

# FOR SALE

OFFERING MEMORANDUM

## 4 FULLY LEASED COMMERCIAL PROPERTIES

2 IN RAPID CITY, SD  
1 IN GILLETTY WY ( BLDG + OUTLOT)  
1 IN DOUGLAS WY



EXCLUSIVELY LISTED BY

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LICENSE #: SD 15377

**REMAX**  
COMMERCIAL

RANDYOLIVIER.REMAX.COM

# TABLE OF CONTENTS

- 01 INVESTMENT OVERVIEW
- 02 FINANCIAL OVERVIEW
- 03 SITE PLAN
- 04 FLOOR PLANS
- 05 PROPERTY PHOTOS
- 06 AREA OVERVIEW
- 07 AERIALS & MAPS



# INVESTMENT OVERVIEW

4 FULLY LEASED COMMERCIAL PROPERTIES AVAILABLE AS A PORTFOLIO WITH AN OPTION TO PURCHASE SEPARATELY.\*

\*THE WYOMING PROPERTIES IN THIS OFFERING MEMORANDUM ARE LISTED BY SUNDANCE LAW PC, A WYOMING-BASED LAW FIRM.



# PROPERTIES SUMMARY



#1 1845 Haines Ave, Rapid City, SD 57701

Napa Autoparts  
Planet Fitness

#2 631 Deadwood Ave, Rapid City, SD 57702

Napa Autoparts

#3 100 Carey Ave, Gillette, WY 82716  
&

PartsOne WYOSD dba NAPA  
Autoparts

203 E. Second Street, Gillette, WY 82716

Outlot

#4 801 S. Riverbend Drive, Douglas WY 82633

NAPA Autparts



Addresses	1845 Haines Ave	631 Deadwood Ave	100 Care Ave	801 S Riverbend Drive
			203 E Second St	
Tenant(s)	NAPA and Planet Fitness	NAPA	Heavy Duty Truck Parts ( NAPA)	NAPA
Type of Lease	Base + NNN	Base + NNN	Base + NNN	Base + NNN
Lease Length	12 Years	12 Years	12 Years	12 Years
Lease Commence	Jan 2026	Jan 2026	Jan 2026	Jan 2026
Escalation	3% Annual	3% Annual	3% Annual	3% Annual
Renewal	2-Five Year	2-Five Year	2-Five Year	2-Five Year
Price	\$9,060,000	\$1,440,000	\$1,440,000	\$1,440,000
Full Year NOI	\$679,228.84	\$108,000	\$108,000	\$108,000
Cap Rate	7.50%	7.50%	7.50%	7.50%
Year built	1997	1996	1980	1977
Year Remodeled	2025	2022	2015	2023
Leasable SF	121440	6300	8400	7680
Lot Size - Acres	9.03	1.03	1.09	2.5

**LOCATION #1**  
**1845 HAINES AVE**  
**RAPID CITY, SD 57701**

**Offered at: \$9,060,000**

**Tenants: NAPA and Planet Fitness**

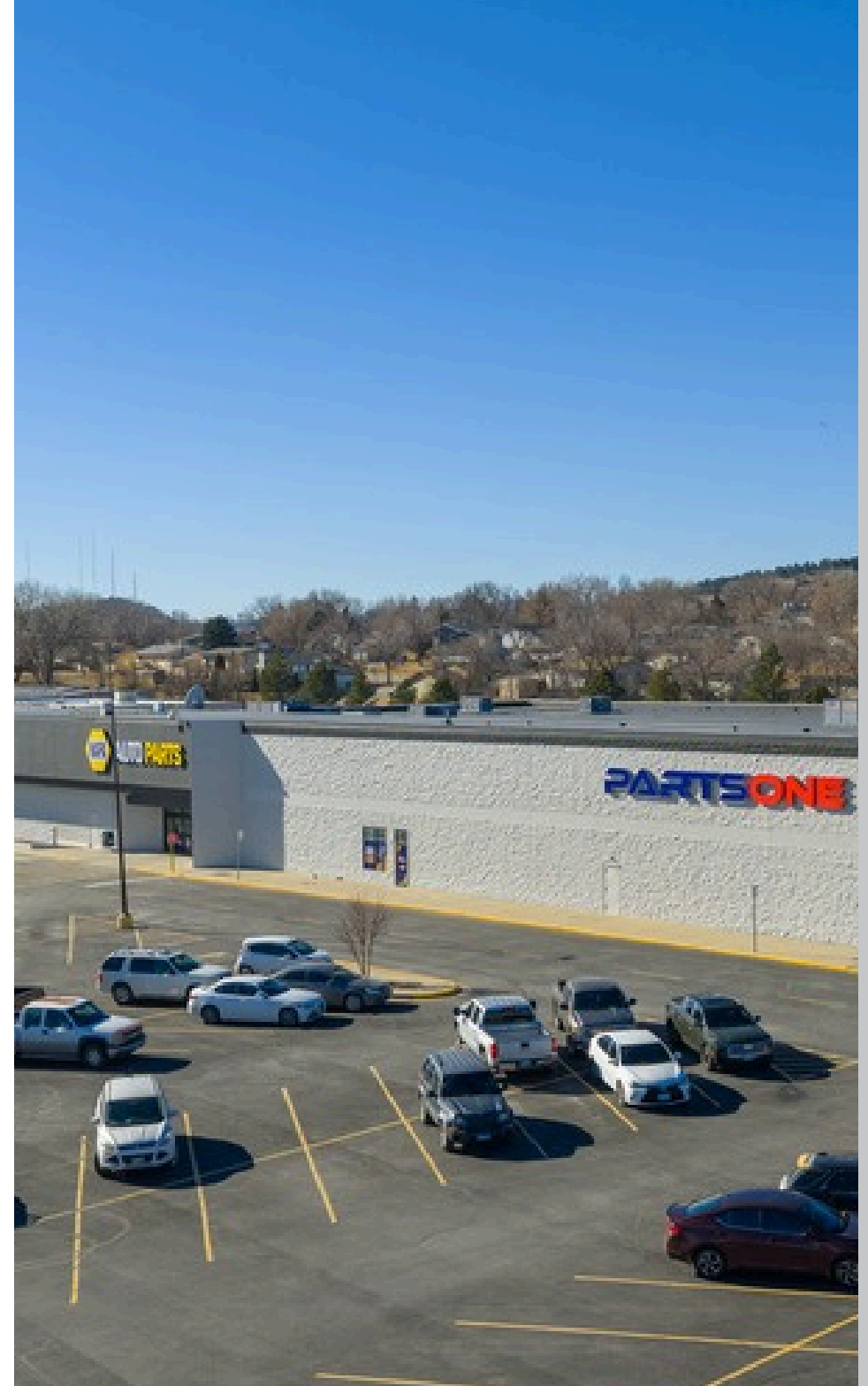
**Initial Lease Term: 12 Years**

**Leasable sf: 121,440**

**Full year NOI: \$679,229**

**Annual Escalation: 3%**

**Year 1 cap: 7.50%**





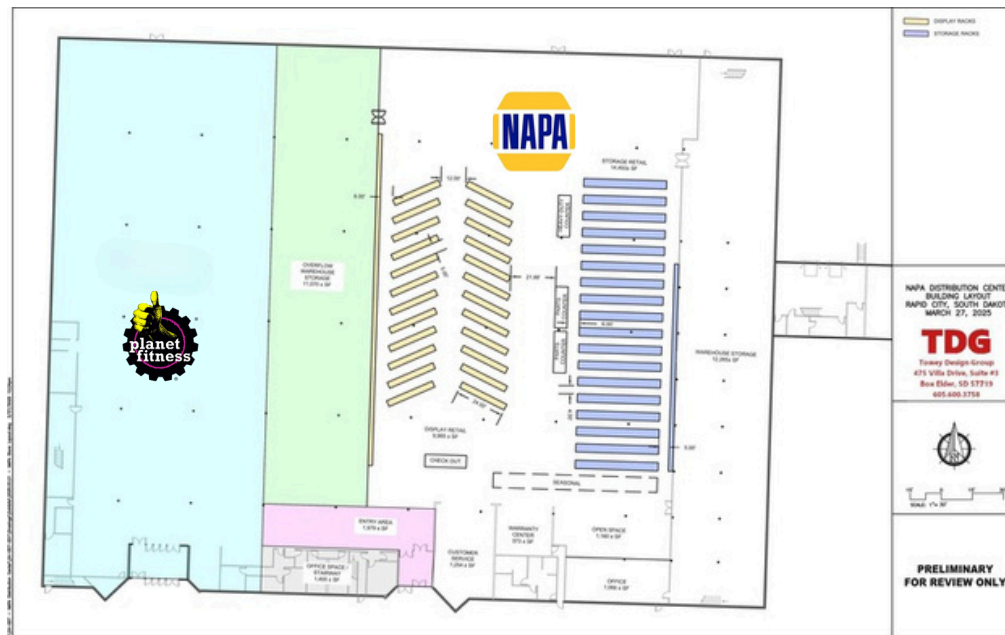
# TENANT OVERVIEW AND FLOORPLAN

## Napa:

Founded in 1925, NAPA (National Automotive Parts Association) operates over 7,000 locations worldwide, supplying automotive, industrial, and specialty parts. Most stores are independently owned franchises supported by Genuine Parts Company's extensive distribution network. As a leading replacement parts distributor, NAPA's financial strength and focus on technical expertise and quality continue to serve both professional repair shops and DIY customers.

## Napa Franchisee:

Dave Antonio owns multiple NAPA Auto Parts franchise stores across Colorado, Wyoming, and South Dakota, a journey that began in 2004 when he started working at the Granby, Colorado, location. He entered ownership in 2017 with the purchase of two Colorado stores and has since expanded The NAPA Network to include locations in Colorado, Wyoming, and South Dakota. A hands-on owner based in Steamboat Springs, Colorado, Antonio focuses on continuity, community-driven growth, and maintaining stable, locally rooted NAPA operations across the region.





# PLANET FITNESS OVERVIEW

## Planet Fitness:

Planet Fitness, founded in 1992, is a leading fitness center franchise with more than 2,400 locations across the globe. The company is best known for its affordable memberships, 24/7 access, and welcoming “Judgement Free Zone®” philosophy. Planet Fitness differentiates itself through a high-value, low-cost operating model, standardized club design, and a strong focus on member experience and brand consistency.

## Planet Fitness Franchisee:

Baseline Fitness LLC, founded in 2009, is a leading Planet Fitness franchisee headquartered in Fargo, North Dakota, with 129 clubs across 10 states, and a strong Midwest footprint. They are known for their disciplined growth strategy, real estate expertise, and operational scale. The company has partnered with institutional investors to support expansion, including Freeman Spogli & Co. in 2017 and Mayfair Capital Partners (Oxford Financial Group) in 2024, while retaining management ownership..





