



# NAPA AUTO PARTS

A SINGLE TENANT  
NET LEASED OPPORTUNITY

9425 N. 7TH STREET | PHOENIX, AZ

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# INVESTMENT OVERVIEW

Address	9425 N 7th St Phoenix, AZ
Price	\$1,678,571
Lease Expiration	10/31/2023
Remaining Options	2 (5yr) terms
Cap Rate	5.6%
NOI	\$94,000
Price/SF	\$239/SF
Guaranty	Corporate
APN	159-37-092
Square Footage	±7,035 SF
Year Built	2008

# PROPERTY OVERVIEW

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LevRose Commercial Real Estate is pleased to present the opportunity to acquire 9425 N. 7th Street. The C-2 zoned property is a ±7,035 square foot retail building in the sprawling City of Phoenix. 9425 N. 7th Street sits on the corner of 7th Street and Hatcher Road in the East Phoenix Retail submarket. The property has dense demographics with roughly 119,257 people in a 3 mile radius and 378,389 in a 5 mile radius. Furthermore, household incomes range from \$72,196 to \$77,925 in a 5 mile radius. The 7th Street corridor is one of longest stretches of pavement in Metro Phoenix with roughly 24 miles of road making it a desirable route for individuals looking for an alternate to the freeway system.

The property is listed at \$1,678,571 which reflects a 5.6% capitalization rate.







# LEASE ANALYSIS

Lease Schedule	Current Rate	Current Monthly Rent	Current Annual Rent*	Projected Return
<b>Current Term</b>				
11/1/2019 - 10/31/2022	\$13.65	\$8,000.00	\$104,000	6.20%
11/1/2022 - 10/31/2023	\$14.50	\$8,500.00	\$110,000	6.55%
<b>Option 2</b>				
11/01/2023 - 10/31/2024	\$14.50	\$8,500.00	\$110,000	6.55%
11/01/2024 - 10/31/2026	\$15.01	\$8,797.50	\$113,570	6.77%
11/1/2026 - 10/31/2028	\$15.53	\$9,105.41	\$117,265	6.99%
<b>Option 3</b>				
11/01/2028 - 10/31/2029	\$15.53	7,035	\$9,105.41	6.99%
11/01/2029 - 10/31/2031	\$16.08	7,035	\$9,424.10	7.21%
11/01/2031 - 10/31/2033	\$16.64	7,035	\$9,753.94	7.45%
Average Totals:	\$14.76	7,035	\$8,653.31	6.66%

\*Note \$8,000 of net operating income is from signage income.





# TENANT OVERVIEW

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There are over 6,000 NAPA Auto Parts stores across the United States. 1,142 NAPA stores are owned by Genuine Parts Company, and the remainder are independently owned. 15,000 NAPA Auto Care repair facilities are in operation which provide vehicle maintenance and repair services.

Outside the United States, NAPA operates in Canada through the UAP (United Auto Parts) division of Genuine Parts Company and NAPA Autopro repair facilities in Canada, Mexico and other locations throughout the Caribbean and Latin America.

In April 2013, Genuine Parts Company acquired Exego Group, a leading automotive parts and accessories distributor in Australia. The company sells automotive accessories and parts under the Repco name in Australia and New Zealand, but in 2017 began branding with the NAPA banner, first with a store in Logan City, Queensland.

In September 2017, Genuine Parts Company acquired Alliance Automotive Group (AAG), a leading European distributor of vehicle parts, tools and workshop equipment. AAG is the second largest parts distribution platform in Europe and focuses on light vehicle and commercial vehicle replacement parts.

Headquartered in London, AAG has 7,500 employees and over 1,800 company-owned stores and affiliated outlets across France, the U.K. and Germany.





