

GOODYEAR AUTO SERVICE

680 WEST RAY ROAD, GILBERT, ARIZONA



OFFERING MEMORANDUM



Marcus & Millichap



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DOWNTOWN
GILBERT

ASU ARIZONA STATE UNIVERSITY
Research Park

GoDaddy US. Edward Jones
MAKING SENSE OF INVESTING

Amkor Technology **FOODS** **iridium**
Viasat **amazon** **DIGITAL REALTY**

Lowe's **LIFETIME FITNESS** **BUFFALO WILD WINGS**
ihop **CHIPOTLE** **REGAL CINEMAS**
MEXICAN GRILL

PEI WEI

GOODYEAR

SANTAN VILLAGE

Walmart **COSTCO** **DSW**
Supercenter **WHOLESALE** **DESIGNER SHOE WAREHOUSE**

Sam's Club **WinCo** **DICK'S**
FOODS **SPORTING GOODS**

BED BATH & BEYOND **DISNEY**
H&M **macy's** **STORE**

Dillard's **Apple** **BEST BUY**
Harkins **THEATRES** **BOOKS**

OLD NAVY **BARNES & NOBLE**
BOOKSELLERS

CHANDLER FASHION CENTER

NORDSTROM
lululemon **athletica** **Apple**

SEPHORA **COACH**

LUSH **FRESH HANDMADE COSMETICS** **POTTERY BARN**

LUCKY BRAND **VICTORIA'S SECRET**

ATHLETA **H&M** **Harkins THEATRES**

CHANDLER-GILBERT COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
19,000 STUDENTS

Target **Walmart**
Harkins **THE HOME DEPOT** **ROSS STORES, INC.**
THEATRES **Supercenter**

STAPLES **DOLLAR TREE** **LA FITNESS**

Burlington **HOBBY LOBBY**

Michaels **Mor** **TJ-maxx**
Where Creativity Happens. **SALE**

JCPenney **PETSMART**

Rite Aid **Party City** **Pier 1 Imports**
OUTLET **NOBODY HAS MORE PARTY FOR LESS**

Dignity Health.
Chandler Regional Medical Center

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Executive Summary

FINANCIAL SUMMARY

Price	\$1,958,400
Down Payment	100% \$1,958,400
Cap Rate	6.0%
Building SF	5,685 SF
Net Cash Flow	6.0% \$117,504
Year Built	1998
Land/Lot Size	.53 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Goodyear
Guarantor	The Goodyear Tire & Rubber Company
Lease Commencement Date	September 8, 1999
Lease Expiration Date	August 8, 2024
Lease Term Remaining	5 Years
Rental Increases	None
Renewal Options	None Remaining
Right of First Refusal	30 Days

ANNUALIZED OPERATING DATA

Options	Annual Rent	Cap Rate
Option 2: 8/9/2019 - 8/8/2024	\$117,504.00	6.00%

Base Rent	\$117,504
Net Operating Income	\$117,504
Total Return	6.0% \$117,504





SAFEWAY 
 DOLLAR TREE pharmacy
 Dignity Health 

CUBESMARTSM
self storage
SUBWAYSM
brennandental

Hungry HowiesSM
Nishikawa

Chevron

Jack
in the boxSM

Los Favoritos
Taco Shop

Vantage West
CREDIT UNION

LIFE
Preschool
CHILD CARE

GREULICH'S
FOR THE LONG HAUL

Shell

MIDFIRST
BANK

tcfbank

EoS FITNESSSM
BETTER GYM. BETTER PRICE.

COOPER CROSSING
EXECUTIVE SUITES

VENEZIA'S
PIZZERIA
The Growing Place
Preschool
FLYING BASSET
FROZEN CREAMERY

25,300 CPD
N COOPER RD

21,100 CPD
W RAY RD

Prestige
Animal Clinic
Our family taking care of your family

GOODYEAR

GILBERT TOWN SQUARE

REGAL CINEMAS | CHIPOTLE MEXICAN GRILL | BounceU | BOWEN & BOWEN WEDDING BELLES

Orangetheory FITNESS | BUFFALO WILD WINGS | TOWN COMMONS | PEI WEI

iHop | Taste Buds frozen yogurt | Sal's GILBERT PIZZA Italian Trattoria | SportClips HAIRCUTS