1845 HAINES AVE, RAPID CITY SD

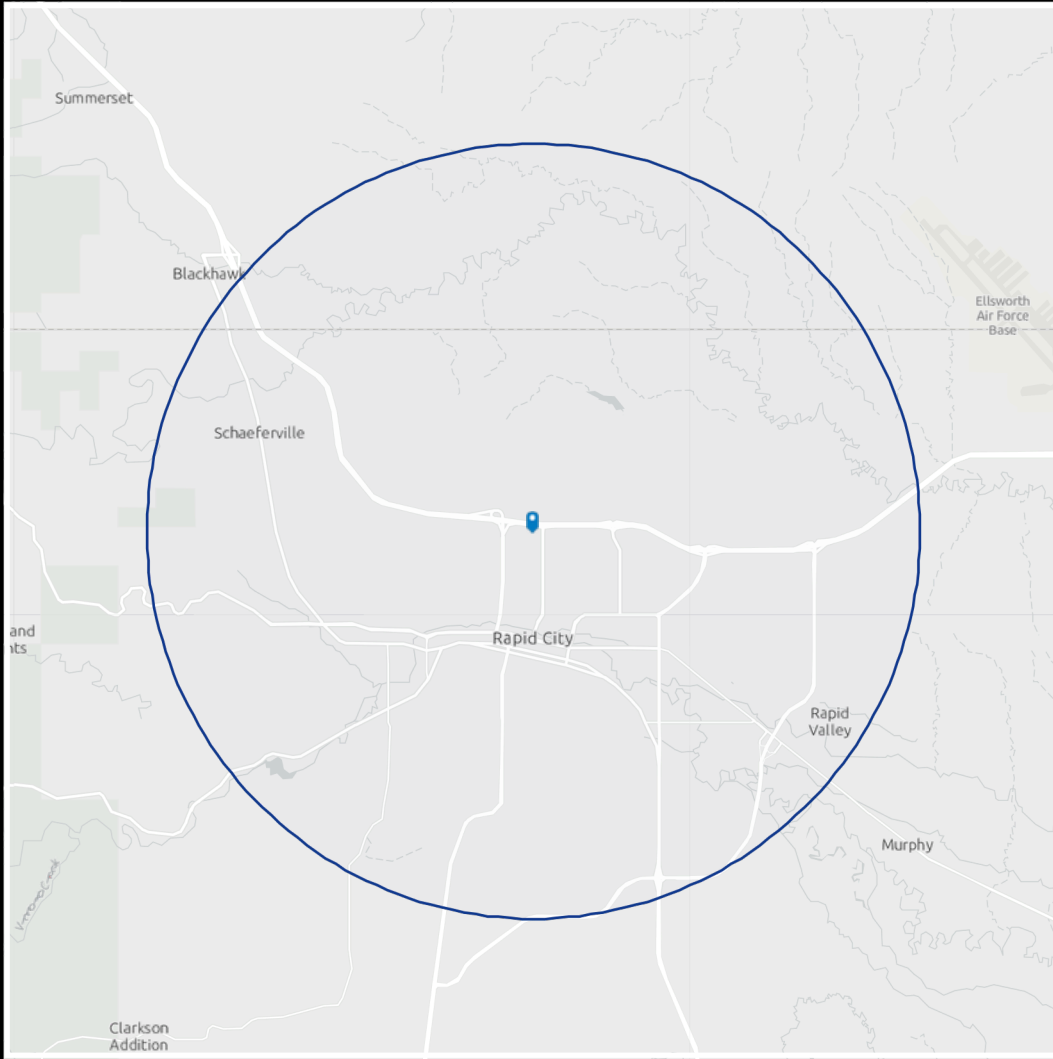
# OVERHEAD MAP





1845 Haines Ave, Rapid City, South Dakota, 57701 2

Ring of 5 miles



Source: This infographic contains data provided by Esri (2025, 2030).

# Firefly Income Profile



77,033  
Total Population



0.97%  
2025-2030  
Pop Growth



33,165  
Total Households

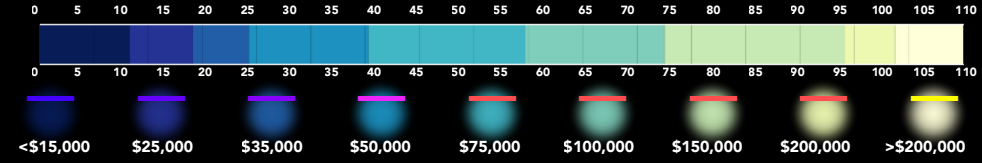


2.21  
Household Size



35,772  
Total Housing Units

## Income Profile



\$70,993  
Median Household Income

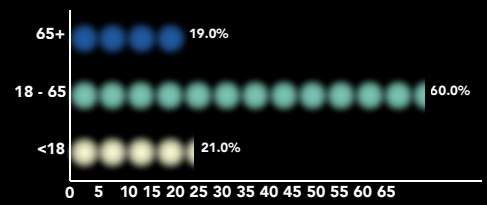
\$40,043  
Per Capita Income

\$57,965  
Median Disposable Income

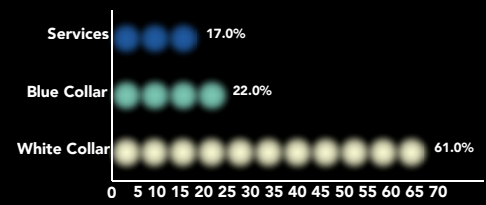
\$133,582  
Median Net Worth

\$348,877  
Average Home Value

## Age Profile



## Jobs Profile

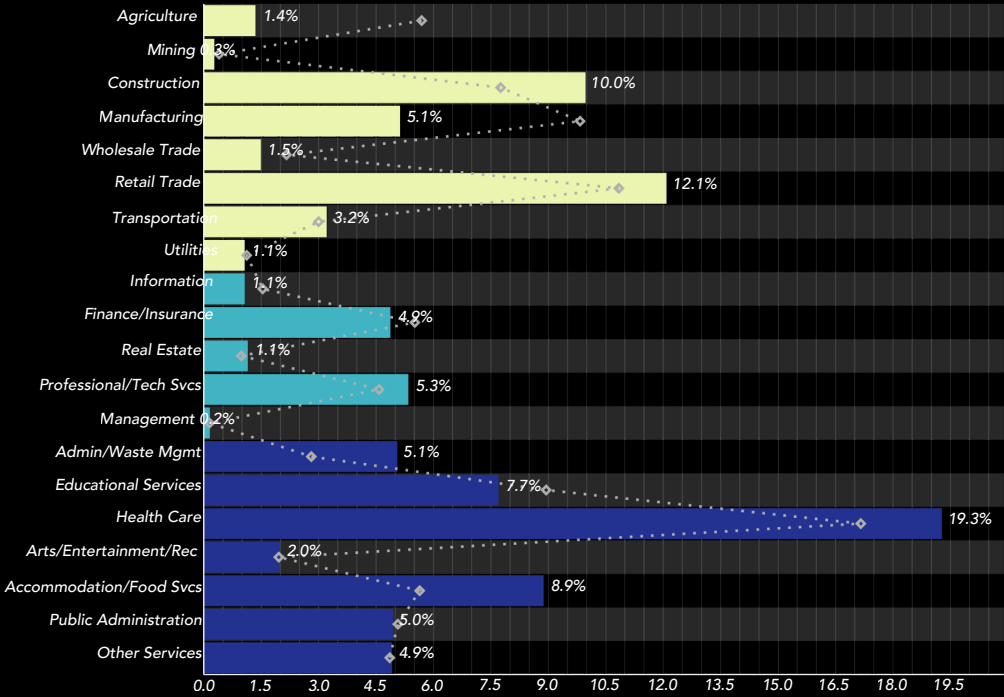


Source: This infographic contains data provided by Esri (2025, 2030).



1845 Haines Ave, Rapid City, South Dakota, 57701

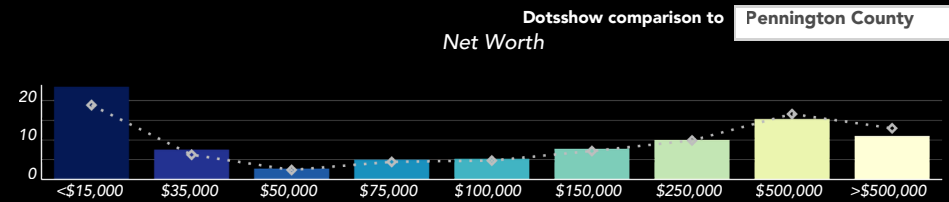
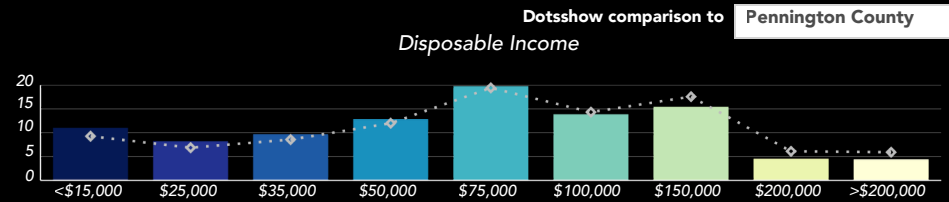
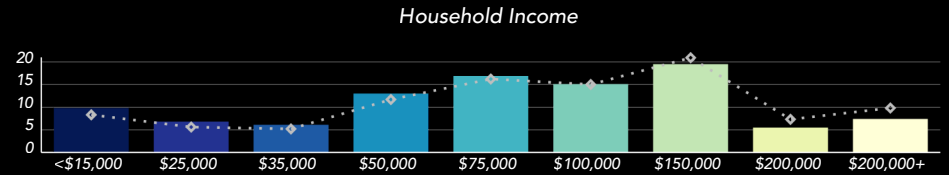
Ring of 5 miles



Labor Force by Industry

Dots show comparison to South Dakota

# Firefly Income Profile



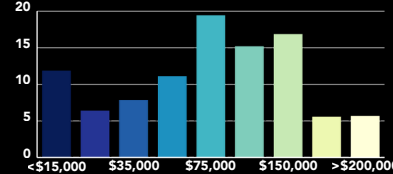
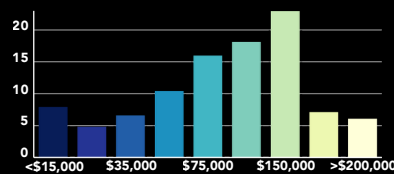
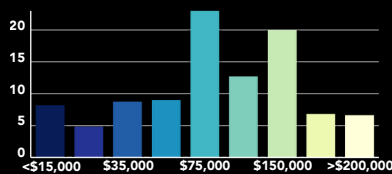
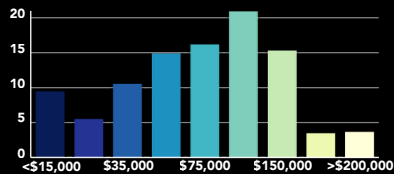
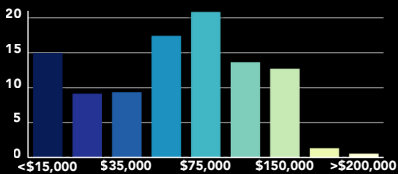
Income Ages 15-24

Income Ages 25-34

Income Ages 35-44

Income Ages 45-54

Income Ages 55-64



Source: This infographic contains data provided by Esri (2025, 2030).