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AERIAL



NORTH MOUNTAIN PARK

SHAW BUTTE PARK

HERMOSA  
POINTE

TAPATIO  
VILLAGE

PALO VERDE  
HILLS

VILLA SIERRA  
MADRE

SUNNYSLOPE  
SCHOOL

E MOUNTAINVIEW ROAD

W DUNLAP AVE

N 7TH ST  
23,227 VPD

N 12TH ST



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COMMERCIAL REAL ESTATE



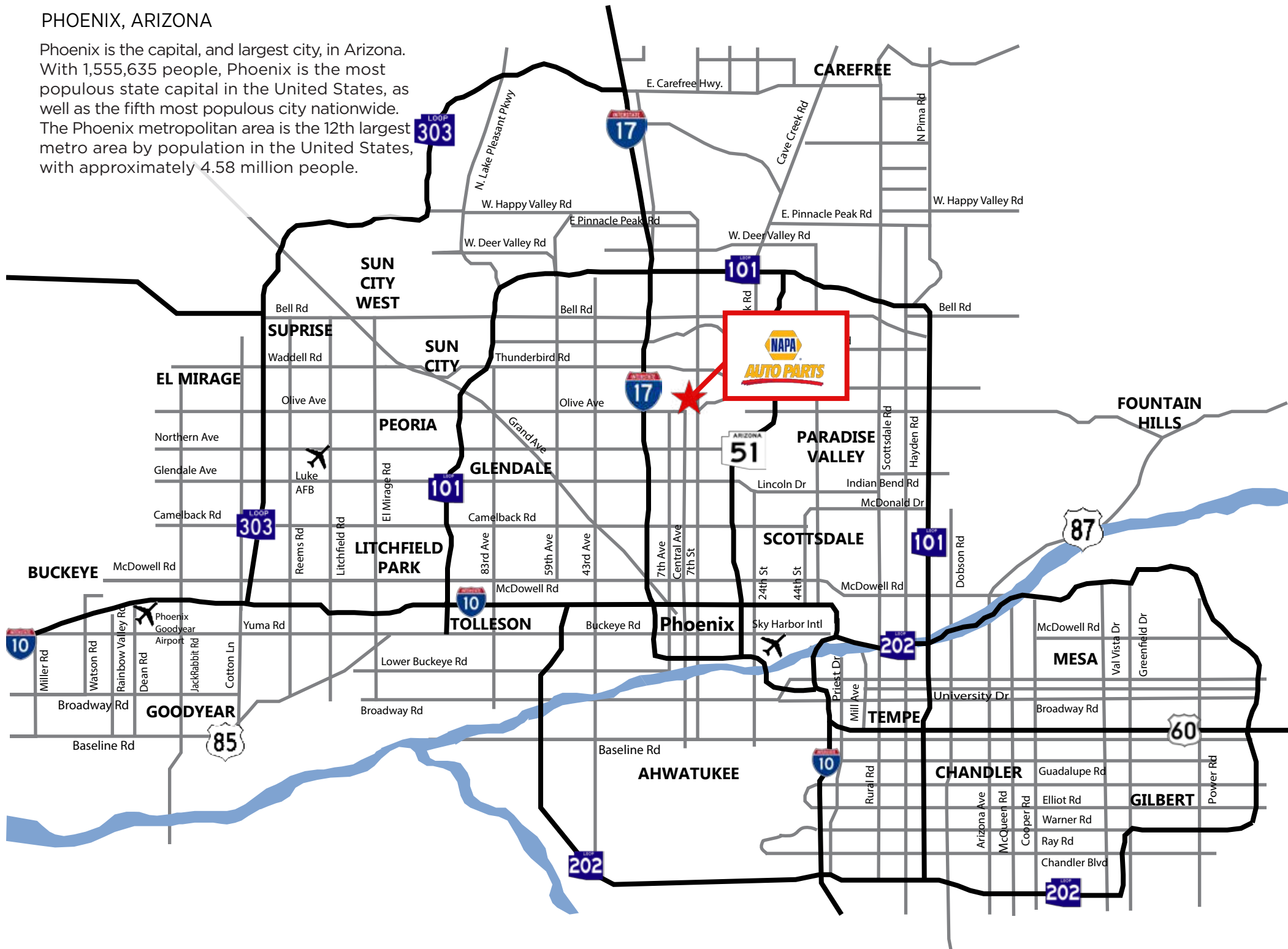






## PHOENIX, ARIZONA

Phoenix is the capital, and largest city, in Arizona. With 1,555,635 people, Phoenix is the most populous state capital in the United States, as well as the fifth most populous city nationwide. The Phoenix metropolitan area is the 12th largest metro area by population in the United States, with approximately 4.58 million people.





# LOCATION OVERVIEW

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# PHOENIX OVERVIEW

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Phoenix is at the center of the bustling metro area offering great amenities, efficient access from all parts of the Valley, and outstanding real estate options. Phoenix is a young, progressive city where opportunity belongs to those who embrace it. A beautiful and friendly place, we cherish the warmth and welcome the opportunity to evolve. Our vibrant downtown is certainly Phoenix's center, but our strength is the variety offered in our city's 15 urban villages, all with unique identities and attributes. Phoenix is a great location to work and a fabulous place to live, no matter what you do or who you are. In the new economy, people and companies are coming to Phoenix.

The Property is in the heart of the Metrocenter submarket, which is in the midst of a complete revitalization as a result of the City of Phoenix's approval of the Metrocenter Planned Unit Development (PUD). This PUD initiative will support the evolution of Metrocenter Mall from a large regional shopping destination to a central core vision with increased density through multi-family housing, employment, retail, entertainment, and enhanced transit opportunities. The City of Phoenix is fostering the growth of a "village downtown" by creating flexible development standards that will promote new development and redevelopments with walkable amenities and light rail transit options, along with encouraging greater density.

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## #1

In Entrepreneurial Activity  
with a top market for skilled  
and available workforce.

## #6

Most populous city in the  
US with a strong, modern econo-  
my based on commerce, tourism,  
technology, and sustainability.

## 459,763

Population  
within 5 miles of  
the property.

