



PROPERTY VIDEO



CHASE

7070 E Tanque Verde Rd
Tucson, AZ 85715

OFFERING MEMORANDUM



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Executive Overview

Investment Highlights

- » Well known banking location – has operated as a bank since 1974
- » Recent lease renewal and building remodel from Chase shows their commitment to the location
- » This location holds the third most deposits within the county at over \$220,000,000 reported at the end of 2018 of the 36 branches in Pima County
- » Chase is paying relatively low rent with the next option converting up to Fair Market Value – huge upside potential
- » The property is located on a valuable hard corner within an affluent neighborhood with excellent visibility from all directions
- » Strong retail corridor with Bank of America, Wells Fargo and Panda Express directly across the street
- » High trafficked area with over 58,000 cars per day off of E Tanque Road
- » Dense demographics with over 203,000 people within a 5-mile radius



Financial Overview



Financial Summary



LIST PRICE

Best Offer



ANNUAL RENT

\$96,712.44



TERM REMAINING

±5 Years

Executive Summary

Property Name	Chase Bank
Address	7070 E Tanque Verde Rd Tucson, AZ 85715
Last Remodel	2011
Parcel Size	±0.86 AC (37,457 SF)
Building Size	±3,972 SF

*Sale is subject to Chase's waiver of their ROFR

Annualized Operating Data

Option Status	Option Term	Monthly \$	Annual \$	Rent Increases
Existing Lease	3/1/2019 - 2/29/2024	\$8,059.37	\$96,712.44	
Option 1	3/1/2024 - 2/29/2029	-	-	FMV Determination
Option 2	3/1/2029 - 2/29/2034	-	-	CPI
Option 3	3/1/2034 - 2/28/2039	-	-	FMV Determination
Option 4	3/1/2039 - 2/29/2044	-	-	CPI

Tenant Summary

Tenant Trade Name	JP Morgan Chase
Type of Ownership	Fee Simple
Lease Type	NNN
Roof & Structure	Tenant Responsibility
Original Lease Term	5 Years
Rent Commencement Date	3/1/2019
Lease Expiration Date	2/29/2024
Term Remaining	±5 Years
Increases	Per Lease Schedule
Extensions	4, 5-Year Options

Lease Abstract

Tenant:	JP Morgan Chase Bank, National Association
Tenant Address:	270 Park Avenue, New York City, NY
Property Address:	7070 E Tanque Verde Rd, Tucson, AZ
Store Number:	2488
Lease Commencement:	March 4, 1974
Lease Expiration:	February 29, 2024
Current Lease Term:	5 Years
Annual Rent	\$96,712.44

	Option Status	Option Term	Rent Increases
Renewal Schedule:	Option 1	3/1/2024 - 2/29/2029	FMV Determination
	Option 2	3/1/2029 - 2/29/2034	CPI
	Option 3	3/1/2034 - 2/28/2039	FMV Determination
	Option 4	3/1/2039 - 2/29/2044	CPI

FMV Language	If the Base Rent established using the Fair Market Rate is less than what the Base Rent using a Consumer Price Index ("CPI") increase would be, as calculated under Section 3 of the Lease, then the minimum Base Rent Increase due during the First Option Term shall be the CPI.
	The minimum "Fair Market Rate" Shall mean the annual rental rates then being charged at the commencement of the applicable Option Term for comparable leases in the Tucson, Arizona area and for a comparable renewal term with comparable tenant allowances, concessions, abatements or inducements, taking into consideration use, location, visibility, exposure, signage, quality, condition, rental concessions and the time the particular rate became effective.
	The Fair Market rate for the particular Option Term shall be determined as follows: within 30 days of receipt of Tenant's notice, Landlord will provide Tenant with Landlord's determination of Fair Market Rate. Tenant may either accept Landlord's determination of Fair Market Rate or provide Landlord with its own determination of Fair Market Rate within 60 days after receipt of Landlord's calculation. If Landlord and Tenant are unable to reach an agreement within 15 days after Landlord's receipt of Tenant's determination of Fair Market Rate, both Landlord and Tenant shall each select an independent MAI appraiser with at least 5 years experience in appraising similar space in the Tucson, Arizona area ("Qualified Appraiser") who shall select a third Qualified Appraiser. Landlord and Tenant shall each be responsible for the fees and costs incurred by the Qualified Appraiser they select and the fees and costs incurred by the third Qualified Appraiser shall be equally split between the Landlord and the Tenant. The third Qualified Appraiser shall have 30 days after receipt of the Qualified Appraiser's notice of Fair Market Rate to notify Landlord, then the parties shall promptly enter into a lease amendment memorializing the Rent for the upcoming Option Term.

