

GOODWILL 9

Laughlin

MSA

SWC HIGHWAY 95 & CAMINO COLORADO | FORT MOHAVE, AZ

**CORPORATE GUARANTEED
12-YEAR NET LEASED INVESTMENT**



REPRESENTATIVE PHOTO

EXCLUSIVELY LISTED BY

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TABLE OF CONTENTS

03

INVESTMENT OVERVIEW
Property Summary
Site Plan

04

PROPERTY OVERVIEW
Lease Abstract
Tenant Profile

05

AREA OVERVIEW
Demographics
Aerials

07

CONTACT
Confidentiality Statement

PROPERTY SUMMARY

OFFERING PRICE	\$2,929,000
CAP RATE	6.35%
ANNUAL BASE RENT	\$186,000
TOTAL BUILDING SIZE	±12,000 SF
TOTAL LAND SIZE	±1.287 Acres
PRIMARY LEASE TERM	Twelve (12) Years
RENT COMMENCEMENT	August 2019
LEASE TYPE	Net Lease
RENT INCREASES	\$1.00 PSF (Year 7)
PROPERTY ADDRESS	14788 Camino Colorado Fort Mohave, AZ 86426

INVESTMENT HIGHLIGHTS

- Corporate guaranteed 12-year lease with two, five-year renewal options
- Brand new 2019 freestanding drive-thru building with attractive design elements
- Goodwill of Central and Northern Arizona has more than 90 stores and donation centers
- Strong location off Highway 95 with over 29,500 vehicles per day

LOCATION HIGHLIGHTS

- Regional location covering Laughlin, Bullhead City and Needles
- Valley View Medical Center, the Tri-State’s newest state-of-the-art hospital serving the Bullhead City/Laughlin/Needles area, is located 1-mile south on Highway 95
- Located 3-miles south of Mohave Community College (Bullhead City Campus), MCC has 4 campuses in northernwestern Arizona
- Major national tenants nearby include Walmart, Safeway, Smith’s Food & Drug, and CVS Pharmacy
- Fort Mohave (a Bullhead City suburb) is located 5-miles south of Bullhead City and popular gaming sister city Laughlin, which receive approximately 2 million visitors per year

SITE PLAN



LEASE ABSTRACT

TENANT	Goodwill of Central and Northern Arizona, an Arizona Non-Profit Corporation
GUARANTOR	Goodwill of Central and Northern Arizona, an Arizona Non-Profit Corporation
PRIMARY LEASE TERM	Twelve (12) Years
RENT COMMENCEMENT	August 2019
LEASE TYPE	Net Lease
RENEWAL OPTIONS	Two, Five Year Options
PROPERTY TAXES	Paid by Tenant
INSURANCE	Paid by Tenant
UTILITIES	Paid by Tenant
COMMON AREA EXPENSES	Paid by Tenant
HVAC	Paid by Tenant
ROOF & STRUCTURE	Paid by Landlord
RIGHT OF FIRST OFFER	Tenant Must Accept within Ten (10) Business Days of Receipt of Offer

Term	Years	Increase Date	Annual Rent	Rent Per SF	% Increase
Primary	1-6	-	\$186,000.00	\$15.50	N/A
Primary	7-12	August 2025	\$198,000.00	\$16.50	N/A
Option	13-17	August 2031	\$210,000.00	\$17.50	9.98%
Option	18-22	August 2036	\$222,000.00	\$18.50	10.66%



GOODWILL 9

Founded in 1947, Goodwill of Central and Northern Arizona operates more than 90 stores, donation centers and no-cost career centers across the state. The organization is deeply rooted in the local community, and positively impacts Arizonans every day by providing thousands of residents with job preparation resources.

Goodwill Industries is a not-for-profit organization that was founded in 1902 by Reverend Edgard J. Helms with the mission to give people hope, dignity and independence. Helms started the charity by going door-to-door in Boston asking for donations of clothing and household goods. He emphasized his mission was different than most as the donated goods would be sold for profit to pay workers who helped refurbish them. This original concept still serves as the foundation for the organization more than 100 years later.

WEBSITE	www.goodwillaz.org
OWNERSHIP	Nonprofit
# OF LOCATIONS	90+ Locations in AZ
GUARANTEE	Corporate

