

# CBRE



# FLEETPRIDE

2001 N 1ST STREET | ARTESIA, NM 88210

**EXCLUSIVE MARKETING ADVISORS**

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**BROKER OF RECORD**

Jim Dountas

Lic. 45995A

# PROPERTY AERIAL



U.S. HWY 285

**SITE**

**CBRE**



## INVESTMENT HIGHLIGHTS

**Targeted Location for FleetPride** – FleetPride acquired Truck & Trailer Supply in 2008 to Expand their New Mexico and National Footprint

**National Tenant** – With 270+ Locations Across 46 States, FleetPride is the Largest Truck and Trailer Part Company in the United States.

**Located Directly Off US HWY 285** – With Direct Access to Roswell HWY (US 285), Over 6,000 Cars Pass the Location Daily

**Recent Extension** – The Tenant Recently Signed a New Lease at the Site, and Spent Over \$30,000 of Their Own Money on HVAC, Office and Showroom Renovation

**Ease of Ownership** – Passive NN Lease with 3% Annual Increases and an Option to Renew

# TENANT OVERVIEW

## FLEETPRIDE

**TYPE:** DISTRIBUTION WAREHOUSE

**NO. OF LOCATIONS:** 300+

**YEARS IN BUSINESS:** 20

**HEADQUARTERS:** Irving, TX

**WEBSITE:** [www.fleetpride.com](http://www.fleetpride.com)

FleetPride is the nation's largest independent distributor of heavy-duty truck and trailer replacement parts. FleetPride needs exceptional people to support our ambitious growth plans!

FleetPride's mission is to be the most reliable parts supplier in every market we serve, and we've earned a loyal and growing customer base by providing outstanding service and value.

FleetPride offers advantages to large fleets and small operators alike, and capabilities that no other distributor can match. Our local knowledge allows us to tailor products and services to the unique needs of area customers, while our national footprint allows for consistent, reliable service at every branch location. FleetPride's supply chain expertise ensures that our customers get what they need, when and where they need it, and helps them keep their trucks where they belong – on the road!

FleetPride serves a diverse customer base across multiple industries, including freight and shipping, leasing services, agriculture, food and beverage, construction and waste management.



