



**13 YEARS OF TERM | 10% RENT INCREASES EVERY 5 YEARS**

INVESTMENT OPPORTUNITY

**CVS PHARMACY**

TAYLOR, AZ



**OFFERED AT: \$1,079,000 | 5.00% CAP**



Actual Photo





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Confidentiality Agreement & Disclosures

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COMMERCIAL REAL ESTATE SERVICES



BARR & BENNETT

NETLEASED INVESTMENTS

A Lee & Associates Team

BROKER OF RECORD:  
Lee & Associates Arizona Commercial RE Services LLC  
AZ Lic#BR017922000











## -- OFFERING SUMMARY --

INVESTMENT HIGHLIGHTS	
Offering Price:	\$1,079,000
Net Operating Income:	\$53,976
Cap Rate:	5.00%
Price/SF:	\$259

PROPERTY OVERVIEW	
Address:	718 N. Main Street Taylor, AZ 85939
Property Size:	4,215
Land Size:	40,511 SF
Ownership:	Fee Simple
Year Built:	1988

Lee & Associates is pleased to exclusively offer for sale to qualified investors the opportunity to purchase a 100% fee-simple interest (land & building) in a CVS property located at 718 N Main Street, in Taylor, Arizona, in Navajo County (the “Property”). Built in 1988, the property consists of a 4,215 square foot building that sits on an approximately 40,511-square-foot parcel.

The property is leased to CVS (NASDAQ: CVS) who is currently the largest pharmacy chain in the United States by number of locations (over 9,700 as of December 31, 2016) and total prescription revenue. CVS Health ranked #8 on the Fortune 500 list in 2017 and reported revenue of \$195 billion.

The original 15-year double-net (NN) lease commenced in July 2017 and features 10% rent increases every five years in the Primary term and in each of the (3) 5-year Option Periods, providing for excellent income growth over the term.

The property is located on an outparcel in a Basha’s Grocery Store anchored center, with co-tenants including Taco Bell, Pizza Hut, Little Caesar’s, Dollar Tree, Aliberto’s, Hudson’s Furniture, and Simply Sleep Mattress. It is located across from a new 24 hour Walmart Supercenter, with co-tenants Burger King and Circle K, Verizon Wireless, and Swirlz ‘n Whirlz, with future retail planned for other pads and outparcels in the center.

The subject property fronts Main St, which sees traffic counts of 14,068 cars per day. This corridor is the main travel artery in/out of Taylor, carrying travelers to nearby Snowflake, Show Low, the White Mountains, and beyond. This corridor is home to national retailers including Dollar General, O’Reilly, Verizon Wireless, USPS, Giant, and CarQuest, with national restaurants such as Sonic, Subway, and Arby’s, providing for an outstanding draw to the trade area.

The subject property is located within the town of Taylor, in Navajo County. Taylor lies in a broad valley in east-central Arizona, approximately 120 hours southeast of Flagstaff and 173 miles northeast of Phoenix, and sits at an elevation of 5,640 feet, with the Mogollon Rim to the west and the White Mountains to the south. The mountains form an almost continuous barrier protecting Taylor from severe winters and creating a semi-arid climate. The local population has grown dramatically in recent years with prosperous industry, commercial expansion and modern infrastructure. Taylor and its sister-town, Snowflake, are among the fastest growing communities in northeastern Arizona, where their cultural history, mild climate, and housing and recreational opportunities have come to attract new residents to the area.

Taylor is part of the Real AZ Corridor, a region in northern Arizona that spans two counties and nine communities. The region offers abundant water resources, renewable energy assets, biomass and forest industry potential, as well as development opportunities in sectors including renewable energy development and storage; transportation; tourism and entrepreneurship. The region is ripe with alternative energy development, diversified energy production and economic development offering ground-floor opportunity and sky-high potential to businesses in the area. The Real AZ Corridor is home to a growing list of companies and initiatives that are putting the region’s abundant, diversified resources, energy potential and access to work to build a strong economy (see Area Overview for more details).





**-- INVESTMENT HIGHLIGHTS --****INVESTMENT GRADE CREDIT TENANT: CVS HEALTH (S&P: BBB+) • LARGEST PHARMACY CHAIN IN THE U.S.**

The property is leased to German Dobson CVS, LLC. CVS (NASDAQ: CVS) is currently the largest pharmacy chain in the United States by number of locations (over 9,700 as of December 31, 2017) and total prescription revenue. CVS Health ranked #8 on the Fortune 500 list in 2017, and reported revenue of \$195 billion.

**13 YEARS OF LEASE TERM REMAINING • 10% RENT INCREASES EVERY 5 YEARS IN PRIMARY & OPTIONS**

The original 15-year double-net lease commenced in July 2017 and features 10% rent increases every five years in the Primary term and in each of the (3) 5-year Option Periods, providing for excellent income growth over the term.