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**LOCATION #2**  
**631 DEADWOOD AVE**  
**RAPID CITY, SD 57702**

**Offered at: \$1,440,000**

**Tenants: NAPA**

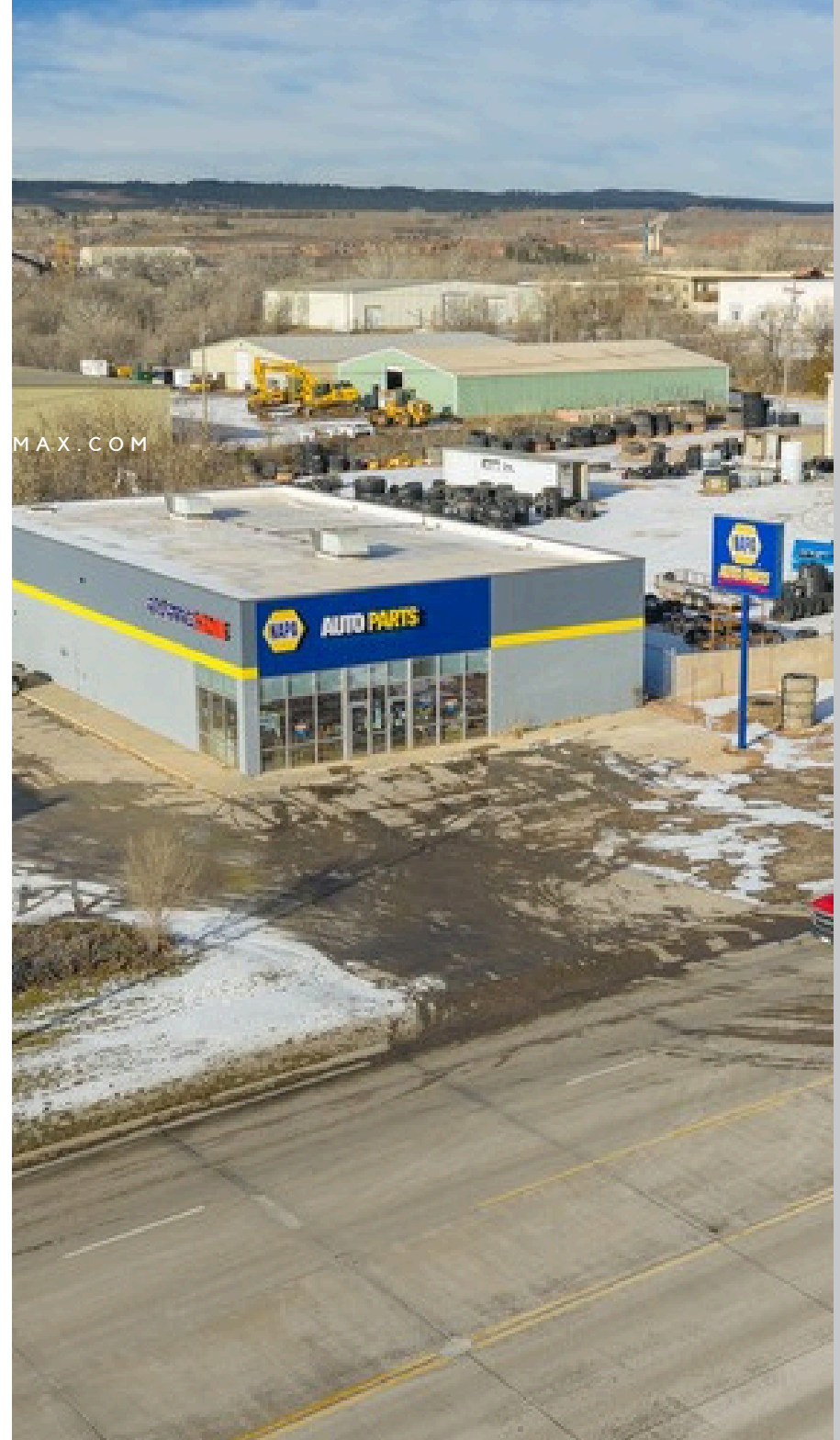
**Initial Lease Term: 12 Years**

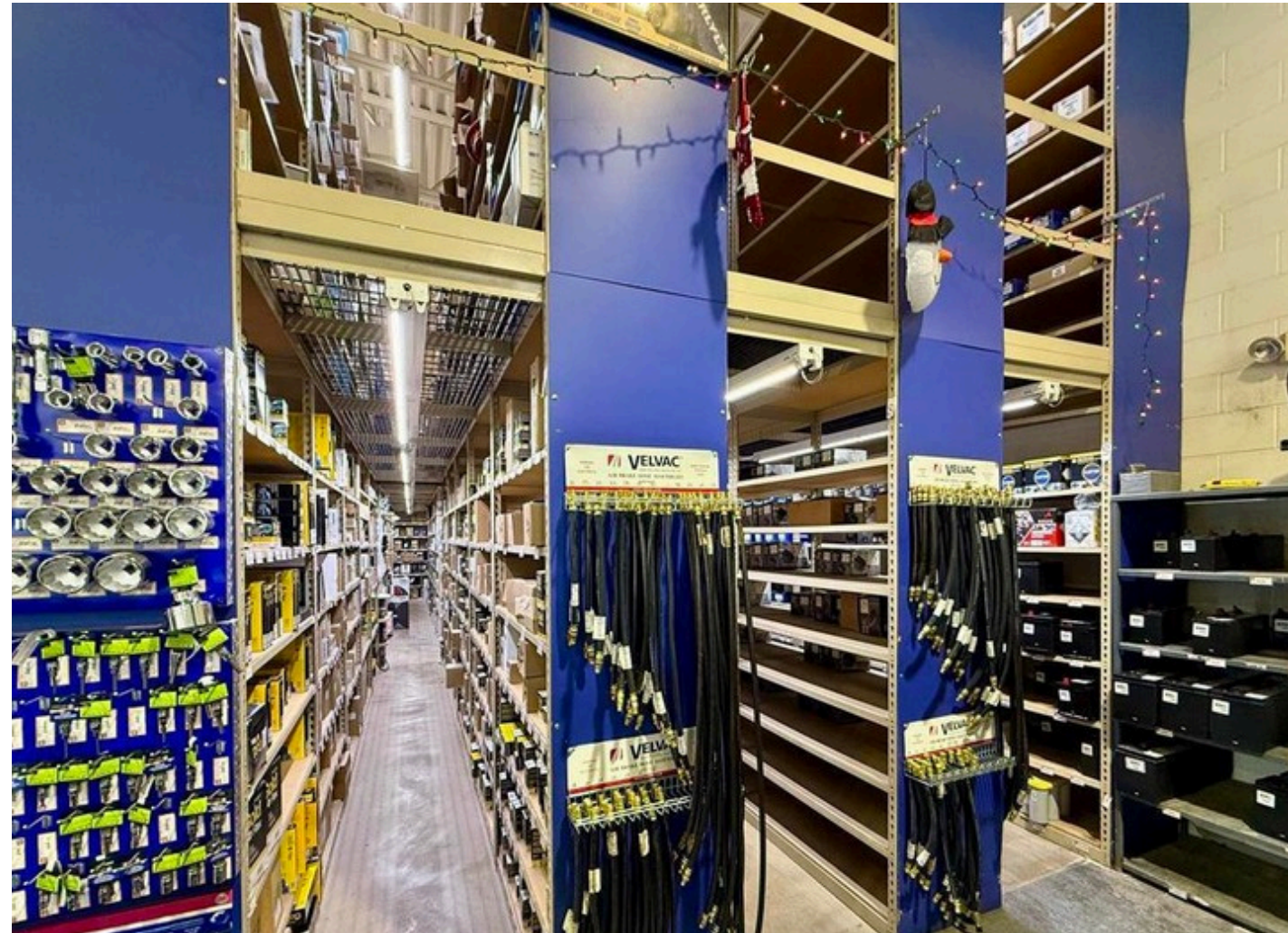
**Leasable sf: 6300**

**Full year NOI: \$108,800**

**Annual Escalation: 3%**

**Year 1 cap: 7.50%**





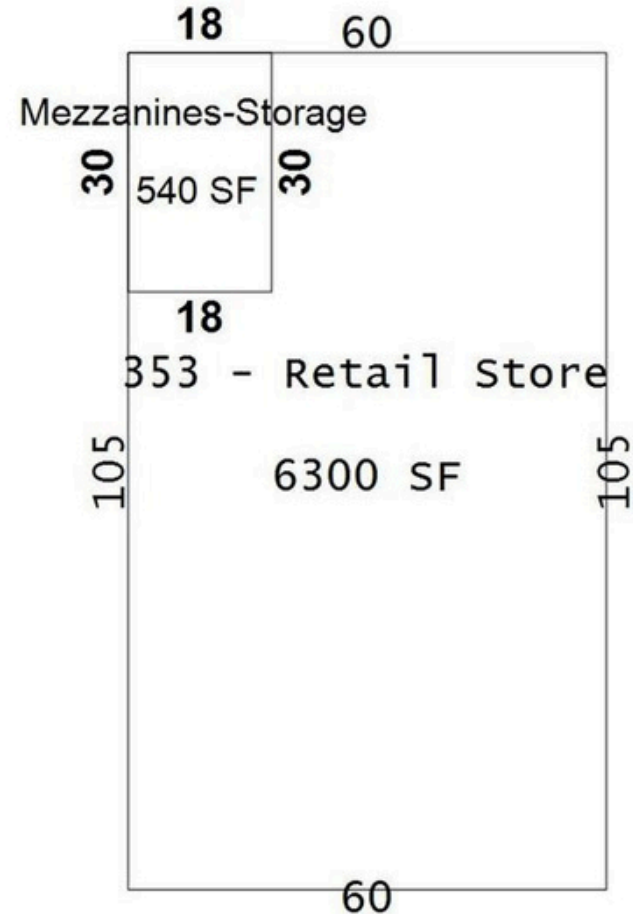
# TENANT OVERVIEW AND FLOORPLAN

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631 DEADWOOD AVE, RAPID CITY SD 57702