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# PROPERTY SUMMARY

**PRICE:** **\$875,000**

**CAP RATE:** **9.14%**

NET OPERATING INCOME \$80,000

YEAR BUILT 1975

GROSS LEASEABLE AREA 10,000 SF

LOT SIZE .93 ACRES

LEASE TERM 5 YEARS

LEASE COMMENCEMENT JANUARY 2019

LEASE EXPIRATION JULY 2023

REMAINING TERM 3.5 YEARS

LEASE TYPE NN

ROOF & STRUCTURE TENANT

RENT INCREASES 3% ANNUAL

OPTIONS 1 X 5

OPTIONS TO PURCHASE NONE

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# PROPERTY AERIAL

2 MILES



# PROPERTY AERIAL

0.5 MILES

**SITE**  
**FleetPride**  
TRUCK & TRAILER PARTS

**Nutrien**  
Ag Solutions

**PRESSURE**  
Services

**Gain**  
Electrical Supply Corporation

BES Supply Store

**LA HERRADURA**  
Mexican Restaurant

**FIRST STREET**  
FIREARMS LLC

**ARTESIA**  
METALS inc.

**ALLSUP'S**

Crossfire

PECOS VALLEY  
EQUIPMENT

Just For  
Concrete LLC

Payne  
Packing Co

Ddans Animal  
Nutrition & Supply

Gregg's Food

*Richey Ave*

285

285

357

**CBRE**

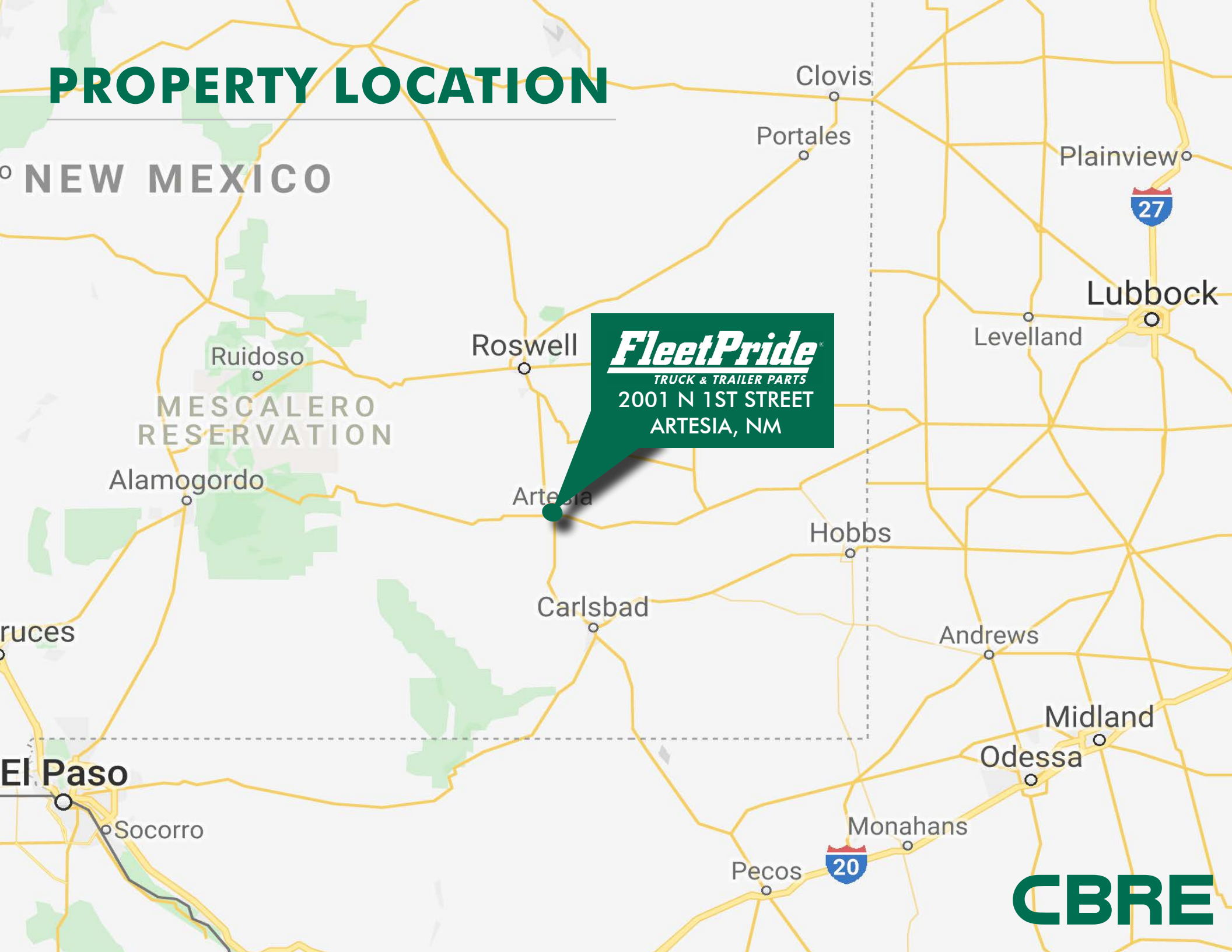
# PROPERTY LOCATION

NEW MEXICO

MESCALERO RESERVATION

**FleetPride**  
TRUCK & TRAILER PARTS  
2001 N 1ST STREET  
ARTESIA, NM

**CBRE**





# DEMOGRAPHICS

## POPULATION (2019)

3 MILES	14,502
5 MILES	16,832
7 MILES	18,027

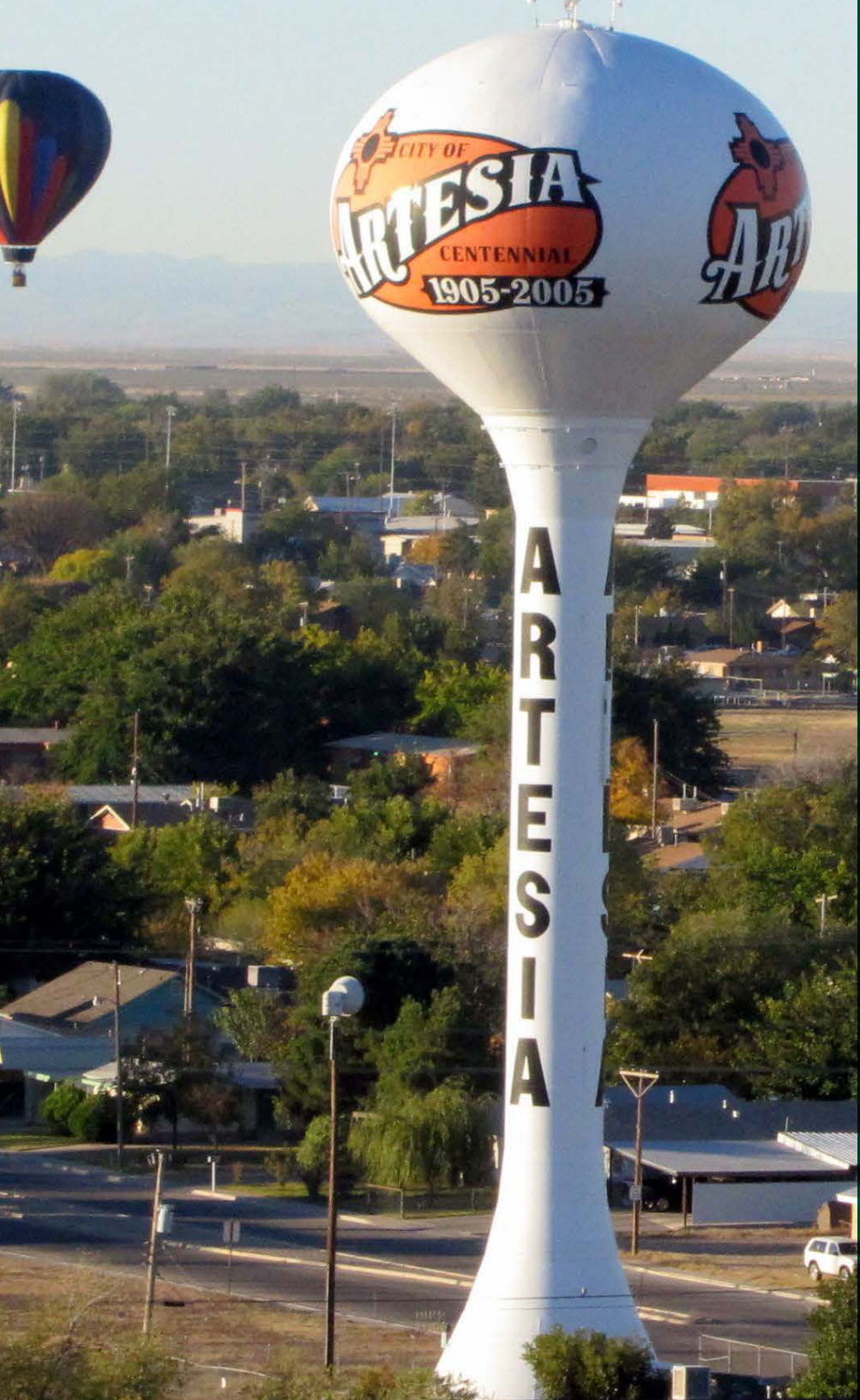
## HOUSEHOLDS (2019)

3 MILES	5,323
5 MILES	6,127
7 MILES	6,584

## AVG HH INCOME (2019)

3 MILES	\$82,766
5 MILES	\$85,696
7 MILES	\$88,090





# WHY ARTESIA?

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Our community is full of special things conceived, designed and built by ourselves. While we are no different from folks in other towns our town is different because our citizens tend to expect it to be that way.