**LOCATED ON OUTPARCEL TO BASHA'S GROCERY STORE ANCHORED CENTER • ACROSS FROM BRAND-NEW 24-HOUR WALMART SUPERCENTER • EXCELLENT VISIBILITY & ACCESS**

The property is located on an outparcel in a Basha's Grocery Store anchored center, with co-tenants including Taco Bell, Pizza Hut, Little Caesar's, Dollar Tree, Aliberto's, Hudson's Furniture, and Simply Sleep Mattress. It is located across from a new 24 hour Walmart Supercenter, with co-tenants Burger King and Circle K, Verizon Wireless, and Swirlz 'n Whirlz, with future retail planned for other pads and outparcels in the center.

**STRATEGIC LOCATION ALONG MAIN ST/SR-77 • MAJOR TRAFFIC CORRIDOR IN/OUT OF TAYLOR (14,000+ CPD) • NATIONAL RETAILERS CREATE STRONG DRAW TO THE TRADE AREA**

The subject property fronts Main St, which sees traffic counts of 14,068 cars per day. This corridor is the main travel artery in/out of Taylor, carrying travelers to nearby Snowflake, Show Low, the White Mountains, and beyond. This corridor is home to national retailers including Dollar General, O'Reilly, Verizon Wireless, USPS, Giant, and CarQuest, with national restaurants such as Sonic, Subway, and Arby's, providing for an outstanding draw to the trade area.

**LOCATED IN TAYLOR • ONE OF THE FASTEST GROWING CITIES IN NORTHERN ARIZONA • PROXIMITY TO WHITE MOUNTAINS, APACHE-SITGREAVES NATIONAL PARK**

The subject property is located in the town of Taylor, in Navajo County. Taylor lies in a broad valley in east-central Arizona, approximately 120 hours southeast of Flagstaff and 173 miles northeast of Phoenix, and sits at an elevation of 5,640 feet, with the Mogollon Rim to the west and the White Mountains to the south. The mountains form an almost continues barrier protecting Taylor from severe winters and creating a semi-arid climate. The local population has grown dramatically in recent years with prosperous industry, commercial expansion and modern infrastructure. Taylor and its sister-town, Snowflake, are among the fastest growing communities in northeastern Arizona, where their cultural history, mild climate, and exceptional housing and recreational opportunities have come to attract new residents to the area.

**WITHIN THE REAL AZ CORRIDOR, A REGION OFFERING RENEWABLE ENERGY ASSETS, ABUNDANT WATER RESOURCES, BIOMASS, FORESTRY**

Taylor is part of the Real AZ Corridor, a region in northern Arizona that spans two counties and nine communities. The region offers abundant water resources, renewable energy assets, biomass and forest industry potential, as well as development opportunities in sectors including renewable energy development and storage; transportation; tourism and entrepreneurship. The region is ripe with alternative energy development, diversified energy production and economic development offering ground-floor opportunity and sky-high potential to businesses in the area. The Real AZ Corridor is home to a growing list of companies and initiatives that are putting the region's abundant, diversified resources, energy potential and access to work to build a strong economy (see Area Overview for more details).







-- LEASE SUMMARY --

LEASE INFORMATION	
TENANT:	German Dobson CVS, LLC dba CVS Pharmacy
BUILDING SIZE:	4,152 Sq. Ft.
LOT SIZE:	40,511 Sq. Ft.
RENT COMMENCEMENT:	July 14, 2017
LEASE EXPIRATION:	July 13, 2032
BASE LEASE TERM:	15 Years
BASE TERM REMAINING:	13 Years
LEASE TYPE:	Double-Net (NN) Lease
LANDLORD RESPONSIBILITIES:	Refer to Lease Abstract pg. 7-8
RENEWAL OPTIONS:	(3) 5-Year Options
ANNUAL RENT:	\$53,976
RENTAL INCREASES:	10% Every 5 Years in Primary Term & Option Periods

-- RENT OVERVIEW --

PRIMARY	START DATE	END DATE	NOI/YR	NOI/MO	NOI/SF/YR	INCREASE
Years 1 - 5	7/14/2017	7/13/2022	\$53,976.00	\$4,498.00	\$13.00	--
Years 6-10	7/14/2022	7/13/2027	\$59,373.60	\$4,947.80	\$14.30	10%
Years 11-15	7/14/2027	7/13/2032	\$65,310.96	\$5,442.58	\$15.73	10%

OPTION PERIODS - (3) 5-YEAR OPTIONS						INCREASE
Option 1	7/14/2032	7/13/2037	\$71,842.06	\$5,986.84	\$17.30	10%
Option 2	7/14/2037	7/13/2042	\$79,026.27	\$6,585.52	\$19.03	10%
Option 3	7/14/2042	7/13/2047	\$86,928.90	\$7,244.08	\$20.93	10%