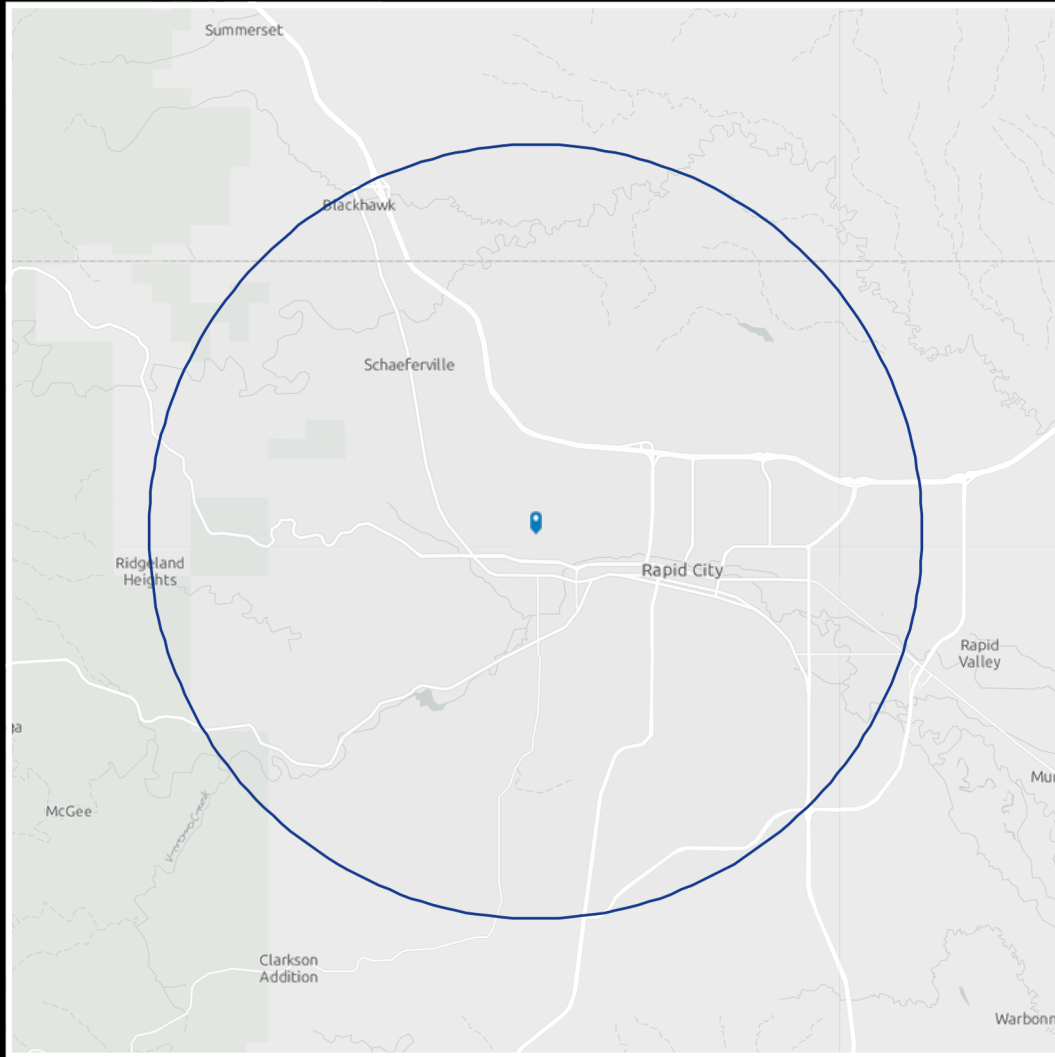
# OVERHEAD MAP





631 Deadwood Ave, Rapid City, South Dakota, 57702 2

Ring of 5 miles



# Firefly Income Profile



76,011  
Total Population



0.78%  
2025-2030  
Pop Growth



32,749  
Total Households

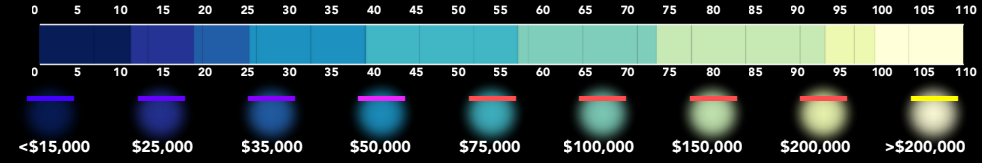


2.21  
Household Size



35,258  
Total Housing Units

## Income Profile



\$72,084  
Median Household Income

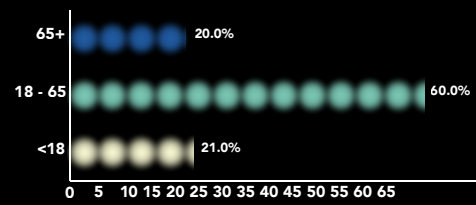
\$43,169  
Per Capita Income

\$58,713  
Median Disposable Income

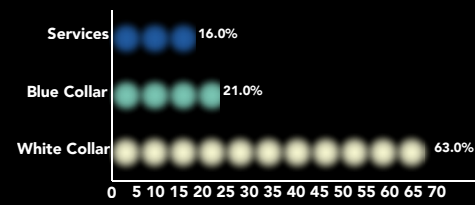
\$142,420  
Median Net Worth

\$371,232  
Average Home Value

## Age Profile



## Jobs Profile



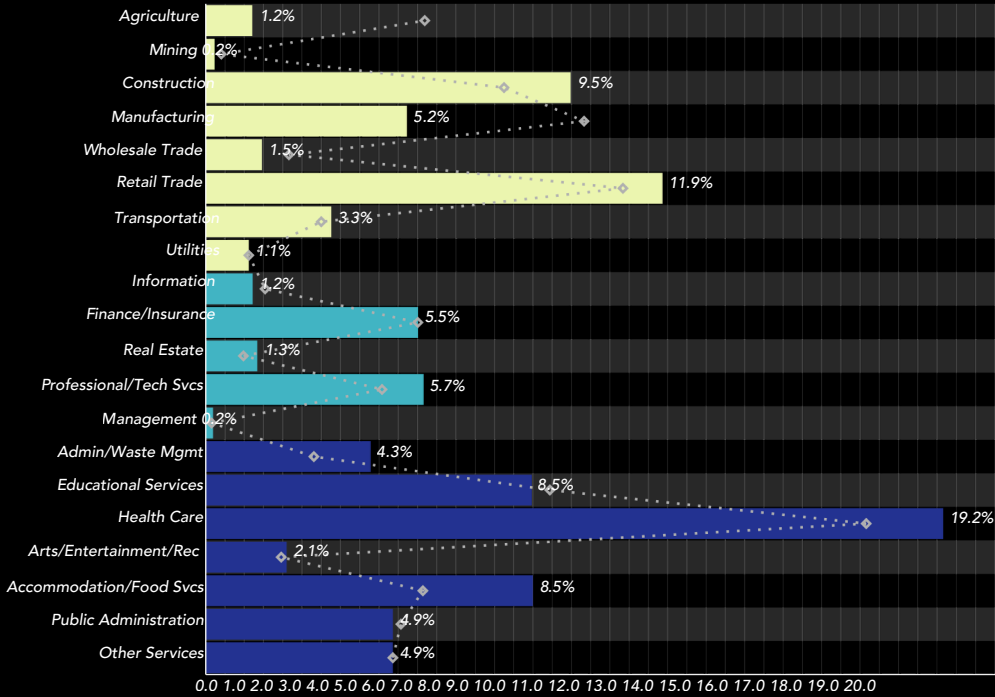
Source: This infographic contains data provided by Esri (2025, 2030).

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631 Deadwood Ave, Rapid City, South Dakota, 57702 2

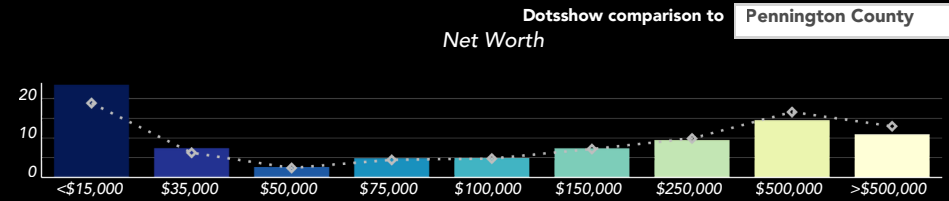
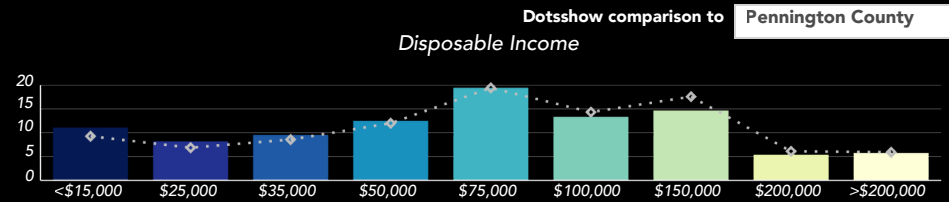
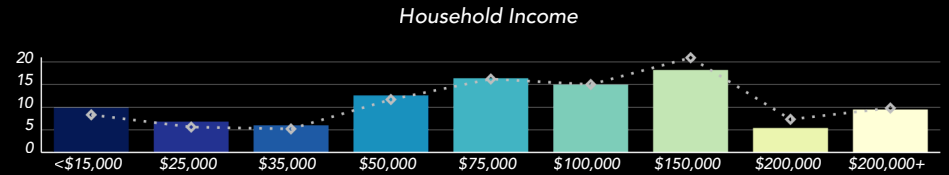
Ring of 5 miles



Labor Force by Industry

Dots show comparison to South Dakota

# Firefly Income Profile



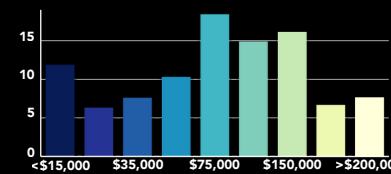
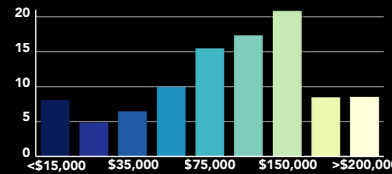
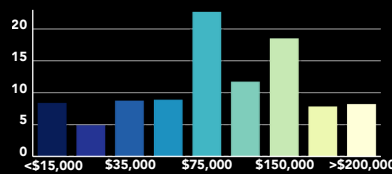
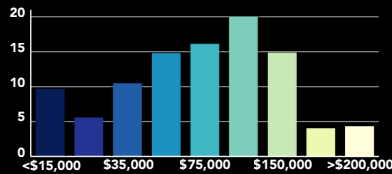
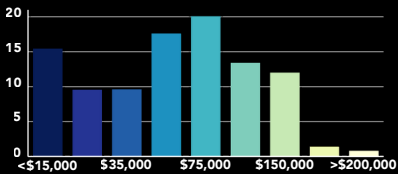
Income Ages 15-24

Income Ages 25-34

Income Ages 35-44

Income Ages 45-54

Income Ages 55-64



Source: This infographic contains data provided by Esri (2025, 2030).