A redeveloped Main Street with landscaped sidewalks, shopping, a walkway with fountains, dining, and entertainment are all within easy walking distances. This was the creation of the Artesia MainStreet organization with plenty of corporate and individual participation and funding. This is the center of our town and gives us considerable pride.

Bronze sculptures of cowboys, cattle, an oil derrick and hard working pioneers that highlight our past are found in the downtown area. Each was designed and funded by citizens that are proud of their community and ant to improve it for their children and grandchildren.

A public safety facility that houses a fire department, local, county and state law enforcement, state parole & probation offices and a municipal court was funded, built and operated by the three levels of government. It is an example for others to follow.

Our latest addition to the downtown area is a state-of-the-art library which opened in March 2014. This multi-million dollar facility is the product of corporate, private, and public funding and spearheaded by a citizen committee. This facility was possible through the willingness of the business community to envision what could be and to combine their efforts and contributions to make it happen.

And so it goes in Artesia, NM. Just another day in a truly friendly, caring and generous community, where the public and private sectors come together time and time again to get great things done.

Phillip Burch  
Mayor of Artesia, NM

*Artesia Community Guide 2015 / 2016*  
*Published on Nov 4, 2015*

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and CBRE, Inc. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested par-

ties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or CBRE, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or CBRE, Inc. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or CBRE, Inc.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to CBRE, Inc.

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