

FOR SALE

Walmart Supercenter 2-Tenant Outparcel

18726 S. Nogales Highway
Sahuarita, AZ 85629 (Tucson MSA)



EXCLUSIVELY OFFERED BY:

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INVESTMENT



EXECUTIVE SUMMARY

LOCATION	18726 S. Nogales Highway Sahuarita, Arizona 85629 (Tucson MSA)
ASSESSOR PARCEL NO.	303-33-857B
BUILDING SIZE	5,600 SF
LAND SIZE	0.620 Acres
YEAR BUILT	2011
OCCUPANCY	100%
TENANTS	AT&T(corporate), Pacific Dental Services, Inc.
LEASE TYPE	NNN



OFFERING TERMS

ESTIMATE NOI	\$169,460
OFFERING PRICE	\$2,650,000
CAP RATE	6.40%

LEASE TERM ANALYSIS



LEASE TERM	5 Years (New)
LEASE EXPIRATION	3/5/2024
RENEWAL OPTIONS	Two (2) – Five (5) Year Options







LEASE TERM	10 Years
LEASE EXPIRATION	1/31/2022
RENEWAL OPTIONS	Two (2) – Five (5) Year Options



PROPERTY HIGHLIGHTS

- Shadow anchored by Walmart Supercenter
- Highly visible location next to main entry into Walmart
- Situated in the center of the area's retail hub
- High local income demos
- Neighboring Tenants: Walmart Supercenter, Ross, Big Lots!, 99¢ Only, Jo-Ann Fabric, Petco, Ace Hardware, Sprouts, TJ Maxx, Big 5, and many more

NEIGHBORHOOD DEMOGRAPHICS

	 POPULATION	 AVERAGE HOUSEHOLD INCOME	 DAYTIME POPULATION	 TOTAL RETAIL EXPENDITURE
1 Mile	5,546	\$63,756	1,342	\$56.0 M
3 Miles	19,767	\$63,281	3,852	\$255 M
5 Miles	36,814	\$68,387	6,953	\$483 M

TENANT PROFILES



AT&T Inc. (NYSE: T) helps millions around the globe connect with leading entertainment, business, mobile and high speed internet services. It offers the nation's best data network and the best global coverage of any U.S. wireless provider. They're one of the world's largest providers of pay TV. It has TV customers in the U.S. and 11 Latin American countries. Nearly 3.5 million companies, from small to large businesses around the globe, turn to AT&T for highly secure smart solutions. AT&T Inc. was founded in 1983 and is based in Dallas, Texas.



