MELL'S
TIRE & AUTO SERVICE

1865 REVERE BEACH PKWY | EVERETT, MA

OFFERED FOR SALE
$3,250,000
7.45% CAP

Atlantic
CAPITAL PARTNERS™

CONFIDENTIAL OFFERING MEMORANDUM

MELL'S TIRE & AUTO SERVICE

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale Mell's Tire & Auto Service | Everett, Massachusetts, a 16,000-square-foot urban infill automotive service asset strategically positioned along Revere Beach Parkway, one of the primary commercial corridors serving Everett and the densely populated communities immediately north of Downtown Boston.

The Property is uniquely positioned within one of Greater Boston's most dynamic and rapidly transforming corridors, anchored by the $2.6 billion Encore Boston Harbor Resort, a regional destination that attracts approximately 8–10 million visitors annually and generates over $1 billion in annual gaming revenue. The resort has catalyzed significant public and private investment throughout Everett, driving new infrastructure, hospitality demand, and sustained increases in traffic and economic activity within the immediate trade area.

Further enhancing the long-term trajectory of the market, the Kraft Group has advanced plans for a $500 million, 24,000-seat New England Revolution soccer-specific stadium along the Mystic River, just minutes from the Property. The project includes substantial environmental remediation, waterfront activation, and a publicly accessible 4-acre park, and is expected to deliver meaningful increases in regional visitation, employment, and year-round foot traffic upon anticipated delivery as early as 2027.

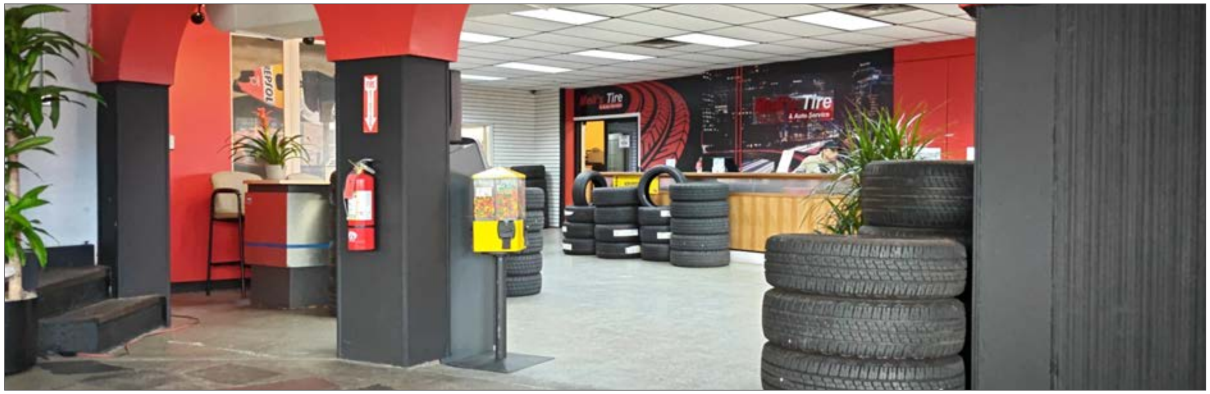
Mell's Tire recently executed a new 10-year lease commencing August 1, 2025, providing stable in-place cash flow with 3% annual rent increases throughout the base term and both renewal options. The lease structure offers investors durable income growth, limited landlord responsibilities, and exposure to a necessity-based automotive use in a supply-constrained Boston infill submarket. For investors seeking passive income with embedded growth and exposure to a rapidly evolving urban corridor, Mell's Tire offers an attractive combination of current yield and long-term land value optionality.

NOI	$242,264
CAP	7.45%
PRICE	$3,250,000

ASSET SNAPSHOT

Tenant Name	Mells Tire and Auto Service
Signator/Guarantor	Mell's Tire and Auto Service Everett, LLC
Address	1865 Revere Beach Pkwy, Everett, MA
Building Size (GLA)	16,000 SF
Land Size	0.36 Acres
Year Built	1950
Lease Type	NN
Landlord Responsibilities	Real Estate Taxes
Lease Expiration Date	7/31/2035
Remaining Term	Ten (10) Years
Renewal Options	2 x 5-Years
NOI	$242,264

LEASE YEARS	TERM	ANNUAL RENT
Current Term	1-10	$276,000
	3% Annual Increases	
1st Extension Term	11-15	$370,921
2nd Extension Term	16-20	$429,999
	3% Annual Increases	



