotive replacement parts. AutoZone opened its first store in Forrest City, Arkansas on July 4, 1979. As of November 2021, the company had 6,066 stores in the U.S., 666 in Mexico and 53 in Brazil with a total store count of 6,785.

After twelve years in operation, the company joined the New York Stock Exchange and earned a spot in the Fortune 500. The company offers various products including new and remanufactured automotive hard parts, maintenance items, accessories, and nonautomotive products. AutoZone also provides a commercial sales program which offers credit and the delivery of parts and other products to local, regional, and national repair garages, dealers, service stations, and public sector accounts. In addition, it sells automotive diagnostic and repair software under the ALLDATA brand name through the alldata.com website; and automotive hard parts, maintenance items, accessories, and nonautomotive products through the AutoZone.com website. AutoZone also offers a Loan-A-Tool program which gives customers the ability to rent common and unique tools for their do-it-yourself projects. In order to build brand loyalty, AutoZone provides a variety of free services including check engine light readings, battery charging, and other services to help customers maintain their vehicles.

Net sales for the quarter ended November 20, 2021 increased \$514.6 million to \$3.7 billion, or 16.3% over net sales of \$3.2 billion for the comparable prior year period. Total auto parts sales increased by 16.2%, primarily driven by an increase in domestic same store sales of 13.6% and net sales of \$68.7 million from new stores. Domestic commercial sales increased \$204.6 million to \$899.9 million, or 29.4%, over the comparable prior year period. The company reported TTM net sales of \$15.14B, TTM net income of \$2.28B and total assets of \$14.46B (as of 11/20/2021).

NUMBER OF STORES:	6,785 stores in U.S., Canada & Brazil
NUMBER OF EMPLOYEES:	±100,000
TTM NET SALES:	\$15.14B (as of November 20, 2021)
TTM NET INCOME:	\$2.28B (as of November 20, 2021)
TOTAL ASSETS:	\$14.46B (as of November 20, 2021)
2021 FORTUNE RANKING:	#238
CREDIT RATING:	S&P: BBB
HEADQUARTERS:	Memphis, TN



Representative Photo

AREA OVERVIEW

JACKSON, MISSISSIPPI

Located in Hinds County, the city of Jackson is the state capital and most populous city of Mississippi. The city anchors the Jackson, MS Metropolitan Statistical Area (Population: 589,082). The metro area encompasses Copiah, Hinds, Holmes, Madison, Rankin, Simpson, and Yazoo counties and serves as the educational, cultural, medical, and governmental center of the state.

Economy

Two of the city's largest industries include healthcare (with two major medical centers, including the only medical school in the state) and higher education (with seven institutions totaling an enrollment of 40,000+ students). Major industrial segments located in the area include the Nissan auto plant and manufacturers, metal fabrication, airplane parts, and machine parts and engines.

With healthcare and social assistance accounting for nearly 20% of the area's employment, the area boasts an abundance of medical uses, including the 440-bed Mississippi Baptist Medical Center and 571-bed St. Dominic-Jackson Memorial Hospital.

Education

Jackson is home to a multitude of higher education institutions, including Jackson State University (6,375 students), Tulane University (8,777 students), Belhaven University (4,400 students), and the University of Mississippi Medical Center, to name a few. The metro area is served by 10 public school districts (Canton, Clinton, Copiah, Hazlehurst, Hinds, Jackson, Madison, Pearl, Rankin, Simpson) and eight private schools.

Culture

Jackson is rich in culture and is notable for its music, including gospel, blues, and R&B. The city is also the site of the USA International Ballet Competition, which is held at Thalia Mara Hall.

TOP EMPLOYERS

EMPLOYEES

STATE OF MISSISSIPPI	29,069
UNIVERSITY OF MISSISSIPPI	8,759
JACKSON PUBLIC SCHOOL DISTRICT	4,100
U.S. GOVERNMENT	3,700
BAPTIST HEALTH SYSTEMS	3,100
MERIT HEALTH	3,000
ST. DOMINIC HEALTH SERVICES	3,000
CITY OF JACKSON, MISSISSIPPI	1,895
JACKSON STATE UNIVERSITY	1,500
AT&T	1,300

Source: City of Jackson Comprehensive Annual Financial Report 2020





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INVESTMENT CONTACTS

BRIAN PFOHL

Executive Vice President
+1 404 504 7893
brian.pfohl@cbre.com

CHRIS BOSWORTH

Vice Chairman
+1 404 923 1486
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