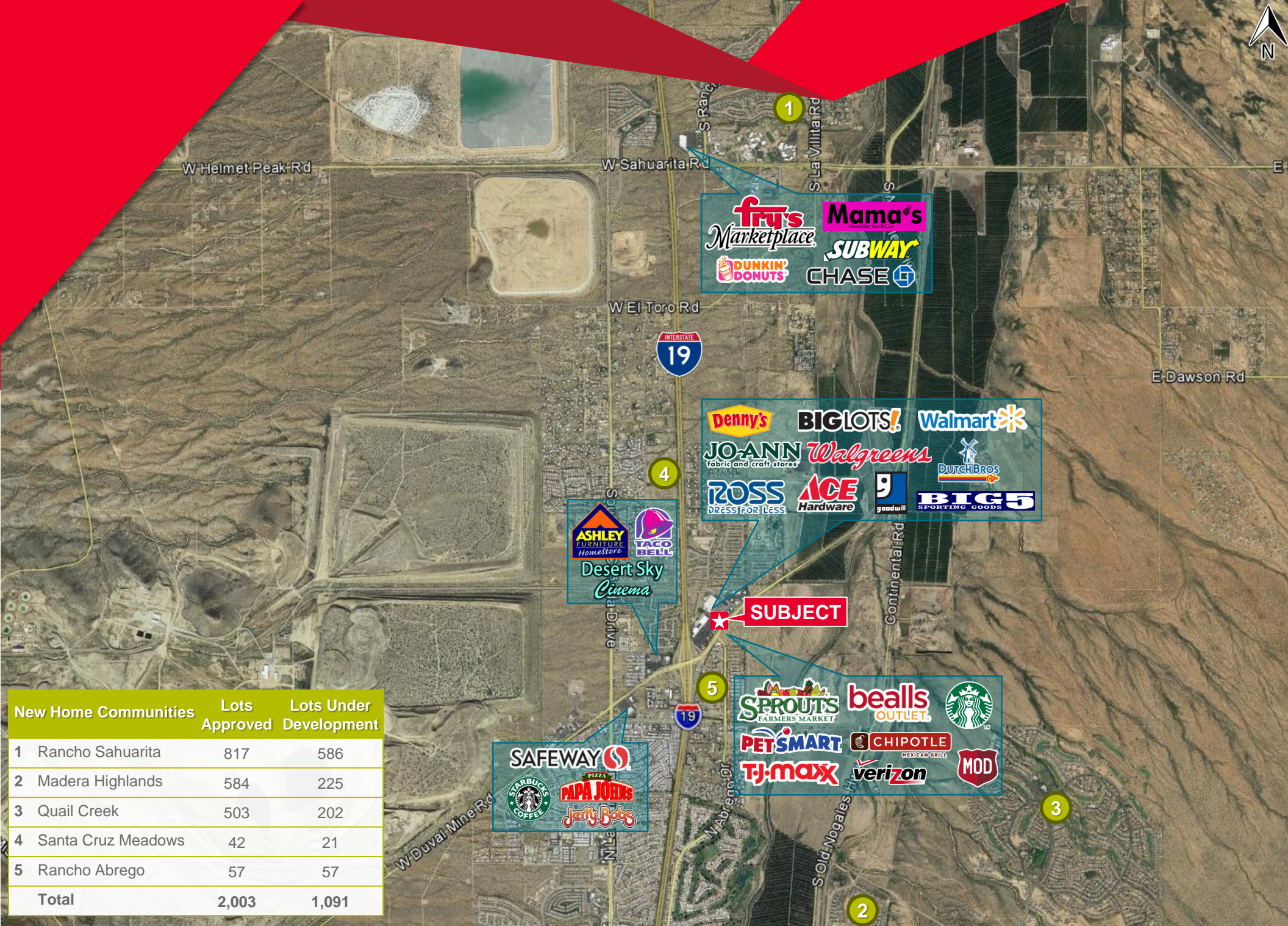
TENANT PROFILES



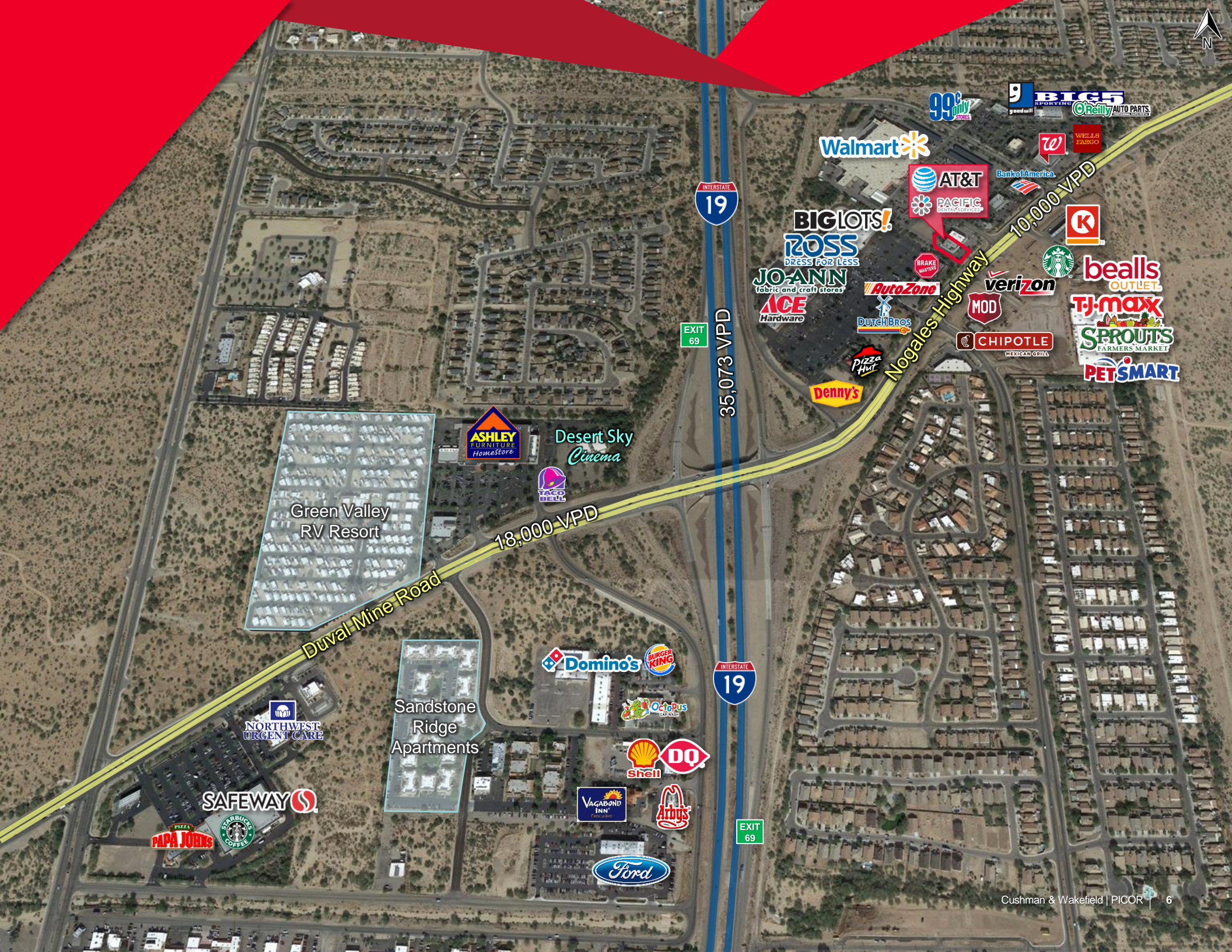
Pacific Dental Services provides administrative support to dental practices, allowing dentists to focus on dentistry. In June 1994, PDS, CEO Stephen Thorne supported his first dental practice in Costa Mesa, Calif. By 1997, the company had grown to support nearly 20 practices. The idea of having someone handle the dental practice's administrative tasks was taking off, with dentists wanting to focus on patients and not the everyday aspects of running their own business.