-- LEASE ABSTRACT --

PROPERTY TAXES	<p>34.a - Landlord shall pay to all Tax authorities, all real estate taxes and all assessments which may be levied against the Premises (collectively, “Taxes”).</p> <p>34.b - Commencing as of the Date of Rent Commencement, Tenant agrees to reimburse Landlord for all such Taxes levied against the Premises with respect to each tax fiscal ear (or portion thereof) of the Tenant occurring after the Date of Rent Commencement.</p>
COMMON AREA MAINTENANCE	<p>33.a - Landlord shall perform or cause to be perfomed, all maintenance, repairs and replacements of the par ing and other exterior areas of the Premises pursuant to good and accepted business practices throu out the Tenn, including, without limitation, all capital expenditures and capital improvements, repairing, resurfacing, repaving, re-striping, and resealing of the parking areas; repairing and replacing, as necessary, of all curbing, sidewalks and directional markers; and provision of adequate lighting during all hours of darkness that Tenant shall be open for business.</p> <p>33.b - Tenant shall be responsible for the ordinary maintenance of the parking and other exterior areas of tbe Premises throughout the Term i eluding without limitation cleaning, sweeping, snow and ice removal, and landscaping.</p> <p>33.c - Tenant shall not pay any management, administrative, accounting, data p cessing or audit fees to Landlord, unless the same are incurred by Landlord pursuant to the Declaration, in which case Tenant shall be responsible for such fees.</p> <p>33.d - Any sum payable to Landlord under subsection (b) above shall be paid b Tenant within 30 days after receipt from Landlord of a written invoice therefor, accompanied by etailed documentation (including copies of receipted bills).</p> <p>33.e - The foregoing notwithstanding, Tenant shall not pay Landlord Tenant’s pro rata share of any costs incurred by Landlord in connection with any capital expenditures or capital improvements made by Landlord (or made pursuant to the terms of the Declaration), such as repaving or replacing the parking areas, except as follows: Tenant agrees to pay Tenant’s pro rata share of capital expenditures in accordance with clause (a) above, provided that: (i) Tenant shall do so only one time during the “useful life” (as defined below) of the improvement; and (ii) Tenant shall not so pay following the expiration or other termination of this Lease (in other words, for example, if the parking areas are replaced in year 8, and if such replacement shall have a 15 year useful life, and if the Tenant shall expire at the end of year 10, then Tenant shall pay its share of the annual amortization for years 8, 9, and 10 only (or a portion of year 8, as applicable.) For the purposes hereof, useful life shall be determined as permitted under the Internal Revenue Code (including the regulations issued thereunder) in effect at the time of such repaving or replacing.</p>
INSURANCE	<p>35.a - Commencing as of the Commencement Date, Tenant shall pay to Landlord the cost of the insurance required to be maintained by Landlord hereunder during the Term.</p> <p>35.b - Tenant shall maintain Commercial General Liability insurance coverag , with combined policy limits of at least \$2,000,000.00 per occurrence for bodily injury nd for property damage arising out of the Premises.</p>
UTILITIES	<p>22. - Tenant agrees to pay for all utilities consumed by it in the Premises, prior to delinquency. Tenant shall re eive all savings, credits, allowances, rebates or other incentives granted or awarded by any third p rty as a result of Tenant’s specifications.</p>
LANDLORD REPAIRS/MAINTENANCE	<p>9.a - All obligations of Landlord pursuant to this subsection (a) shall be performed by Landlord at Landlord’s sole cost. Landlord shall maintain (including painting), repair, and replace, as necessary, each of the exterior portions and structural portions of the Premises and Building, including, without limitation, the roof and roof supports, footings, foundations, structural supports, columns, exterior walls, bearing walls, retaining walls, floor slab, utility meters, ashing, gutters, downspouts, loading docks, if any, so as to keep the same in good condition and repair.</p>
TENANT REPAIRS/MAINTENANCE	<p>9.b - Except for maintenance, repairs and replacements required to e made by Landlord under the provisions of subsection (a) above, Tenant shall maintain, repair and eplace, as necessary, all other aspects of the Premises including the Premises interior (including the 1xtures and equipment therein), broken glass of the Premises, and the non-structural portions of the storefront plumbing, electrical and the HV AC systems servicing the Premises. Tenant al o shall maintain, repair, and replace, as necessary, all plumbing, pipes, tubes and all other cond its and utility lines leading to or from the Premises, or leading to or from the Building, interior (i luding the fixtures and equipment therein).</p>