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# AREA OVERVIEW

## RAPID CITY, SD



### Rapid City, South Dakota - Key Investment Highlights

- **Population & Growth:** Rapid City's population is roughly ~80,000, growing ~6.9% since 2020. Metro area ~151,000, with ~7.6% annual growth.
- **Tourism Impact:** The city welcomed nearly 3.9 million visitors in 2024, with visitor spending exceeding \$500M and tourism supporting over 7,600 jobs.
- **Economic Base:** Major industries include government services (including Ellsworth AFB), healthcare, retail, and construction, with employment growth and diverse job sectors.
- **Defense Presence:** Ellsworth AFB is one of the region's largest employers, adding over 9,000 people to the local economy and supporting direct and indirect jobs.
- **Employment Growth:** Regional job growth outpaces many peer markets with low unemployment (~2%) and expanding workforce opportunities.
- **Quality of Life:** Affordable cost of living below the national average, solid median household incomes, natural amenities, and strong tourism draw.
- **Business Climate:** South Dakota's tax environment is highly favorable, with no corporate or personal income tax, boosting business retention and growth.
- **Positioned on Interstate 90:** with high daily traffic counts over 35,000 per day (historically significant corridor for travelers and freight).

**LOCATION #3**  
**100 CAREY AVE**  
**+ OUTLOT AT 203 E SECOND AVE**  
**GILLETTE, WY 82716**

**Offered at: \$1,440,000**

**Tenant: PartsOne WYOSD dba  
NAPA Autoparts**

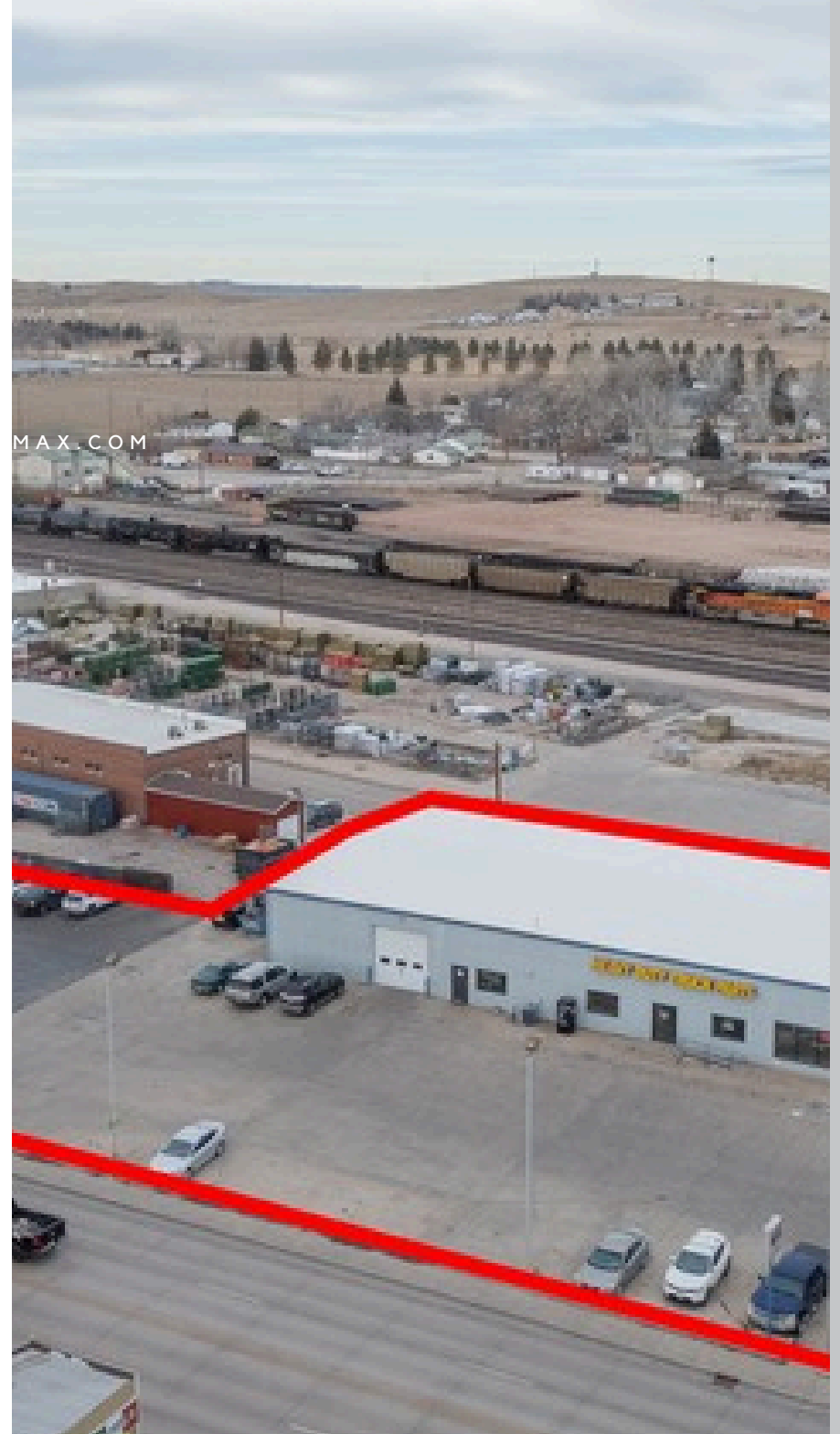
**Initial Lease Term: 12 Years**

**Leasable sf: 8400**

**Full year NOI: \$108,000**

**Annual Escalation: 3%**

**Year 1 cap: 7.50%**





# TENANT OVERVIEW AND FLOORPLAN

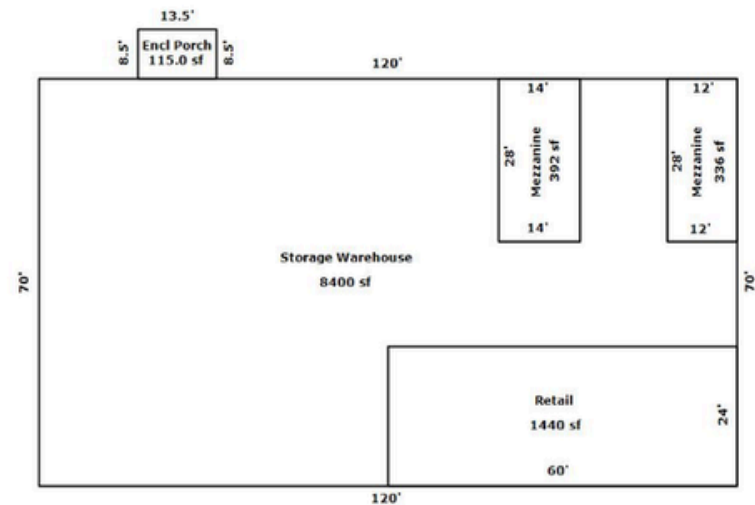
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100 CAREY AVENUE, GILLETTE WY 82716 \*\* BUILDING  
203 E SECOND STREET, GILLETTE WY 82716 \*\* OUTLOT

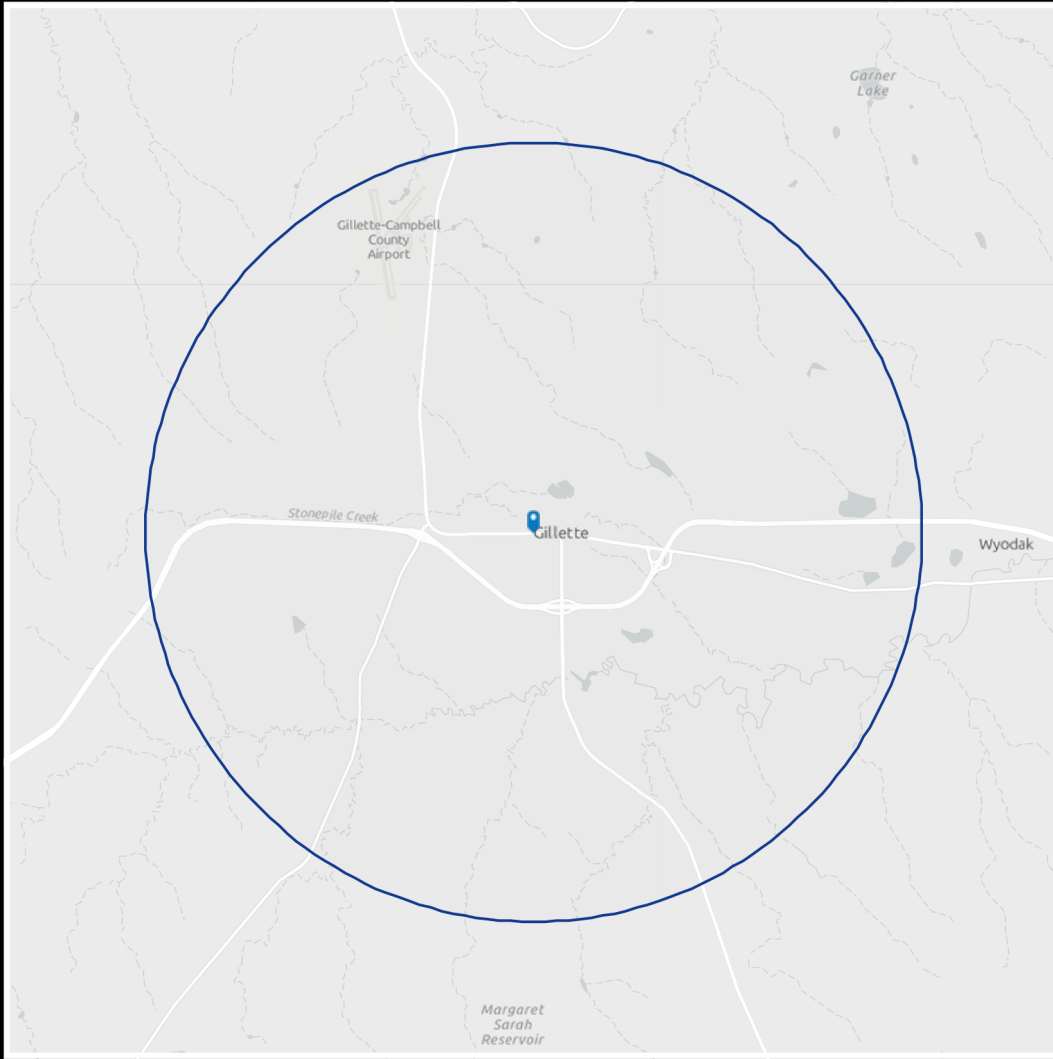
# OVERHEAD MAP





100 Carey Ave, Gillette, Wyoming, 82716

Ring of 5 miles



Source: This infographic contains data provided by Esri (2025, 2030).

