



NATIONAL TENANT NNN INVESTMENT OPPORTUNITY

540 E. WICKENBURG WAY
WICKENBURG, AZ 85390

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1 PROPERTY INFORMATION

540 E. Wickenburg Way
Wickenburg, AZ 85390

Property Details & Highlights

Property Name:	Big O Tires
Property Address:	540 E. Wickenburg Way, Wickenburg, AZ 85390
Property Type:	Retail
APN:	505-26-002Y
Lot Size:	0.64 Acres
Building Size:	4,767 SF
Zoning:	C-3, Wickenburg
Parking Spaces:	15
Parking Ratio:	2.88
Year Built:	2000

PROPERTY OVERVIEW

Absolute NNN lease - Zero Landlord Responsibilities

Strong visibility fronting US 60/Wickenburg Way (+15,000 CPD)

Big O Tires is North America's largest retail tire franchisor, with over 400 stores in 19 states, as well as a network of associate dealers in Canada

Site has been a successful Big O Tires location since the building was completed in 2000.

LOCATION OVERVIEW

The Property is located on the main thoroughfare in Wickenburg, Arizona just one hour from Phoenix. The Town of Wickenburg is just large enough to provide all the amenities residents need including shopping, the arts, and medical care, while retaining the historic western charm that made it famous.



Parcel Map



Tenant Profiles



The Big O Tires story begins back in 1962, just as America's new love affair with the automobile was hitting high gear. The market for replacement tires was exploding, and independent tire dealers found themselves struggling to compete in the face of low prices offered by major tire manufacturers' own company stores. Big O's founding fathers were a handful of progressive independent tire dealers who decided to band together to form a tire-buying cooperative so that they could secure volume pricing and keep their customers happy. Their concept worked. In the years that followed, the Big O Tires co-op evolved into a full-fledged franchise as it continued to find innovative ways to harness the power of the collective to benefit independent dealerships and their customers.

Over a half-century later, Big O Tires has become one of North America's largest retail tire franchisors, with nearly 400 independently-owned and operated locations in 19 states, providing customers with a broad range of automotive services in addition to quality tires, wheels and accessories. Big O has become an industry role model admired for its innovative approach to franchising and unmatched customer loyalty ratings. In 1996, Big O Tires joined forces with one of the largest and most respected tire marketers in the nation when it became part of the TBC Corporation, one of North America's largest marketers of automotive replacement tires with more than 3,200 franchised and company-operated tire and automotive service centers. Through worldwide operations spanning wholesale, retail, and franchise, TBC provides customers best-in-class brands and automotive maintenance and repair services with the underlying mission to exceed customer expectations.

As Big O Tires continues to thrive and adapt to an ever-changing marketplace, it remains rooted in its humble beginnings as a proud collective of independent dealers committed to putting its customers first.