TENANT PROFILE



GOODWILL

O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Smith's

AZTEC RD ± 7,119 VPD

SAFEWAY



SUBWAY **USPS**

CORONA RD

MOHAVE VALLEY HWY

± 29,576 VPD

CAM COLORADO

CVS
pharmacy

Walmart

VALLEY VIEW
MEDICAL CENTER

EL RODEO DR

MOUNTAIN VIEW RD

Bullhead City/Laughlin
Receive
2 MILLION
Visitors Each Year

DRIVE TIME DEMOS
within 20 minutes



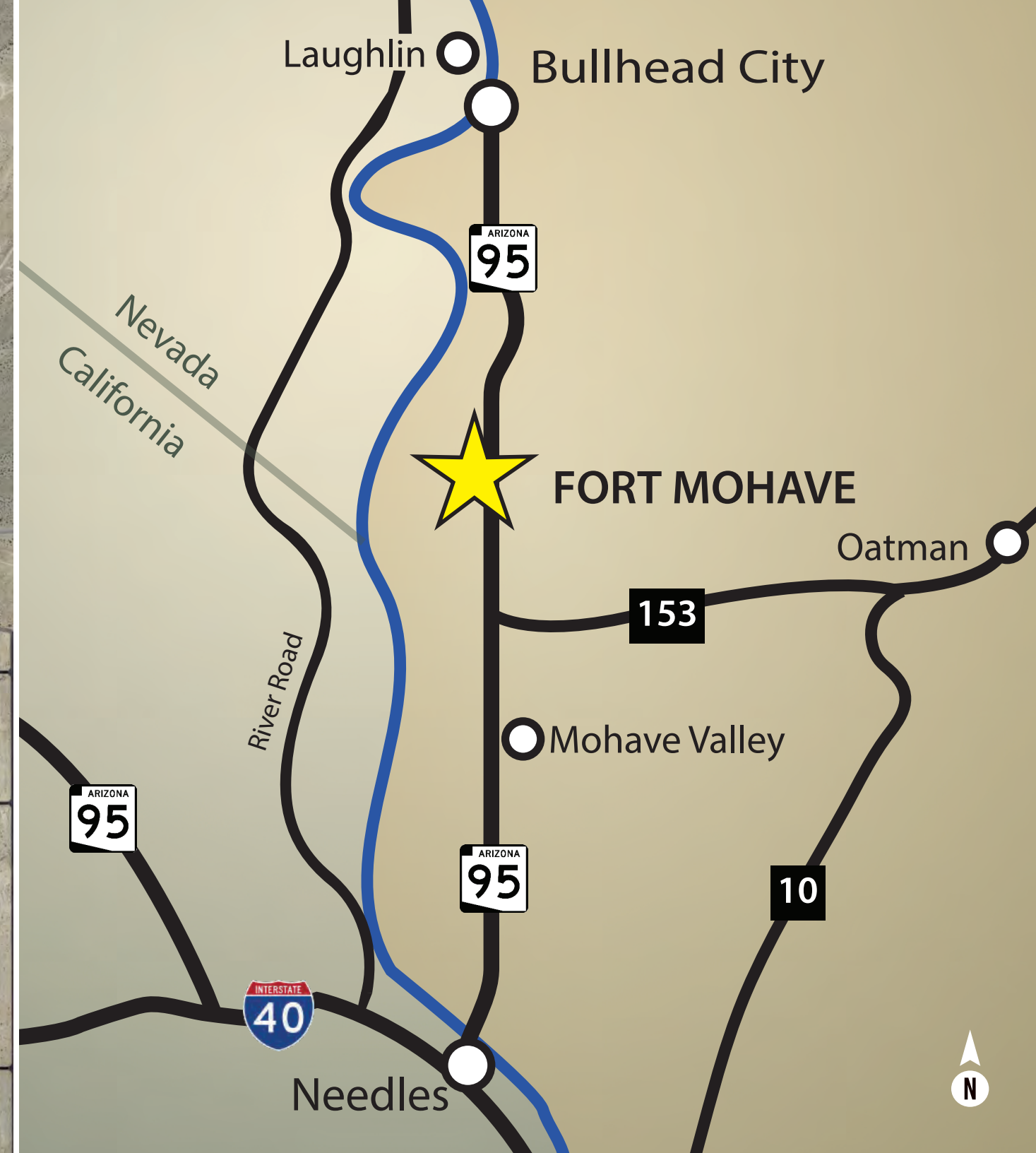
57,409
Population



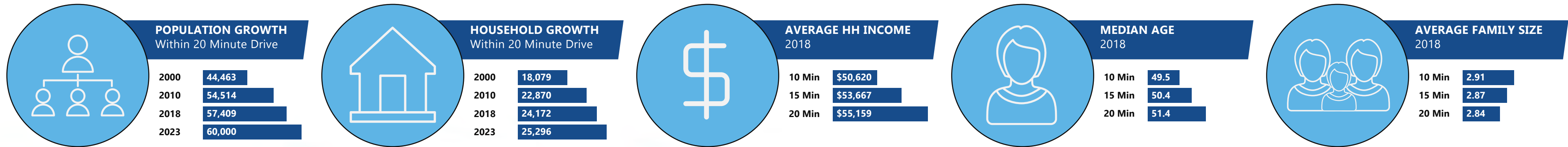
24,172
Households



\$55,159
Average HH Income



DEMOGRAPHICS



DAYTIME DEMOGRAPHICS



APPAREL & SERVICES SPENDING OF

\$33,850,535

WITHIN A 20 MINUTE DRIVE



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CONFIDENTIALITY STATEMENT

This Confidential Offering Memorandum has been prepared by Phoenix Commercial Advisors (PCA) for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in this Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both Phoenix Commercial Advisors (PCA) and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or Phoenix Commercial Advisors (PCA) for the accuracy or completeness of this Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential Information, written or verbal, from the Broker or the Owner. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Owner, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.

All property showings are by appointment only.

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