

O'Reilly Auto Parts

Ephrata, WA

Corporate NNN* O'Reilly Auto Parts With 30+ Years of Historical Occupancy

\$ | Price:
\$1,372,000

% | Cap Rate:
6.15%

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THE OFFERING

- Corporate NNN* lease structure with tenant responsible for taxes, insurance, HVAC, parking lot, landscaping, and utilities
- O'Reilly Auto Parts is a Fortune 500 company and the largest specialty retailer of automotive parts in the United States
- Tenant has occupied this location since 1997 (nearly 30-year operating history at the site)
- Two remaining 5-year options with contractual rent increases
- Direct frontage on SR-28, Ephrata's primary retail corridor
- 0.52 AC site across 2 parcels with dedicated 18-stall parking lot

*LL responsible for general liability insurance. Tenant responsible for property insurance.

OFFERED EXCLUSIVELY BY

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 **SR-28**
(± 14,000 VPD)

Part of larger portfolio, please contact Northmarq for more info

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