# Firefly Income Profile



34,972  
Total Population



-0.03%  
2025-2030  
Pop Growth



13,490  
Total Households

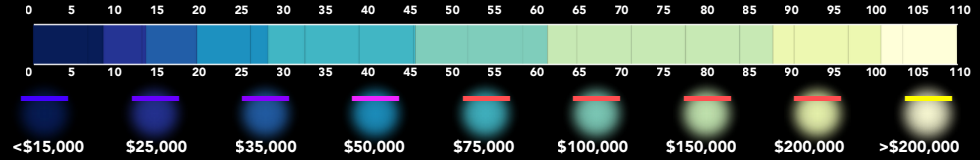


2.55  
Household Size



14,888  
Total Housing Units

## Income Profile



\$88,343  
Median Household Income

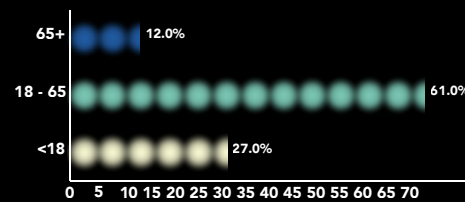
\$39,238  
Per Capita Income

\$75,415  
Median Disposable Income

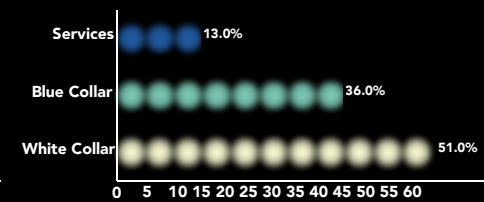
\$201,518  
Median Net Worth

\$311,475  
Average Home Value

## Age Profile



## Jobs Profile

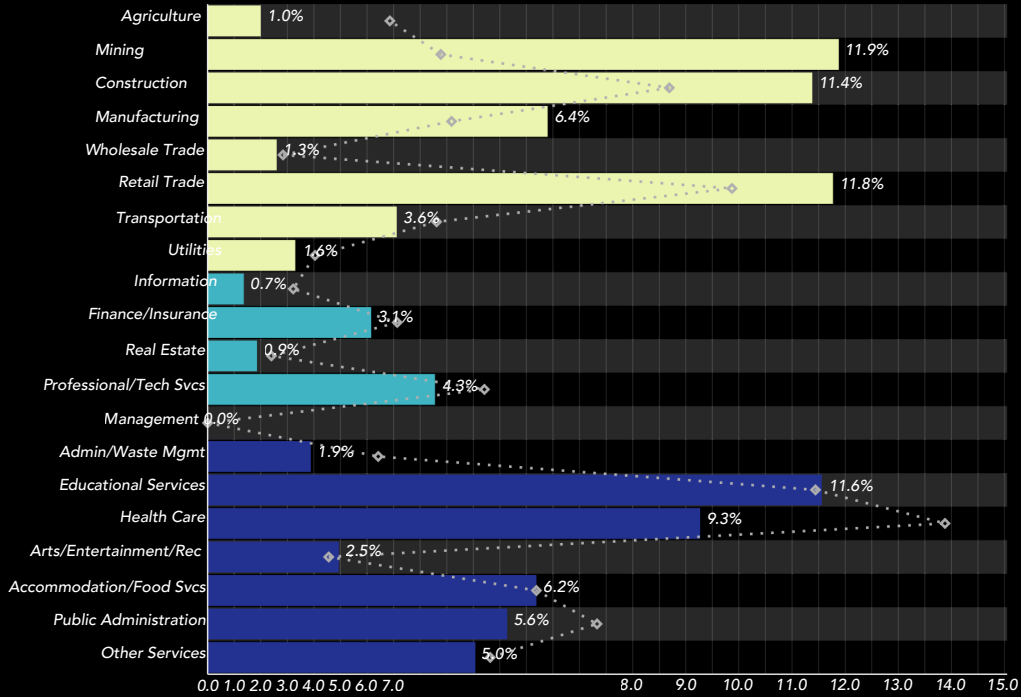


Source: This infographic contains data provided by Esri (2025, 2030).



100 Carey Ave, Gillette, Wyoming, 82716

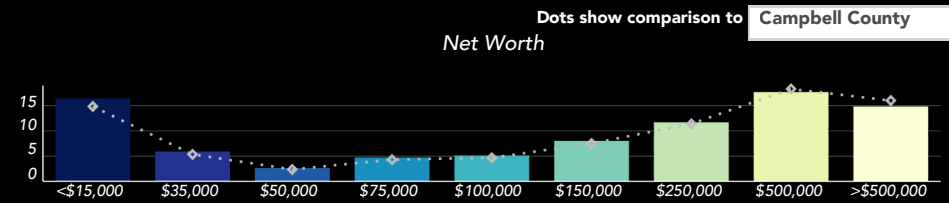
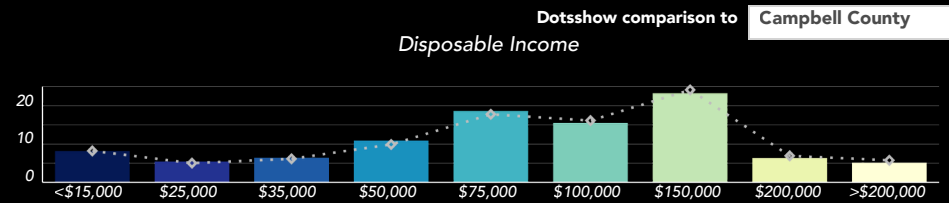
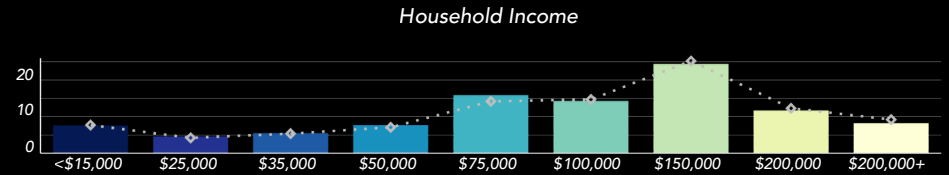
Ring of 5 miles



Labor Force by Industry

Dots show comparison to Wyoming

# Firefly Income Profile



Dots show comparison to Campbell County

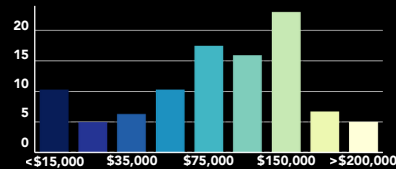
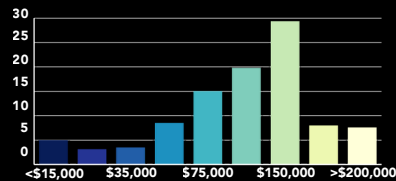
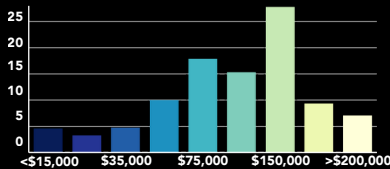
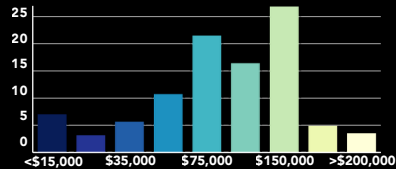
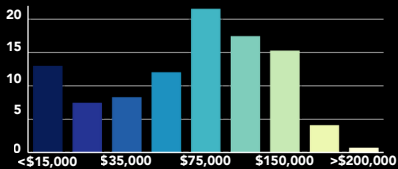
Income Ages 15-24

Income Ages 25-34

Income Ages 35-44

Income Ages 45-54

Income Ages 55-64



Source: This infographic contains data provided by Esri (2025, 2030).

Source: This infographic contains data provided by Esri (2025, 2030).

# AREA OVERVIEW

## GILLETTE, WY



### Gillette, Wyoming — Key Investment Highlights

- Population & Growth: Gillette’s estimated population is ~33,846, with modest growth since 2020.
- Economic Base: Known as the “Energy Capital of the World,” Gillette’s economy is anchored in mining, oil & gas extraction, retail trade, and education services, with solid employment across diverse sectors.
- Workforce & Income: The city has a relatively young median age (~33.4) and median household income around ~\$90,699, above many regional markets.
- Business Climate: Wyoming offers a pro-business environment with low taxes and supportive local economic policies — Gillette ranks strong in economic growth and business friendliness.
- Housing & Property: Median property values and homeownership rates remain stable, indicating steady local demand for housing and investment properties.
- Location & Accessibility: While not on a major interstate, Gillette benefits from regional freight and transport links tied to energy markets and serves as a primary commercial hub in Northeastern Wyoming.