2 LOCATION INFORMATION

540 E. Wickenburg Way
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Location Map



Area Map



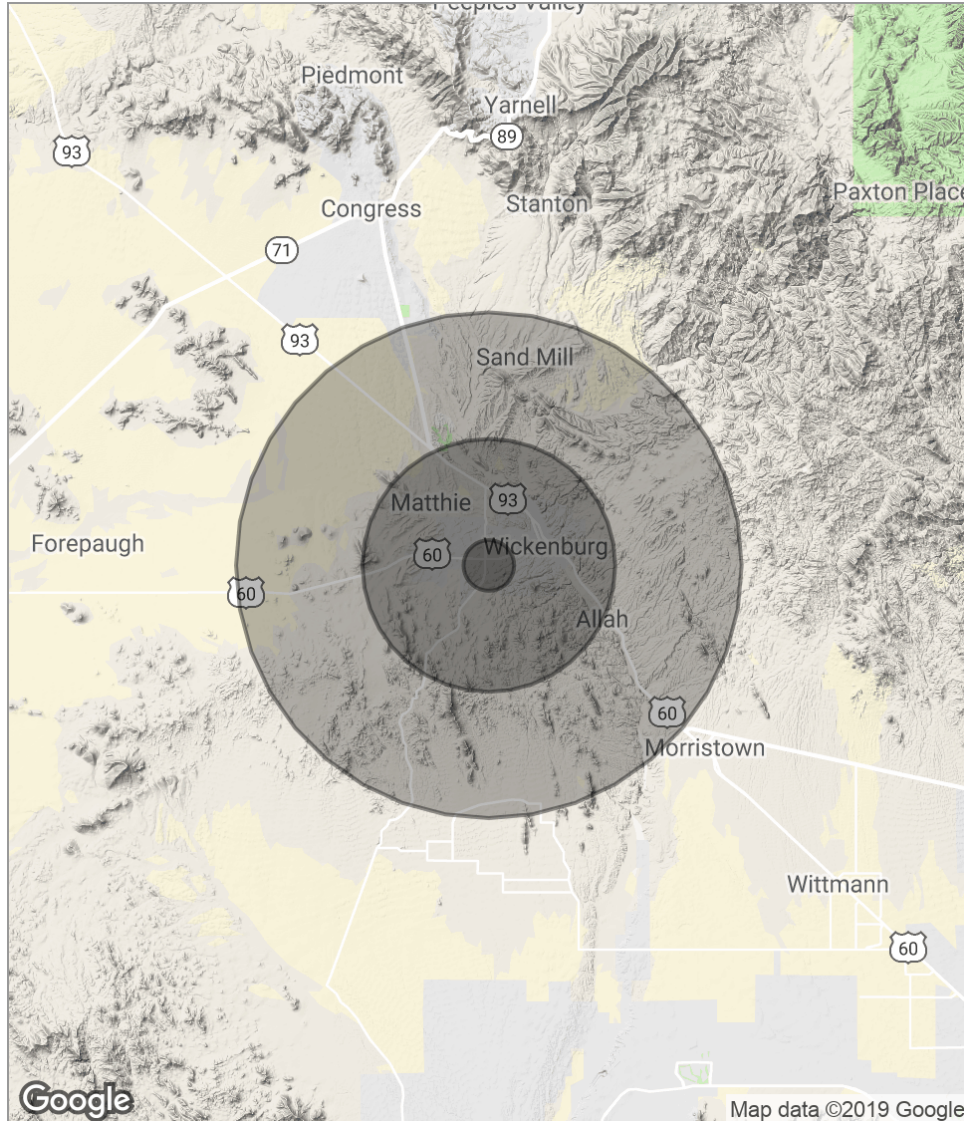
Regional Map



3 DEMOGRAPHICS

540 E. Wickenburg Way
Wickenburg, AZ 85390

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	685	6,192	7,800
Median age	49.1	48.9	48.4
Median age [Male]	45.9	46.0	46.3
Median age [Female]	50.0	49.8	49.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	351	3,138	3,798
# of persons per HH	2.0	2.0	2.1
Average HH income	\$50,480	\$50,866	\$52,656
Average house value	\$225,615	\$226,816	\$233,264

** Demographic data derived from 2010 US Census*

4 ADVISOR BIOS

540 E. Wickenburg Way
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Advisor Bio

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Advisor

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PROFESSIONAL BACKGROUND

Eddie Gonzalez was born and raised in Phoenix, Arizona. He joined the powerhouse retail team, led by Mary Nollenberger and Rommie Mojahed as a retail specialist. Since Gonzalez grew up in the valley, he has affluent knowledge of the growing markets and will be focusing on the economic growth and development of the restaurant & retail market all over the valley.

Eddie especially prides himself in knowing the Central Phoenix area. He is a third generation Phoenician and spent most of his childhood exploring the central Phoenix corridor. He was witness to the development of the Esplanade Corridor being constructed, as he watched the corner of 24th street and Camelback Road transition from a dirt lot to the beautiful esplanade complex that it stands today. He has a strong customer service background leading the front drive team at the Ritz Carlton Phoenix from 2002 until its closure in 2015. Eddie's passion is service which will serve as an important attribute in putting his commercial real estate clients above all else.

In his free time Eddie enjoys being in the outdoors and spending time in nature. He loves dirt biking in the sonoran desert, four-wheeling in Sedona and the Crown King area, mountain biking in the hills of Dreamy Draw and hiking Camelback Mountain. Where there is a mountain, dirt or path, you will find Eddie enjoying nature at its most competitive. In short, he loves a challenge.

EDUCATION

Saint Mary's High School
Phoenix College - associate transfer to ASU
Arizona State University - Marketing
Arizona School of Real Estate and Business

MEMBERSHIPS & AFFILIATIONS

JDRF One Walk has a single goal: creating a world without type 1 diabetes (T1D).

Pat Tillman Foundation - Founded in 2004, the Pat Tillman Foundation invests in military veterans and their spouses through academic scholarships

ADA events help raise critical funds, increase awareness about diabetes, and support the search for a cure.

Feed My Starving Children (FMSC) is a Christian non-profit organization committed to feeding God's children hungry in body and spirit.

Advisor Bio

ROMMIE MOJAHED

Director Of Sales & Leasing

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PROFESSIONAL BACKGROUND

Rommie Mojahed , Director of Retail Leasing and Sales Investments has experience in retail tenant representation, pre-leasing, leasing, and land research and acquisition for development opportunities. Rommie participates in the identification and contact of target tenants for retail developments, negotiation execution and works as a liaison between landlord and tenant. Rommie has extensive training and experience in customer service and public relations. Rommie has experience with trade area feasibility, market analysis and works with economic development staff on a national level to identify viable sites for tenants in regional and national expansion plans. Rommie currently represents Tenants and Landlords in local and national site selection for lease and/ or acquisition and is involved with numerous tenants in regional and national expansion. Rommie attends many market update events such as the Urban Land Institute presentations and local community and regional market forecast programs. Rommie works with expansion strategies with local regional and national tenants and represents local landlords in marketing efforts targeted to attract viable tenants that fit with today's market conditions.

Rommie has been in the industry for over 13 years. However, in the last several years alone, Rommie Mojahed has closed \$220,000,000 in lease and sales transactions. With approximately 500 closed deals in those several years, he has some notable deals that have been recognized in the valley. Rommie's high standards in providing an open line of communication with his customers have created unparalleled customer service in this industry. He has been a top producer and recipient of the Top Achiever Award for SVN in 2011, 2012, 2013, 2014, 2015, 2016, and 2017. Mojahed closed over \$55,000,000 in closed transactions in 2017 and was a Top Producer in the office. He is also a 3-Time 'Ten-Million Dollar Club' recipient for closing millions each year. He was also recognized as one of Tomorrow's Leader in the Southwest by the Real Estate Forum back in 2014. Additionally, Rommie was featured in the Real Estate Daily News and the Phoenix Business Journal for his active role in the retail development all over the valley, including the expansion of the Potato Barn retailer in Gilbert, AZ., land and project development at Chandler Crossings in Chandler, Greenway Marketplace in Surprise, and Gilbert & Ocotillo PADS in Gilbert, AZ, just to name a few. Earlier this year, Mojahed was a retail panelist for the IREM/CCIM Economic Forecast at the Arizona Biltmore and is actively involved with working with Economic developers in the southeast valley.



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