Maintenance:	Tenant, at Tenants sole cost and expense, maintains the leased premises and makes all necessary repairs and replacements, whether interior or exterior, to all parts of the same.
Parking Lot:	Tenant, at Tenant's sole cost and expense, shall maintain, repair and replace the parking areas of the leased premises.
Real Estate Taxes:	Tenant is responsible for real estate taxes.
Insurance:	Tenant, at its sole cost and expense, shall carry and maintain insurance including Fire and extended coverage insurance and Comprehensive public liability insurance.
Utilities:	Tenant is responsible for all utilities as this is an NNN lease
Right of First Refusal:	Tenant shall have the right within 10 days to accept the terms of the said contract in writing and within 30 days thereafter to purchase the demised premises in its own name or in the name of a nominee, for the purchase price and on the terms specified in said contract.

Surrounding Area



Surrounding Area



Tenant Overview



Parent Company Trade Name

JP Morgan Chase & Co.



Headquartered

New York, NY



No. of Locations

±5,600



Year Founded

2000

TENANT OVERVIEW

JPMorgan Chase & Co. is a multinational banking and financial services holding company. Boasting some \$2.6 trillion in assets, JPMorgan Chase is the largest bank holding company in the US. The Company is engaged in investment banking, financial services for consumers and small businesses, commercial banking, financial transaction processing and asset management. It offers non-interest-bearing deposits; and interest-bearing deposits, such as savings accounts, demand deposits, and time deposits. The company also provides consumer loans, such as residential mortgages, home equity loans and lines of credit, auto loans, business banking loans, and student and other loans; and home equity loans secured by junior liens, prime mortgage loans, and payment option loans.

GEOGRAPHIC OUTREACH

With more than 5,600 branches in about two dozen states and active in more than 100 countries, Chase is among the nation's top mortgage lenders and credit card issuers. It holds around \$131 billion in credit card loans.





Area Overview



Tucson, AZ

Located along the banks of the Santa Cruz River, Tucson is the second-largest populated city in Arizona behind Phoenix. The population continues to grow at a steady rate each year. The city is situated in the Sonoran Desert, surrounded by multiple mountain ranges including Wasson Peak, Santa Catalina Mountains, Rincon Mountains and the Santa Rita Mountains. While Tucson is a premier vacation destination, it is also a prime place to live and work. With an average of 350 sunny days per year, the city attracts people from all over the United States.

Tucson is located in Pima County. The majority of the population in Pima lives in or around Tucson. Pima County is also designated as the Tucson Metropolitan Statistical Area. In the past year, the unemployment rate in the Tucson MSA has continued to drop with the average household income being \$56,721.

Demographics

POPULATION	1 - MILE	3 - MILE	5 - MILE
2010 Census	10,234	84,484	233,456
2019 Estimate	10,835	85,401	235,754
2024 Projection	11,337	87,469	241,138
Growth 2010-2019	4.63%	2.42%	2.28%
HOUSEHOLDS	1 - MILE	3 - MILE	5 - MILE
2010 Census	5,183	40,548	104,638
2019 Estimate	5,574	41,850	107,579
2024 Projection	5,865	43,227	110,810
INCOME	1 - MILE	3 - MILE	5 - MILE
Average Household Income	\$75,768	\$66,916	\$67,625
Median Household Income	\$55,361	\$46,954	\$47,241

ECONOMY

The University of Arizona is the second largest employer in Tucson and most of the city's economic development has been centered around the development of this school. The campus provides many jobs for those who reside in Tucson. The development of high-tech industries has increased due to the presence of U of A.

Tourism is another huge industry aside from the university as it alone brings in \$2 billion per year and over 3.5 million visitors due to the sunny weather (an average of 350 sunny days per year), resorts, and attractions.

PIMA COUNTY

Pima County is the south-central region of the U.S. state of Arizona which as of 2019 has an estimated population of 1,022,769 making it the 2nd largest county in Arizona. The county seat is Tucson, the second-largest populated city in AZ, which is the central hub of Pima with Tucson International Airport, the 2nd busiest airport in AZ, and the University of Arizona with over 44,000 enrolled students. With being in such an active county/city, it is easy to see why Chase has remained such a well-established location with the third highest deposits in the Pima County out of 36 other Chase branch locations. Currently, there are no Chase branches to the north and east of Tanque Verde making it the main anchor in the northeast Tucson.



UNIVERSITY OF ARIZONA (U OF A)

Founded in 1885, the University of Arizona (U of A) was the first university in Arizona. Since then, the school has become a well-known name, both nationally and internationally. Along with undergraduate programs, the university is affiliated with the region's two medical centers, as well as, the James E. Rogers College of Law. Their graduate program is also nationally ranked. Internationally, they were ranked 68th in the Center for World University Rankings. U of A is the only elected members of the Association of American Universities from the state of Arizona.

The university accepts over 43,000 students each academic year, with over 34,000 being undergraduate students. The campus stretches across 380 acres with a total of 179 buildings on the main campus. U of A does not just rank academically, the U of A Wildcats have been Division 1 champions in football, baseball, softball, golf, and basketball. Their well-known motto, "Bear Down, Arizona," has become a staple for the school as a whole.



Confidentiality Agreement & Disclaimer

This Offering Memorandum contains select information pertaining to the business and affairs of **Chase Bank** located at **7070 E Tanque Verde Road Tucson, AZ** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



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