363,761 PEOPLE IN 3 MILE RADIUS

$130,112 AHHI IN 3 MILE RADIUS

65,080 VPD ON REVERE BEACH PKWY

INVESTMENT HIGHLIGHTS

- NEW 10-YEAR LEASE PROVIDING LONG-TERM CASH FLOW STABILITY
- 3% ANNUAL RENT INCREASES THROUGHOUT BASE TERM AND RENEWAL OPTIONS
- HIGH-VISIBILITY INFILL LOCATION ALONG REVERE BEACH PARKWAY (65,000+ VPD) & STRATEGIC ACCESS TO DOWNTOWN BOSTON, ROUTE 16, ROUTE 99, AND REGIONAL EMPLOYMENT CENTERS
- LOCATED WITHIN IMMEDIATE PROXIMITY TO ENCORE BOSTON HARBOR ($2.6B DEVELOPMENT), DRIVING 8-10 MILLION ANNUAL VISITORS AND OVER $1B IN GAMING REVENUE
- POSITIONED NEAR PLANNED $500M NEW ENGLAND REVOLUTION SOCCER STADIUM (24,000 SEATS)
- SIGNIFICANT PUBLIC & PRIVATE INVESTMENT DRIVING CORRIDOR TRANSFORMATION
- DENSE URBAN DEMOGRAPHICS: 363,761 RESIDENTS AND $130,112 AHHI WITHIN 3 MILES
- NECESSITY-BASED AUTOMOTIVE USE WITH DAILY COMMUTER AND LOCAL DEMAND DRIVERS

MELL'S TIRE & AUTO SERVICE

SITE PLAN

MELL'S TIRE & AUTO SERVICE

LOCAL REDEVELOPMENT

MELL'S
TIRE & AUTO SERVICE
1865 REVERE BEACH PKWY
EVERETT
REVERE BEACH PARKWAY - 65,080 VPD
FELLSWAY PLAZA
STOP&SHOP
ALDI
WINGSTOP
Sherwin-Williams
Advance Auto Parts
CVS
THE SHOPS AT STATION LANDING
QDOBA MEXICAN EATS
FIVE GUYS BURGERS and FRIES
crumbl cookies
BEST BUY
Public Storage
AutoZone
LIFETIME
WELLINGTON T STOP MBTA
Blinds To Go
Panera BREAD
TEXAS ROADHOUSE
TARGET
THE HOME DEPOT
DOLLAR TREE
Total Wine & MORE
DSW
O'Reilly AUTO PARTS
GAP
Michaels
OLD NAVY
five BELOW
COSTCO WHOLESALE
Encore
THE DAVIS COMPANY REDEVELOPMENT
PROPOSED EXXON REDEVELOPMENT
TOWN FAIR TIRE
ANTHEM EVERETT APARTMENTS
450 UNITS
Popeyes
MAVIS TIRE & BRAKES
JADE APARTMENTS
352 UNITS
Restaurant Depot
THE PIONEER
286 UNITS
VERO APARTMENTS
692 UNITS
MYSTIC MALL
MARKET BASKET
MORE FOR YOUR DOLLAR
Citizens Bank
Santander
ASSEMBLY ROW
NIKE
TJX
HomeGoods
lululemon
TRADER JOE'S
CVS
THE HOME DEPOT
NEW ENGLAND REVOLUTION
NEW STADIUM PROPOSED
MYSTIC RIVER
93
1
1
1 MILE
44,441
PEOPLE
$101,730
AHHI
3 MILES
363,761
PEOPLE
$130,112
AHHI
5 MILES
792,622
PEOPLE
$153,834
AHHI

MELL'S TIRE & AUTO SERVICE

THE BOSTON LANDSCAPE

The Property is located within the Everett/Mystic River corridor, one of Greater Boston's most rapidly evolving urban submarkets. The area has transformed following the development of Encore Boston Harbor, a $2.6 billion integrated resort that attracts approximately 8–10 million visitors annually and serving as a major economic engine for Everett and the surrounding communities. Encore has catalyzed meaningful public and private investment across the corridor, driving infrastructure improvements, new residential development, and increased traffic and visitation throughout the trade area. The location benefits from dense population, strong household incomes, and direct connectivity to Downtown Boston, Cambridge, and Somerville employment centers.

Further accelerating the area's growth, the Kraft Group has advanced a $500 million, 24,000-seat New England Revolution soccer stadium along the Mystic River. The project includes more than $100 million in site remediation and infrastructure investment, as well as a 4-acre publicly accessible waterfront park with pedestrian and bicycle connectivity. Expected to deliver as early as 2027, the stadium will introduce a new, year-round destination driving incremental visitation, economic activity, and long-term demand within the corridor.