Since its inception in 1994, Pacific Dental Services has grown from one, to now more than 700 practices in 20 states. Pacific Dental Services has been ranked on the prestigious Inc. 500/5000 list as one of the fastest-growing private companies in America, and has won the Inc. Hire Power Award for "Top 100 Job Creators" for two years running. Pacific Dental Services supports approximately 700 dentists and has over 5,000 employees. They plan to continue their rapid growth, adding about 80 supported offices every year with the vision to become greatest dental company in America.





New Home Communities	Lots Approved	Lots Under Development
1 Rancho Sahuarita	817	586
2 Madera Highlands	584	225
3 Quail Creek	503	202
4 Santa Cruz Meadows	42	21
5 Rancho Abrego	57	57
Total	2,003	1,091



INTERSTATE 19

EXIT 69

35,073 VPD

INTERSTATE 19

EXIT 69

Green Valley
RV Resort

Duval Mine Road

18,000 VPD

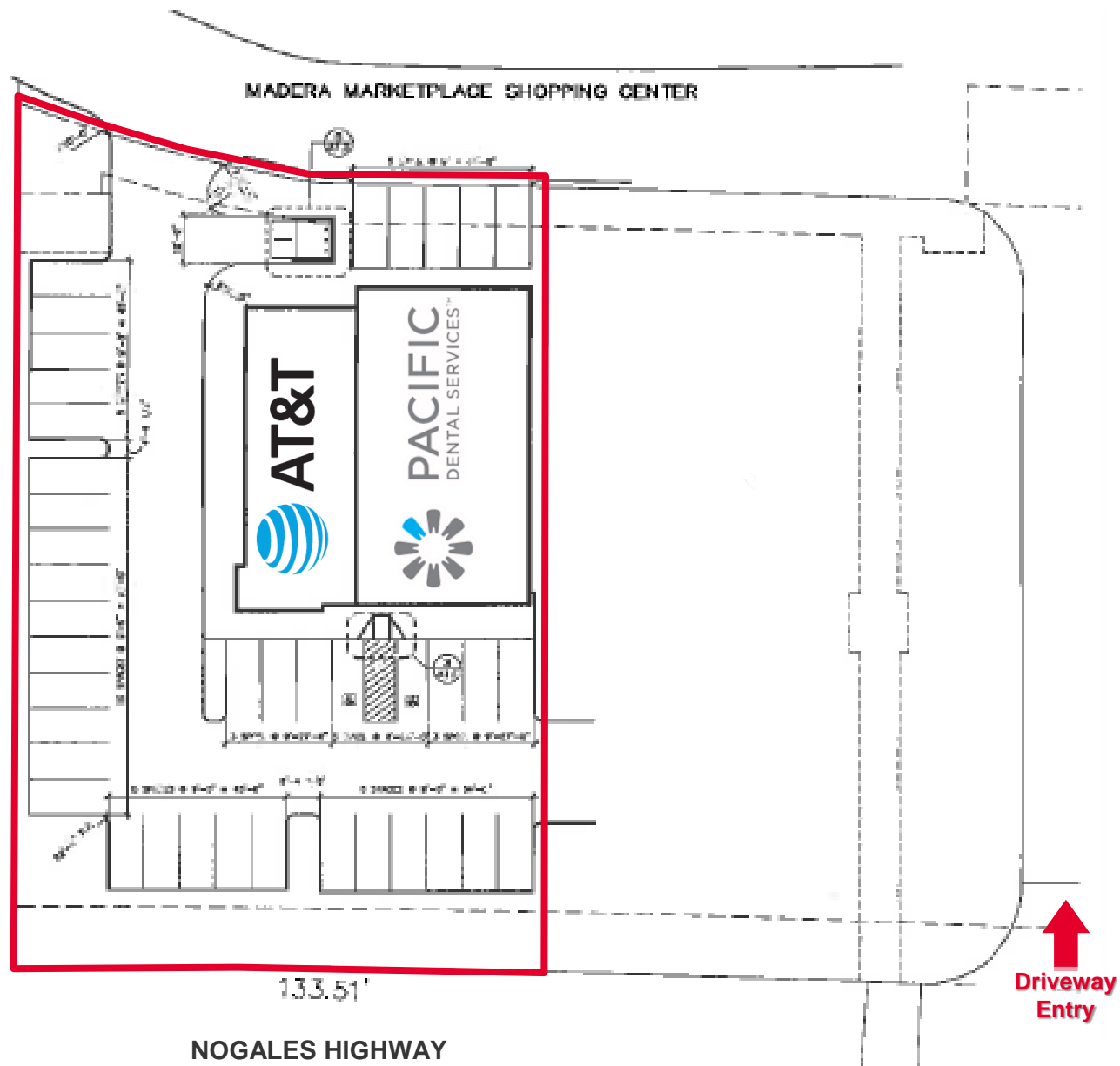
Sandstone
Ridge
Apartments

Nogales Highway

INCOME & EXPENSE SUMMARY

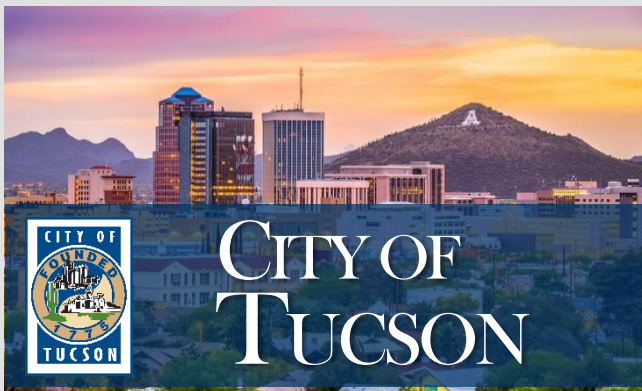
Total SF Per Leases	5,600 SF	
Occupancy	100%	
INCOME		
AT&T	\$ 63,000.00	2,100 SF
Estimated Potential Base Rent	\$ 109,760.00	3,500 SF
Total Annual Rent	\$ 172,760.00	
OPERATING EXPENSES		
Roof Reserve (AT&T)	\$ (1,300.00)	
Parking Reserve (25 yr)	\$ (2,000.00)	
Total Expenses	\$ (3,300.00)	
NET OPERATING INCOME	\$ 169,460.00	
Offering Price	\$ 2,650,000.00	
CAP Rate	6.40%	

SITE PLAN - SUBJECT PROPERTY



SITE PLAN - OVERALL PROJECT





980 K

TUCSON MSA - 2010 CENSUS

\$39,617

**MEDIAN
HOUSEHOLD INCOME**

Source: 2017 ACS 5-Year Population Estimate

\$193,300

MEDIAN HOME PRICE

Source: Zillow Home Value Index, Feb. 2018



28 K

POPULATION

Source: 2017 ACS 5-Year Population Estimate

\$73,174

**MEDIAN
HOUSEHOLD INCOME**

Source: 2017 ACS 5-Year Population Estimate

\$188,500

MEDIAN HOME PRICE

Source: Zillow Home Value Index, Feb. 2019

MAJOR REGIONAL EMPLOYERS

University of Arizona
Raytheon
State of Arizona
David Monthan Air Force Base
Pima County
Tucson Unified Schools District
Banner-University Medicine
U.S. Customs and Border Protection
Freeport-McMoRan Inc.
Walmart
Fort Huachuca
City of Tucson
Tohono O'odham Nation
Carondelet Health Network
TMC HealthCare
Southern Arizona VA Health Care System
Corrections Corp. of America (CCA)
Fry's Food Stores
Pima Community College
Asarco
Sunnyside Unified School District
Afni Inc.

Source: Star 200, Arizona Daily Star

**National Employers
New to Region**

amazon

CATERPILLAR