**LOCATION #4**  
**801 S RIVERBEND DR**  
**DOUGLAS WY 82633**

**Offered at: \$1,440,000**

**Tenants: NAPA**

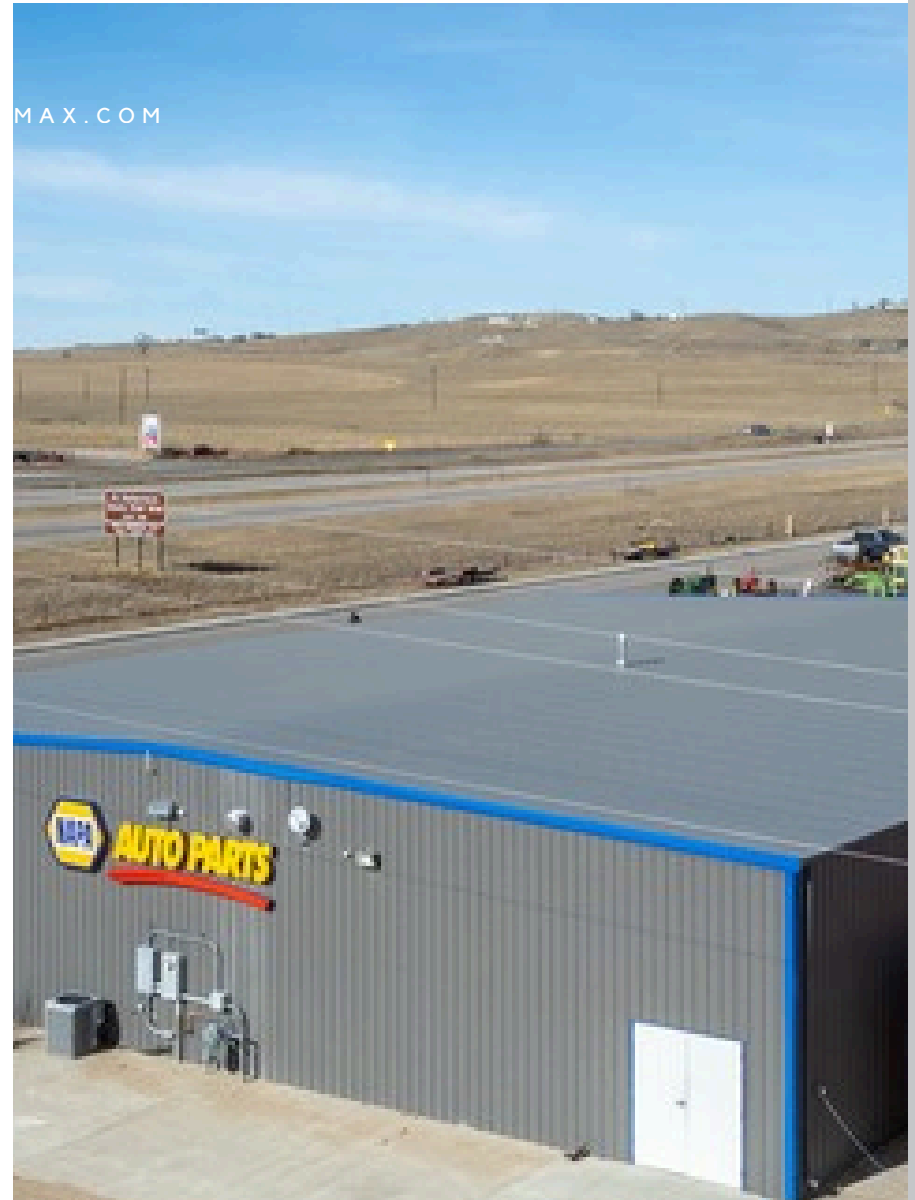
**Initial Lease Term: 12 Years**

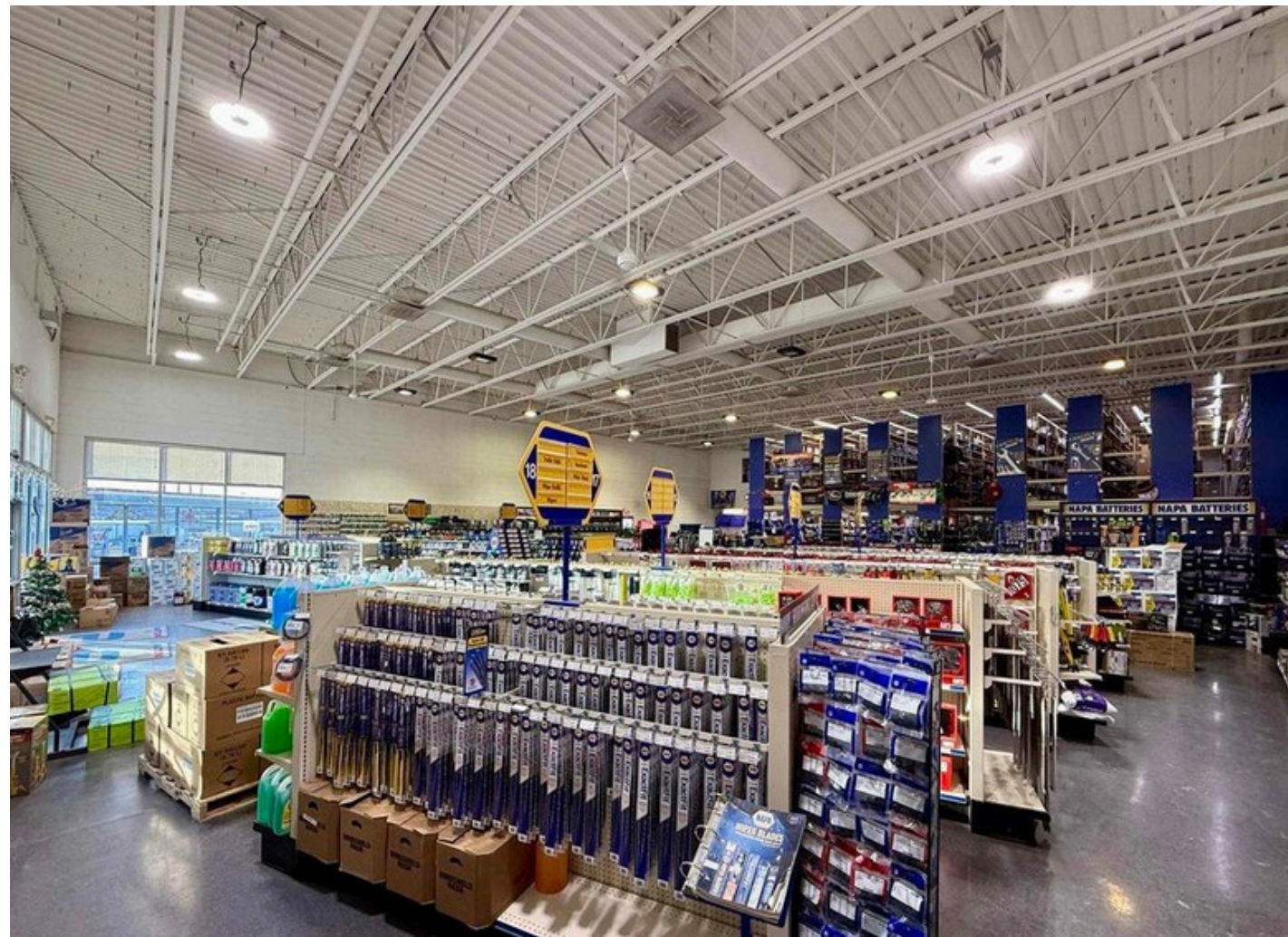
**Leasable sf: 7680**

**Full year NOI: \$108,000**

**Annual Escalation: 3%**

**Year 1 cap: 7.50%**



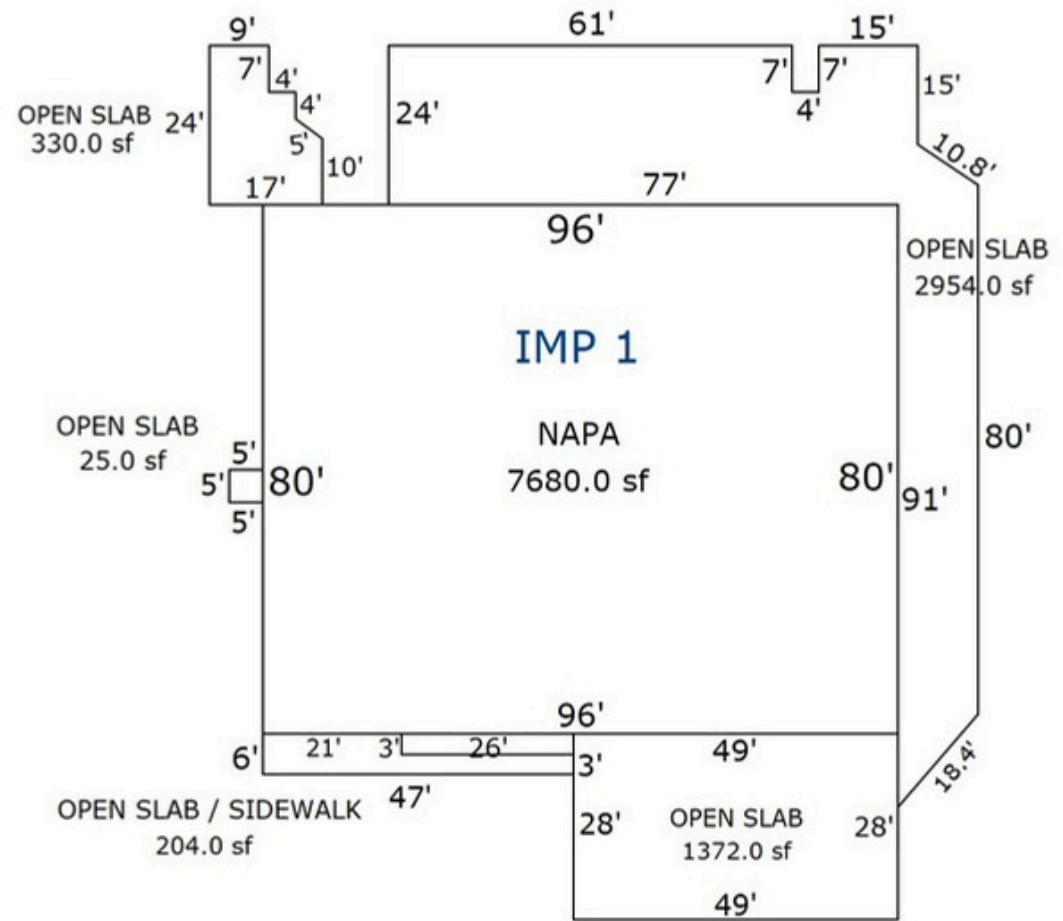


801 S. RIVERBEND DRIVE, DOUGLAS WY 82633

# FLOOR PLAN



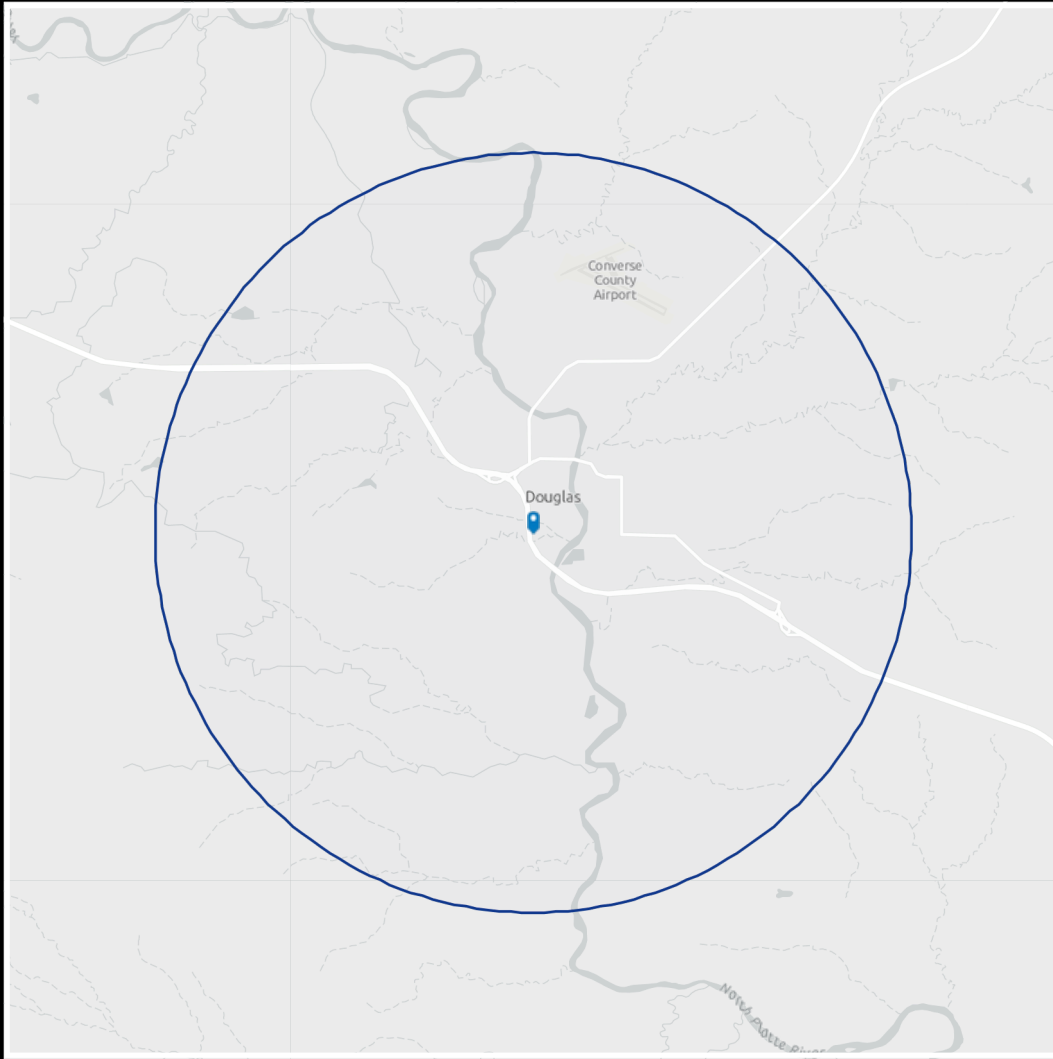
Sketch by Apex Sketch





801 S Riverbend Dr, Douglas, Wyoming, 82633

Ring of 5 miles



# Firefly Income Profile



8,550  
Total Population



0.06%  
2025-2030  
Pop Growth



3,602  
Total Households

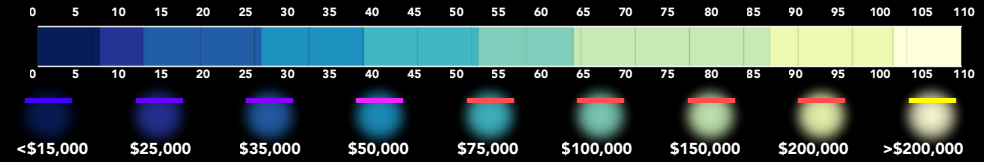


2.35  
Household Size



4,068  
Total Housing Units

## Income Profile



\$79,522  
Median Household Income

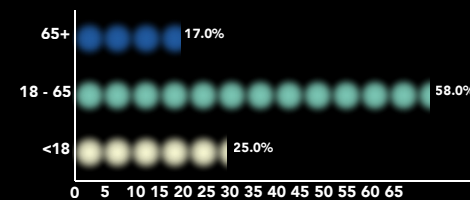
\$41,228  
Per Capita Income

\$66,677  
Median Disposable Income

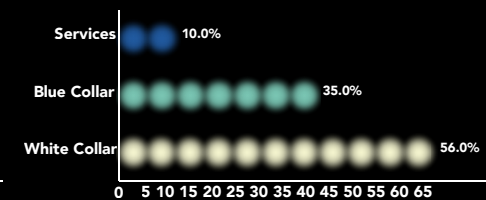
\$211,850  
Median Net Worth

\$305,517  
Average Home Value

## Age Profile



## Jobs Profile



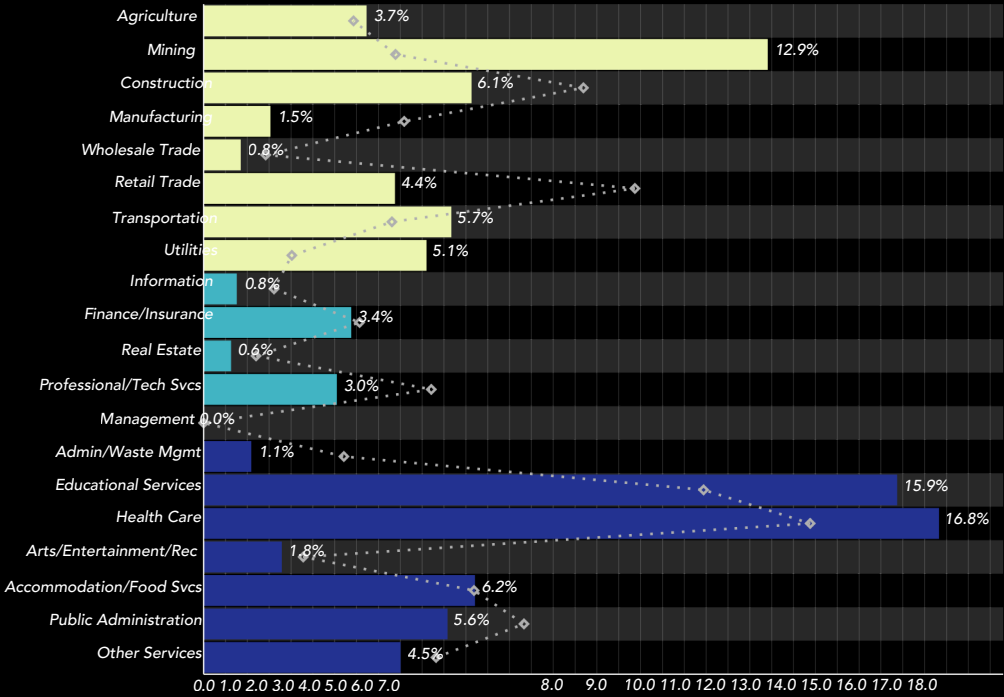
Source: This infographic contains data provided by Esri (2025, 2030).

Source: This infographic contains data provided by Esri (2025, 2030).



801 S Riverbend Dr, Douglas, Wyoming, 82633

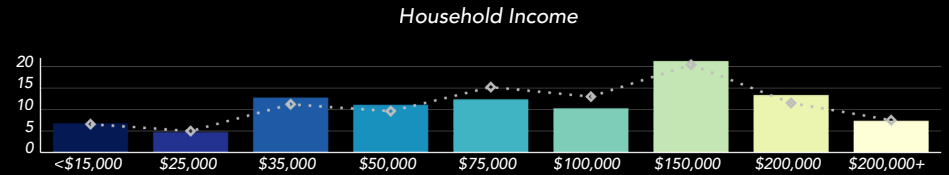
Ring of 5 miles



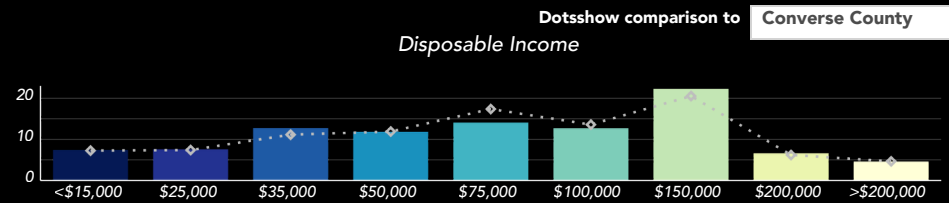
Labor Force by Industry

Dots show comparison to Wyoming

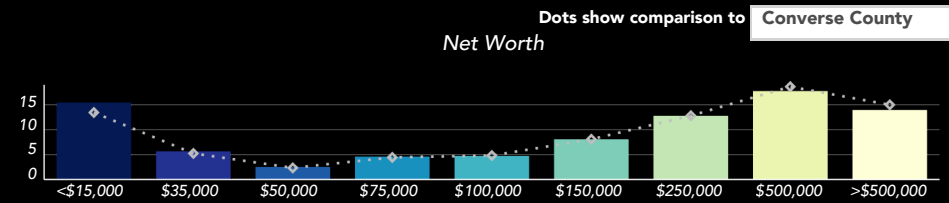
# Firefly Income Profile



Household Income



Dotsshow comparison to Converse County  
Disposable Income



Dots show comparison to Converse County  
Net Worth

Dots show comparison to Converse County

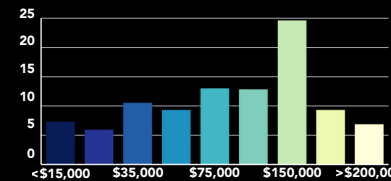
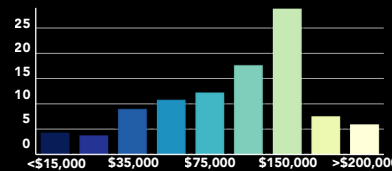
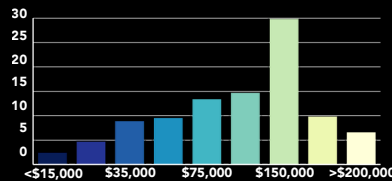
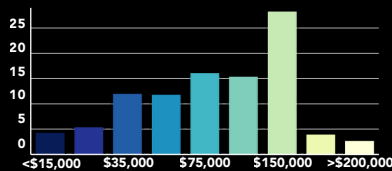
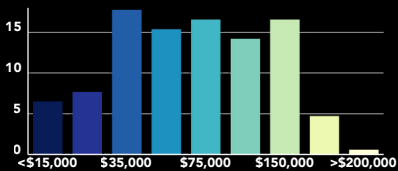
Income Ages 15-24

Income Ages 25-34

Income Ages 35-44

Income Ages 45-54

Income Ages 55-64



Source: This infographic contains data provided by Esri (2025, 2030).

Source: This infographic contains data provided by Esri (2025, 2030).

# AREA OVERVIEW

## DOUGLAS, WY



### Douglas, Wyoming — Key Investment Highlights

- Population & Growth: Douglas has a population of ~6,442, with steady growth (~0.8% since 2020).