$2.6 BILLION
ENCORE BOSTON HARBOR INTEGRATED RESORT

8-10 MILLION
ANNUAL VISITORS TO ENCORE BOSTON HARBOR

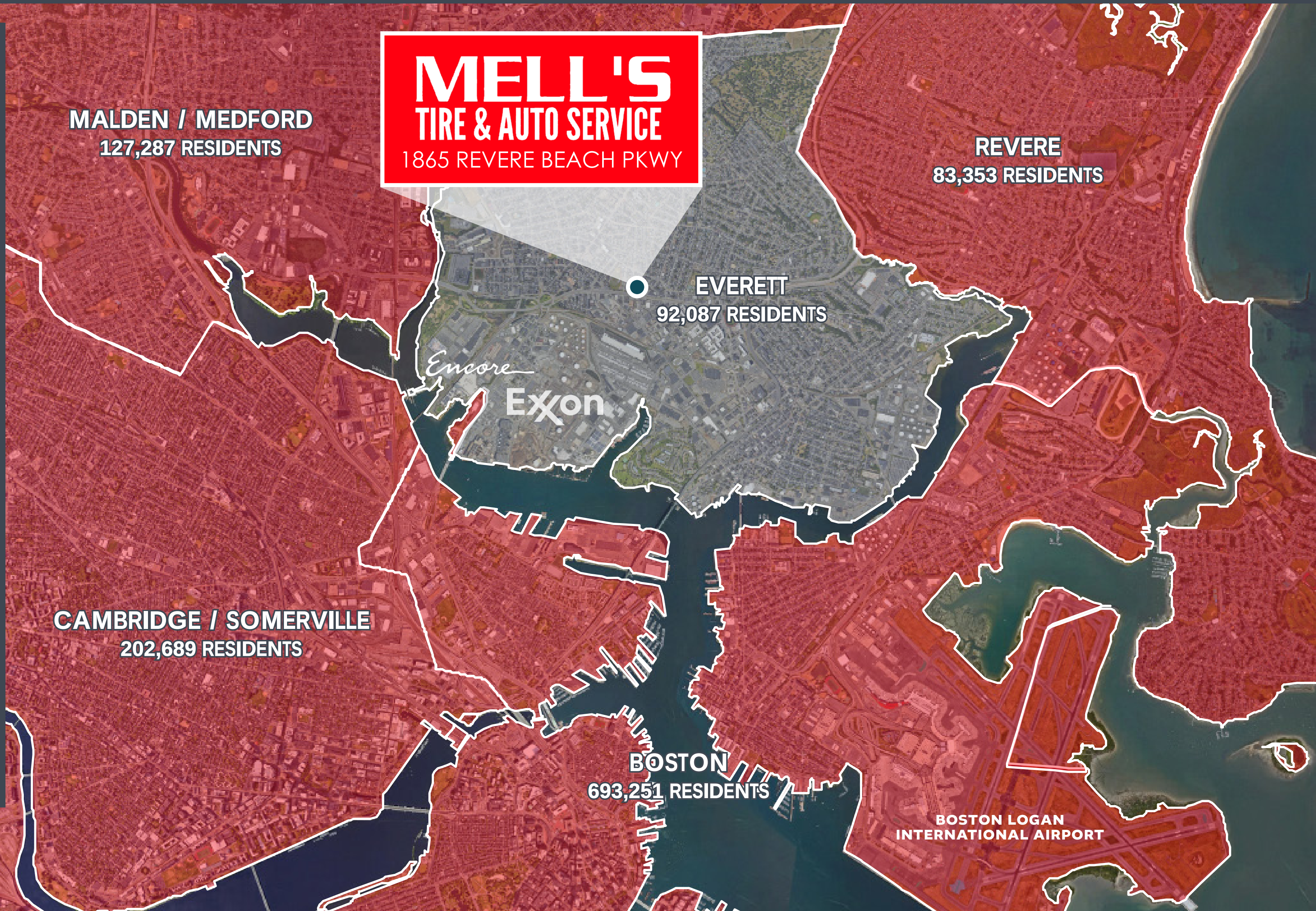
$500 MILLION
NEW ENGLAND REVOLUTION SOCCER STADIUM (PLANNED)

24,000-SEAT
STADIUM EXPECTED DELIVERY AS EARLY AS 2027

$100+ MILLION
IN SITE REMEDIATION & INFRASTRUCTURE INVESTMENT

SIGNIFICANT ONGOING
MIXED-USE & RESIDENTIAL DEVELOPMENT
IN EVERETT CORRIDOR

MINUTES
TO DOWNTOWN BOSTON, CAMBRIDGE, AND MAJOR EMPLOYMENT HUBS



MELL'S TIRE & AUTO SERVICE

TENANT SUMMARY

Mell's Tire is a locally operated automotive service and tire retailer known for providing dependable tire sales and vehicle maintenance solutions to its surrounding community. Established with a focus on customer service and competitive pricing, Mell's Tire has built a strong reputation for reliability, quality workmanship, and personalized service. The company offers a wide selection of major tire brands along with essential automotive services, including tire installation, balancing, rotations, alignments, brake service, and general vehicle maintenance.