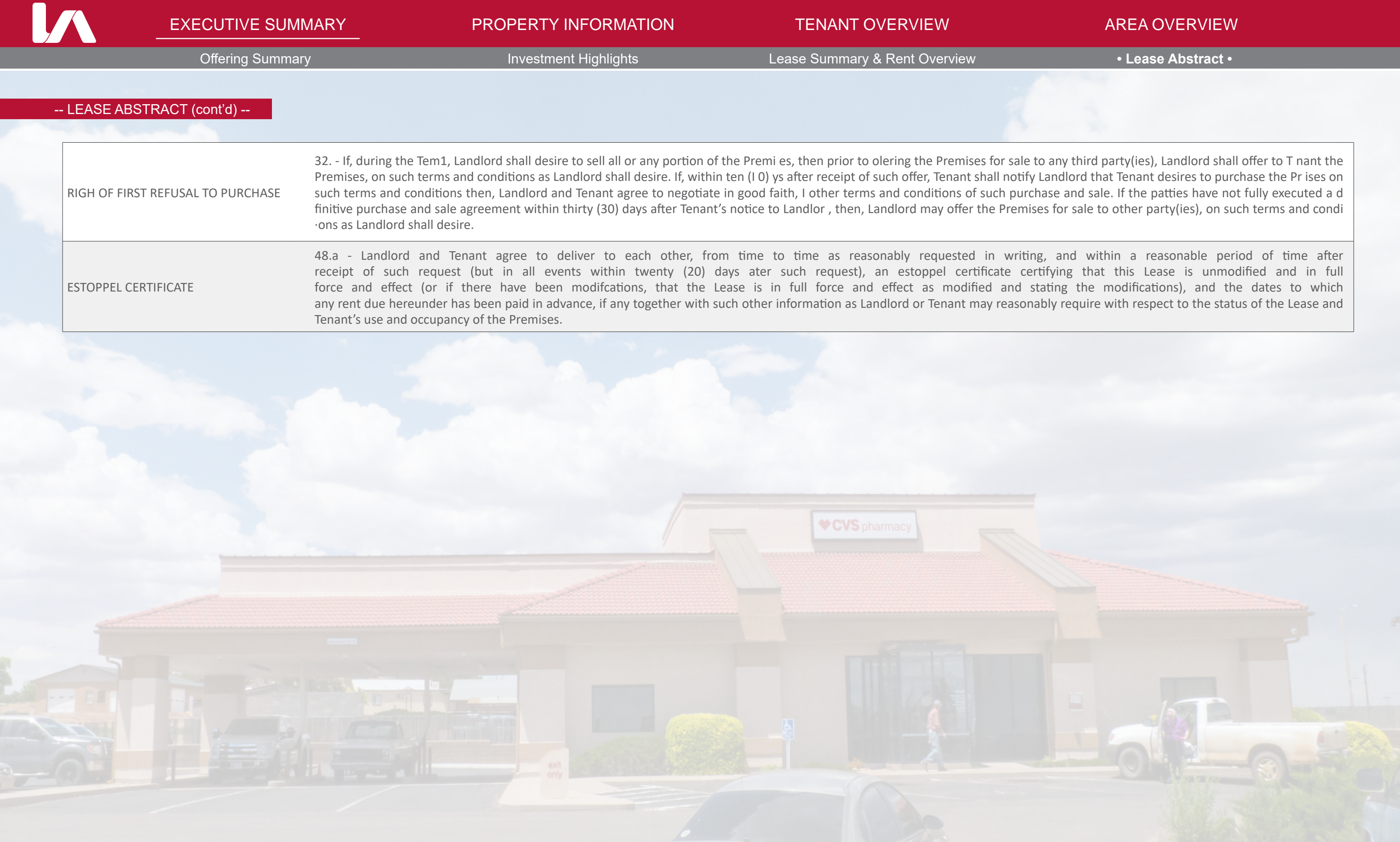
-- LEASE ABSTRACT (cont'd) --

RIGH OF FIRST REFUSAL TO PURCHASE

32. - If, during the Tem1, Landlord shall desire to sell all or any portion of the Premi es, then prior to olering the Premises for sale to any third party(ies), Landlord shall offer to T nant the Premises, on such terms and conditions as Landlord shall desire. If, within ten (I O) ys after receipt of such offer, Tenant shall notify Landlord that Tenant desires to purchase the Pr ises on such terms and conditions then, Landlord and Tenant agree to negotiate in good faith, I other terms and conditions of such purchase and sale. If the patties have not fully executed a d finitive purchase and sale agreement within thirty (30) days after Tenant’s notice to Landlor , then, Landlord may offer the Premises for sale to other party(ies), on such terms and condi ons as Landlord shall desire.

ESTOPPEL CERTIFICATE

48.a - Landlord and Tenant agree to deliver to each other, from time to time as reasonably requested in writing, and within a reasonable period of time after receipt of such request (but in all events within twenty (20) days ater such request), an estoppel certificate certifying that this Lease is unmodified and in full force and effect (or if there have been modifcations, that the Lease is in full force and effect as modified and stating the modifications), and the dates to which any rent due hereunder has been paid in advance, if any together with such other information as Landlord or Tenant may reasonably require with respect to the status of the Lease and Tenant’s use and occupancy of the Premises.