- Economic Base: The local economy includes professional services, restaurants, and small-business sectors, supporting a diversified employment base for a community of its size.
- Income & Household Strength: Median household income in Douglas is ~\$79,839, with rising property values and strong homeownership rates, signaling economic resilience.
- Quality of Life: Positioned near outdoor recreation and with a scenic mountain backdrop,
- Douglas offers a strong lifestyle appeal that supports both resident retention and visitor demand.
- Business Climate: As a small but active regional market, Douglas provides opportunities for local retail and service businesses with limited competition and strong community involvement.
- Regional Role: As the county seat of Converse County, Douglas serves as a core service center for surrounding rural areas, underpinning stable local commerce.

# ACTIVE LISTING SYNDICATIONS

Expansive reach across local, regional, and national

- REMAX Commercial
- CoStar/Loopnet
- Crexi
- RealNex
- Brevitas
- CommercialEdge Network

While we strive to provide complete and timely listing information, not all properties are syndicated to every online platform. Availability and details are subject to change without notice. Contact us for the latest updates.

# Randy Olivier, CCIM

## Commercial Broker

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With a foundation in accounting at a CPA firm and leadership experience as a Walmart store manager, the focus in real estate continues to be on clear communication and reliable results. Licensed in real estate since 2013 and CCIM-designated since 2017, with expertise in analyzing property values, market trends, and investment opportunities. This ensures clients can make confident, informed decisions.

Over \$96 million in commercial and residential volume sold, with REMAX Commercial rankings as high as #1 in South Dakota, #14 in the United States, and #39 globally.

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### Affiliations + Memberships

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THE EXPERTISE - THE TOOLS - THE KNOW HOW

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