With steady demand driven by daily commuter traffic and repeat local customers, Mell's Tire benefits from the necessity-based nature of automotive repair and replacement services. The business focuses on serving a broad customer base ranging from individual vehicle owners to small commercial fleets, positioning itself as a convenient, trusted neighborhood provider. By emphasizing service efficiency, knowledgeable staff, and long-term customer relationships, Mell's Tire continues to maintain a stable presence within its market and compete effectively within the highly fragmented tire and auto service industry.

REPRESENTATIVE PHOTO

LESSEE:	**Mell's Tire and Auto Service**			
LAND:	16,000 SF			
LEASE TERM:	Ten (10) Years			
RENT COMMENCEMENT DATE:	August 1, 2025			
EXPIRATION DATE:	July 31, 2035			
BASE RENT:	**PERIOD (LEASE YEARS)**	**ANNUAL**	**MONTHLY**	**PSF**
Base Term	8/1/2025 - 7/31/2035	$276,000	$23,000	$17.25
		3% Annual Increases		
1st Extension Term	8/1/2035 - 7/31/2040	$370,921	$30,910	$23.18
2nd Extension Term	8/1/2040 - 7/31/2045	$429,999	$35,833	$26.87
		3% Annual Increases		
SECURITY DEPOSIT:	$23,000.00 due at signing as a security deposit. The security deposit shall be held by Landlord in an interest-bearing account clearly noting the account is being held on behalf of Tenant			
SIGNATOR/GUARANTOR:	Mell's Tire and Auto Service Everett, LLC			
RENEWAL TERM(S):	Two (2), Five (5) Year Options			
REQUIRED PARKING:	N/A			
USE RESTRICTIONS:	The Tenant shall be allowed to use the Premises for any purpose and in any manner commonly used by tire and auto repair businesses, excluding oil change			
TERMINATION OPTION(S):	None			
REAL ESTATE TAXES:	Landlord pays all real estate taxes			
COMMON AREA EXPENSES:	Refer to the Repairs & Maintenance section			
REPAIRS & MAINTENANCE:	All repairs and maintenance are the responsibility of the Tenant.			
UTILITIES:	Tenant pays all utilities			
INSURANCE:	Tenant shall, at its sole expense, keep in full force and effect a policy of public liability and property damage insurance with respect to the premises and its occupancy thereof insuring Tenant, Landlord and any mortgagee of the Building. Such insurance shall be written on the comprehensive basis with inclusive limits of not less than Five Thousand Dollars ($5,000.00) for each occurrence			
ASSIGNMENT, SUBLETTING & GO DARK:	Tenant shall not assign this Lease, nor sublet all or any portion of the Premises, nor permit the use of all or any portion of the Premises by persons other than Tenant, its servants and agents, without the written consent of Landlord, such approval shall not be unreasonably refused or delayed, and any such assignment, sublease or permission without such consent shall be void and, at the option of the Landlord after notice to Tenant pursuant to Section 20 hereof shall terminate the Lease. In any case, Tenant shall be free to assign this Lease to any corporation that is a successor to all or substantially all of the assets of Tenant's proprietorship, but Tenant shall promptly notify Landlord of any such assignment"			
ESTOPPEL CERTIFICATE:	Tenant agrees, upon written request from Landlord to deliver to Landlord a statement in writing certifying: A. That this Lease is unmodified and in full force and effect, (or if there have been modifications that the same are in full force and effect as modified and identifying the modifications); B. The dates to which the rent and other charges are to be paid; and C. That so far as the Tenant making the certificate knows, the Landlord is not in default under any provisions of this Lease			
HOLDING OVER:	Should Tenant hold possession hereunder after the expiration of this Lease without consent of Landlord, Tenant shall become a Tenant on a month-to-month basis upon all terms, covenants and conditions herein specified, excepting however that Tenant shall pay Landlord rent in amount equal to twice then rental on monthly basis, as herein specified			

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Exclusively Offered By

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