## PROPERTY INFORMATION

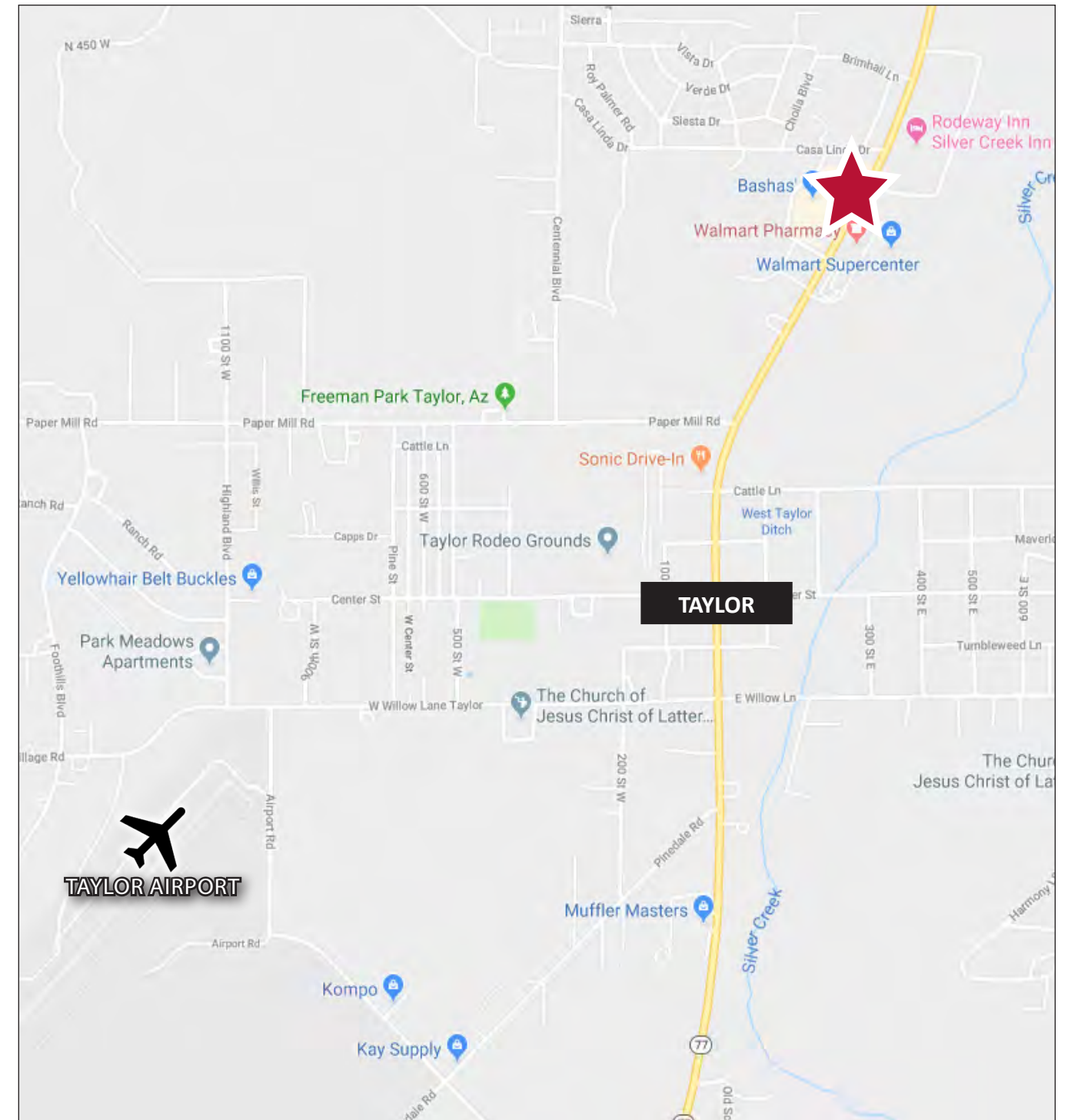
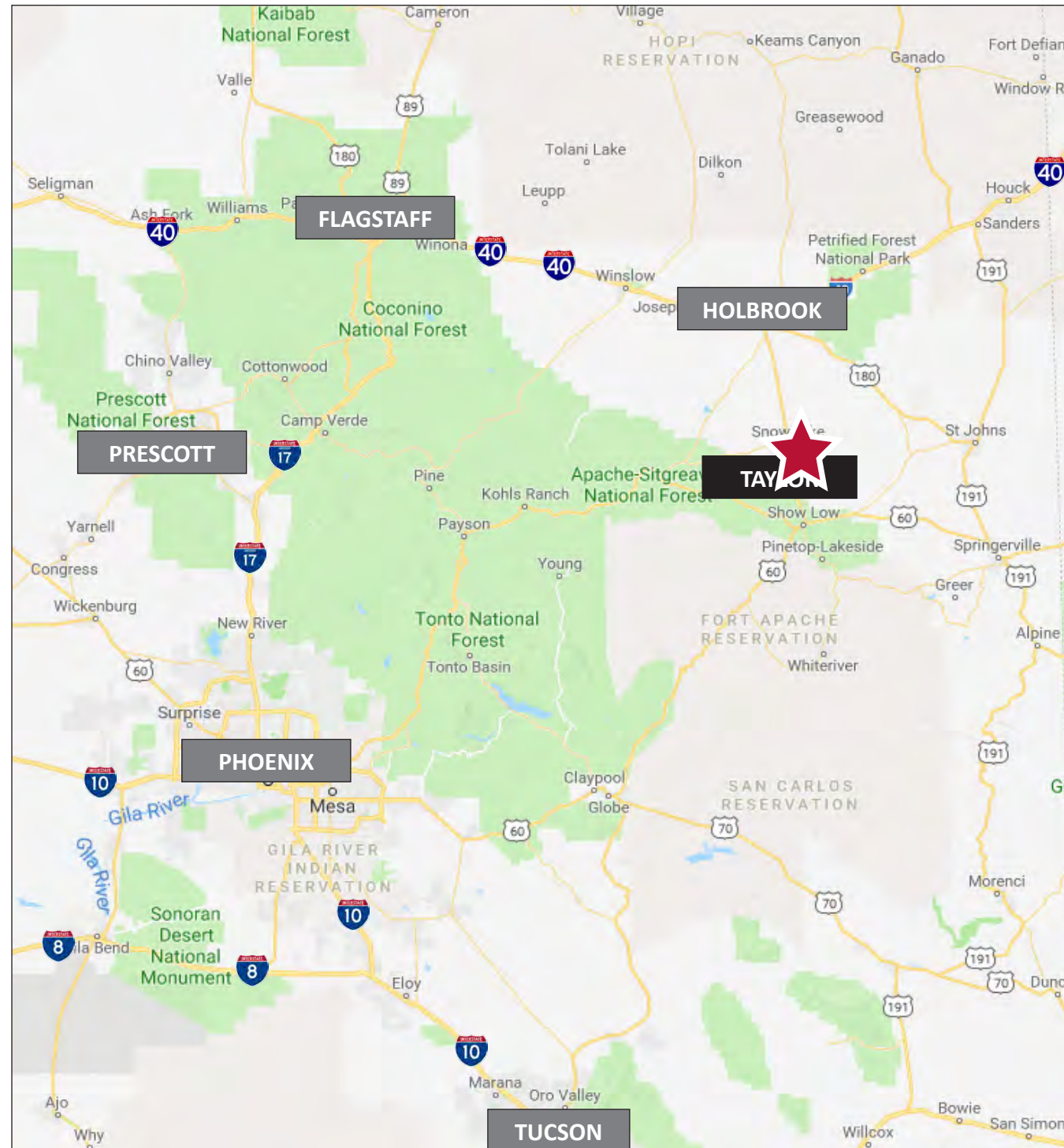
CVS PHARMACY | TAYLOR, AZ