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## CORPORATE WHO'S WHO

American Express, Best Western, Blue Cross/Blue Shield, Bull, CenturyLink, Cox Communications, Discover Card, Farmers Insurance, General West, Hartford Insurance, Honeywell, Lucent Technologies, Mass Mutual, PetSmart, Pinnacle West Capital Corporation, Safeway, Traveler's Insurance, Tri West Healthcare, United Healthcare, Waste Management, and Wells Fargo.





# DEMOGRAPHICS

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## POPULATION

2018 Total Population:

1 MILE

20,511

3 MILES

119,257

5 MILES

378,389

2023 Population:

22,306

129,150

410,085

Pop Growth 2018-2023:

8.75%

8.30%

8.38%

## HOUSEHOLDS & INCOME

2018 Total Households:

8,711

50,469

154,819

HH Growth 2018-2023:

8.59%

8.14%

8.29%

2018 Avg Household Income:

\$58,034

\$77,925

\$72,196

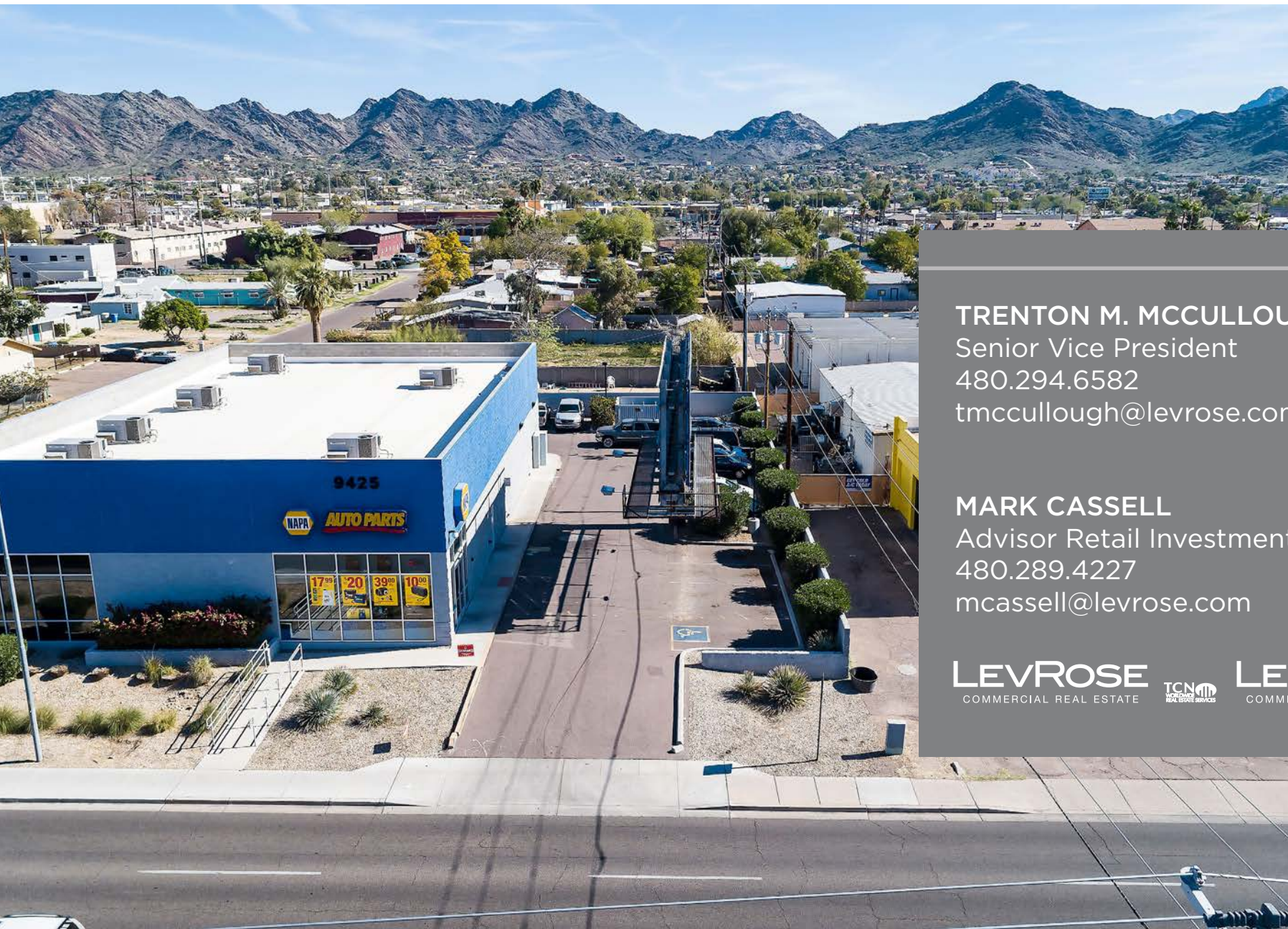
Median Home Value:

\$180,183

\$291,697

\$232,598





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