VENEZIA'S
— New York Style —
PIZZERIA

FLYING BASSET
DOG TRAINING

The Growing Place
Preschool

RAFT COLD BREW
FROZEN CREAMERY
THE COFFEE & ICE CREAM

Prestige
Animal Clinic
Our family taking care of your family

GOODYEAR

21,100 CPD
W RAY RD

Property Description



INVESTMENT HIGHLIGHTS

- » **5 Years Remaining on Lease Term** - Corporate Guaranty by The Goodyear Tire & Rubber Company
- » No Renewal Options Remaining - Rent is Only \$20/PSF
- » **20 Year Operating History at Subject Location**
- » 333,614 Residents within 5 Miles of Subject Property - Phoenix MSA
- » **High Growth Area** - Households Projected to Increase 10%+ in 5-Mile Radius by 2023
- » Average Household Income Exceeds \$112K in Immediate Area
- » Minutes from Gilbert Town Square - Major Tenants Include Regal Cinemas, Chipotle, IHOP, Buffalo Wild Wings, Pei Wei, and More
- » **Over 46,400 Cars per Day** at the Nearby Ray Road & Cooper Road Intersection
- » Strong Daytime Population - 291,420+ Employees in Surrounding Area
- » **Less Than 10 Minutes to Downtown Gilbert**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2023 Projection	16,683	146,125	361,434
2018 Estimate	16,642	137,461	333,614
Growth 2018 – 2023	0.25%	6.30%	8.34%

Households

2023 Projection	5,818	51,106	130,662
2018 Estimate	5,721	47,152	118,154
Growth 2018 – 2023	1.69%	8.38%	10.59%

Income

2018 Est. Average Household Income	\$112,107	\$95,109	\$97,366
2018 Est. Median Household Income	\$92,800	\$73,047	\$74,600
2018 Est. Per Capita Income	\$38,562	\$32,662	\$34,523



Tenant Overview



Akron, Ohio

Headquarters

Goodyear Tire & Rubber

Parent Company

500+

Auto Service Centers

goodyearautoservice.com

Website

Through hundreds of locations nationwide, Goodyear Auto Service centers offer a wide range of services, including oil change, air conditioning repair, free flat repair, 29-point inspection, air and cabin filter change, tune-ups, and more.

Since 1924, Goodyear Auto Service has been wholly owned and operated by the Goodyear Tire & Rubber Company (NASDAQ: GT), an American multinational tire manufacturing company founded in 1898 and is based in Akron, Ohio. Goodyear manufactures tires for automobiles, commercial trucks, light trucks, motorcycles,

SUVs, race cars, airplanes, farm equipment and heavy earth-mover machinery.

Goodyear is also known for the Goodyear Blimp. Though Goodyear had been manufacturing airships and balloons since the early 1900s, the first Goodyear advertising blimp flew in 1925. Today it is one of the most recognizable advertising icons in America. The company is the most successful tire supplier in Formula One history, with more starts, wins, and constructors' championships than any other tire supplier. It is the sole tire supplier for NASCAR series.

Location Overview



As part of the Phoenix MSA, Gilbert, Arizona has evolved into one of the fastest growing communities and the largest town in the United States. Encompassing 72.6 square miles, just southeast of Phoenix, Gilbert has transformed from an agricultural community to a thriving and economically-diverse suburban community. Once known as the “Hay Shipping Capital of the World,” more recently Gilbert has received accolades such as “Phoenix’s Coolest Suburb,” a “top 5 foodie neighborhood in metro Phoenix”. Gilbert is also consistently recognized as one of the safest and best cities to live in the U.S.

Gilbert’s booming housing industry is coupled with booming business. With a targeted focus in the Science, Technology, Engineering and Math industries, Gilbert is home to many companies with focuses in Advanced Manufacturing,

Aerospace and Defense, Bio-Technology, Clean Technology and Renewable Energy.

Gilbert boasts a nationally ranked K-12 education system including public schools, unique magnet and charter schools, with an average graduation rate of 90%. Nearly 40% of Gilbert residents hold a bachelor’s degree or higher and the median household income is \$80,080.

As Gilbert approaches build-out over the next decade, the estimated population is expected to reach 330,000. With a continued focus on building the latest satellites, conducting cancer research and producing algae technology, Gilbert will continue to grow and thrive and uphold its reputation as being clean, safe and vibrant.

[exclusively listed by]

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