-- LOCATION MAPS --







-- PROPERTY PHOTOS --







-- NEIGHBORING TENANTS --







-- NEIGHBORING TENANTS --







-- OVERHEAD VIEW --

MAIN ST (14,068 CPD)

ACCESS

CVS







-- LOOKING SOUTHWEST --







-- LOOKING SOUTHEAST --







-- LOOKING NORTHEAST --







-- LOOKING NORTHWEST --











-- ABOUT CVS HEALTH --



CVS Health (previously CVS Corporation and CVS Caremark Corporation) is an American retail pharmacy and health care company headquartered in Woonsocket, Rhode Island. The company began in 1964 with three partners who grew the venture from a parent company, Mark Steven, Inc., that helped retailers manage their health and beauty aid product lines. The business began as a chain of health and beauty aid stores, but within several years, pharmacies were added. To facilitate growth and expansion, the company joined The Melville Corporation, which managed a string of retail businesses. Following a period of growth in the 1980s and 1990s, CVS Corporation spun off from Melville in 1996, becoming a standalone company trading on the New York Stock Exchange as NYSE: CVS.

It later completed a merger with the pharmacy benefit management company Caremark Rx in 2007 and was consequently renamed CVS Caremark Corporation. The company was renamed CVS Health in 2014 following its decision to remove tobacco products from CVS Pharmacy store shelves. CVS Health’s assets include CVS Pharmacy, CVS Caremark, CVS Specialty, and the retail clinic MinuteClinic. In 2017, it ranked 8th on the Fortune 500 list.

COMPANY OVERVIEW	
Company:	CVS Health
Founded:	1996
Credit Rating:	BBB+
Revenue:	\$195 Billion
Net Income:	\$5.317 Billion
Total Assets:	\$94.46 Billion
Locations:	9,700
Employees:	158,000
Headquarters:	Woonsocket, Rhode Island
Website:	www.cvshealth.com

SUBSIDIARIES OF CVS HEALTH



CVS Pharmacy is one of the largest retail pharmacy chains in the United States, with 9,600 stores located in 49 states, the District of Columbia, and Puerto Rico, operating primarily under the CVS Pharmacy, CVS, Longs Drugs, Navarro Discount Pharmacy and Drogaria Onofre names. CVS Pharmacy fills more than one of every five prescriptions in the United States, and 76% of the U.S. population now lives within 5 miles of a CVS Pharmacy.



MinuteClinic retail medical clinics operate inside CVS Pharmacy locations within the United States. It is the largest walk-in medical clinic in the United States, with over 1,100 locations in 33 states and the District of Columbia. More than 50 percent of the U.S. population now lives within 10 miles of a MinuteClinic.



CVS Caremark provides comprehensive prescription benefit management services including mail order pharmacy services, specialty pharmacy and infusion services, plan design and administration, formulary management and claims processing. The company’s clients are primarily employers, insurance companies, unions, government employee groups, health plans, Managed Medicaid plans and other sponsors of health benefit plans and individuals throughout the United States.



CVS Specialty is the specialty pharmacy division that provides specialty pharmacy services for individuals with chronic or genetic diseases who require complex and expensive drug therapies. CVS Health operate 24 retail specialty pharmacy stores and 11 specialty mail order pharmacies, making them the largest specialty pharmacy in the United States.



