



Property Overview

AutoZone, Inc. is an American retailer of aftermarket automotive parts and accessories, the largest in the United States. Founded in 1979, AutoZone has over 6,400 stores across the United States, Mexico, Puerto Rico, Brazil and the US Virgin Islands. The company is based in Memphis, Tennessee.

Property was recently constructed in 2019 with an original 15-year ground lease term. There are 12+ years remaining on the current ground lease term with four, 5-year options.

Property has the long-term benefits of a ground lease ownership in the path of multiple new residential and commercial development projects.

Demographic Data

	1 Mile	5 Miles	10 Miles
Total Households	914	18,628	55,428
Total Population	2,508	45,504	137,814
Average Household Income	\$88,283	\$74,666	\$66,971

Highlights

- » Building Size: 7,400 SF
- » Land Size: 0.94 AC
- » Year Built: 2019



Brad Joseph - Managing Broker
O: 309-322-6447
C: 309-339-6286
Bradjoseph@djoseph.com



Boulder
-16 Miles

Rock Rock Elementary School
COLORADO NATIONAL GOLF CLUB

brakes plus
KING Soopers

VISTA RIDGE ACADEMY

Auto Zone

The Gallery at Broomfield
 3-story 115-Unit Retirement Community
 (Opening Spring 2023)

FirstBank
Everbrook ACADEMY

JJ BAKER'S TOPGROSSER

CHASE

Beltran's Grill
MOD

PANDA EXPRESS
 CHINA KITCHEN

Vista Highlands Mixed Use
 Proposed development includes an 11,389 SF commercial space with 362 apartments

Vista Highlands Multifamily Residential
 297-unit for-rent community

HOTWORX
 Starbucks

E Baseline Rd - 22,560

Baseline Center Street District
 proposed development to consist of approximately 215,000 SF of commercial/retail (including an anchor grocer), 620,000 SF of office a 180 room hotel, and 1,240 residential units (including 180 active adult units).