Drogaria Onofre is a Brazilian drug chain acquired by CVS Health in February 2013. It has 47 stores in five states in the country and operates branches in the cities of São Paulo, Rio de Janeiro, Belo Horizonte, São José do Rio Preto, Sao Jose dos Campos and Santos.



Longs Drugs is a retail pharmacy chain with approximately 40 drug stores throughout the state of Hawaii. The company was acquired by CVS Health in October 2008 and is operated as a separate brand.



Navarro Discount Pharmacies is a pharmacy chain, photo service, and pharmacy benefit manager in the United States. The company was acquired by CVS Health in September, 2014 and is operated as a separate brand of CVS Health. The company mainly operates in Miami-Dade and Broward Counties and currently has 33 stores.



Accordant provides rare disease case management and care management services for patients with rare, chronic diseases and their caregivers. Clients are primarily health plans, employers, and third party administrators (TPAs). The company is operated as a wholly owned subsidiary of CVS Health Corporation.



Coram is one of the nation’s largest providers of infusion services, clinical and compliance monitoring and individual patient counseling and education. Coram cares for 140,000 patients annually through a national network of more than 85 locations as well as the largest home infusion network in the United States. The company was acquired by CVS Health in August 2015 and is operated as a wholly owned subsidiary of CVS Health Corporation.



Omnicare is a provider of pharmacy services to the long-term care market for patients in skilled nursing and assisted living facilities throughout North America. The company was acquired by CVS Health in August 2015 and is operated as a wholly owned subsidiary of CVS Health Corporation.











-- TAYLOR OVERVIEW --



The subject property is located in the town of Taylor, in Navajo County. Taylor lies in a broad valley in east-central Arizona, approximately 120 hours southeast of Flagstaff and 173 miles northeast of Phoenix, and sits at an elevation of 5,640 feet, with the Mogollon Rim to the west and the White Mountains to the south. The mountains form an almost continuous barrier protecting Taylor from severe winters and creating a semi-arid climate. The local population has grown dramatically in recent years with prosperous industry, commercial expansion and modern infrastructure. Taylor and its sister-town, Snowflake, are among the fastest growing communities in northeastern Arizona, where their cultural history, mild climate, and exceptional housing and recreational opportunities have come to attract new residents to the area.

Taylor is in the Real AZ Corridor, Arizona's Energy and Economic Development Corridor (see next page). Land is abundant and in large tracts that are easy to develop. High quality water is available in reliable volume, and wind and solar energy production is becoming a way of life. The area offers proximity to a strong road network with Interstate 40 and SR-77 & SR-277 in close proximity. Additionally, BNSF Commercial Rail service offers shipping access and the Taylor Municipal Airport makes access to markets, customers and workers easy and reliable.

**GATEWAY TO THE WHITE MOUNTAINS, APACHE-SITGREAVES NATIONAL FOREST**



The northern gateway to the White Mountains, Snowflake and Taylor are conveniently located in the center of some of the most exciting recreational opportunities in Arizona. From the majestic views of the Navajo Nation's famous Monument Valley to the Historic Route 66 experience and world-renowned Petrified Forest, day trips north of the communities can be packed full of adventure.

Arizona's White Mountains offer a wealth of recreational opportunities. The largest stand of ponderosa pine graces this region of northeastern Arizona. Fishing, hunting and camping are plentiful throughout the Apache-Sitgreaves National Forest, Arizona State Parks, and the Fort Apache Indian Reservation.

**HIKING**

From the rugged terrain of the Apache-Sitgreaves National Forest to the White Mountains Trail System, hiking through the White Mountains is a year-round experience. The excellent trail system has been nationally ranked as one of the nation's premier hiking destinations, attracting hikers of all ages and abilities, and is quickly becoming a burgeoning tourism draw as well.

**MOUNTAIN BIKING**

Mountain biking has become one of the fastest growing recreation activities. Throughout the White Mountains Trail System, as well as the miles of Apache-Sitgreaves National Forest Service roads, mountain bike enthusiasts can travel for great distances without interference from motorized vehicles.

**HUNTING**

The White Mountains offer virtual year-round hunting experiences and are quite varied. The primary game stock is elk and the area has become legendary for world-class hunting. Bear, mountain lion, antelope, deer, javelina, turkey, quail, rabbit and waterfowl are also found in this area.

**GOLF**

Golfing in the region is becoming very popular with younger players and families. The region is a magnet for golfers from throughout the southwest and boasts summer temperatures in the low 80's.



**CLICK TO WATCH VIDEO ABOUT NAVAJO & APACHE COUNTIES**







## -- THE REAL AZ CORRIDOR --



Taylor is part of the Real AZ Corridor, a region in northern Arizona that spans two counties and nine communities. The region offers abundant water resources, renewable energy assets, biomass and forest industry potential, as well as development opportunities in sectors including renewable energy development and storage; transportation; tourism and entrepreneurship. The region is ripe with alternative energy development, diversified energy production and economic development offering ground-floor opportunity and sky-high potential to businesses in the area. The Real AZ Corridor is home to a growing list of companies and initiatives that are putting the region's abundant, diversified resources, energy potential and access to work to build a strong economy.

## Resources

The Real AZ Corridor's bio-diverse region is rich in natural resources, including water, forest products and minerals. Our soils are well-suited for energy storage, reclamation and agriculture. Open land is abundant, affordable and accessible. The variety of geography, resources and natural assets is impressive. The Real AZ Corridor has the potential to become the largest supplier of potash in North America. It is estimated that there are up to 2.5 billion tons of potash in the Holbrook basin, which could provide for up to 80 years of production.

The Real AZ Corridor adjoins two National forests, including the largest stand of Ponderosa pines in the world. The White Mountain Stewardship Contract is hard at work here, creating new industries and jobs and providing a model for Future Forest initiatives across the U.S. Biomass utilization, specialty agriculture and hydroponics are growing industries here.

## Energy

Energy potential is real and abundant here, with ground-floor opportunities in wind, solar, biomass, future forest and energy storage and distribution. Few areas are as well positioned to take advantage of renewable energy technologies, evolving energy development and distribution processes, Federal incentives and funding and venture capital investment. Dry Lake Wind Farm near Snowflake is Arizona's first turbine-powered, commercial scale energy project.

The Real AZ Corridor is also home to Arizona's only recycled paper plant and a company that uses saline water to grow marine algae for pharmaceutical manufacturing. Three modern and expanding coal-fired plants power the region, including projects by Arizona Public Service (APS) between Winslow and Holbrook, Salt River Project (SRP) near St. Johns and Tucson Electric Power in Springerville.

## Access

The Real AZ Corridor offers Interstate access and frontage, a strong state highway network and a location that is within four hours of Phoenix and Albuquerque, within easy reach of the energy-hungry California and Nevada markets and less than eight hours from the Mexican border. Commercial rail service via the Burlington Northern Santa Fe Railway connects the Real AZ Corridor with national markets. Passenger rail service serves the region, with an Amtrak station in Winslow. Six public airports serve the Real AZ Corridor, including daily commercial passenger service to Phoenix Sky Harbor International Airport and Denver International Airport from Show Low Regional Airport. The Real AZ Corridor is a gateway that also serves the regional shopping needs of the adjoining Navajo, Hopi and White Mountain Apache Tribe Nations.

## Lifestyle

The Real AZ Corridor offers exceptional year-round outdoor recreational opportunities, including some of Arizona's best fishing, boating and snow skiing. The area is home to the White Mountains region, a top tourism destination and a coveted getaway and vacation home location for visitors and desert region residents looking to escape to the coolness of the Ponderosa pines and lakes and the dramatic vistas of the Mogollon Rim.

Tourism is an expanding industry and the area has an emerging retail industry. Historic Route 66 travels through Winslow and Holbrook, bringing travelers through the region. A variety of venues offer settings for small conventions and corporate retreats. Entrepreneurship is thriving. Northland Pioneer College has campuses across the Real AZ Corridor and offers one of the lowest tuition rates in Arizona. Hospitals in Show Low, Winslow and Springerville serve the region, including a Level IV Trauma Center with flight access.







-- DEMOGRAPHICS --

		5 Miles	7 Miles	10 Miles
POPULATION	2019 Estimated Population	10,472	10,842	11,967
	2024 Projected Population	10,477	10,850	12,036
	2010 Census Population	10,165	10,548	11,636
	2000 Census Population	7,787	8,057	8,799
	Projected Annual Growth 2019 to 2024	-	-	0.1%
	Historical Annual Growth 2000 to 2019	1.8%	1.8%	1.9%
	2019 Median Age	34.1	34.3	35.5
HOUSEHOLDS	2019 Estimated Households	3,647	3,787	4,268
	2024 Projected Households	3,576	3,715	4,214
	2010 Census Households	3,302	3,437	3,872
	2000 Census Households	2,380	2,467	2,739
	Projected Annual Growth 2019 to 2024	-0.4%	-0.4%	-0.3%
	Historical Annual Growth 2000 to 2019	2.8%	2.8%	2.9%
RACE & ETHNICITY	2019 Estimated White	79.8%	80.0%	80.6%
	2019 Estimated Black or African American	0.5%	0.5%	0.5%
	2019 Estimated Asian or Pacific Islander	0.6%	0.6%	0.6%
	2019 Estimated American Indian or Native Alaskan	5.3%	5.3%	5.0%
	2019 Estimated Other Races	13.9%	13.7%	13.2%
	2019 Estimated Hispanic	13.3%	13.3%	13.1%
INCOME	2019 Estimated Average Household Income	\$67,529	\$67,204	\$64,944
	2019 Estimated Median Household Income	\$51,390	\$51,156	\$49,532
	2019 Estimated Per Capita Income	\$23,561	\$23,516	\$23,206
BUSINESS	2019 Estimated Total Businesses	314	341	358
	2019 Estimated Total Employees	2,145	2,391	2,468
	2019 Estimated Employee Population per Business	6.8	7.0	6.9
	2019 Estimated Residential Population per Business	33.4	31.8	33.4





**Exclusively Listed By:**



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Lee & Associates hereby advises all prospective purchasers of Net-Leased Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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