

PLANET FITNESS

I-19 AND IRVINGTON ROAD, TUCSON, ARIZONA



OFFERING MEMORANDUM

Marcus & Millichap



THE UNIVERSITY OF ARIZONA
44,800 STUDENTS

PimaCommunityCollege
WEST CAMPUS

DOWNTOWN TUCSON

REID PARK ZOO

Walmart **ROSS**
Supercenter STORES, INC.
THE HOME DEPOT **TARGET**
Marshall's **JCPenney**
Office DEPOT
Burlington

PET SMART **SPROUTS** **THE HOME DEPOT**
Ashley **KOHL'S**
HOMESTORE FARMERS MARKET

FLOOR DECOR **DSW**
JOANN **bealls**
NATURAL GROCERS **OUTLET.**
HomeGoods **Kmart**
Michaels **ROSS**
Where Creativity Happens. STORES, INC.

PARK PLACE MALL
macy's **Dillard's**
Total Wine **FOREVER 21**
CENTURY THEATRES **OLD NAVY**
Abercrombie & Fitch **THE CHILDREN'S PLACE**
GUESS

COSTCO WHOLESALE **DAVE & BUSTERS**
Walmart **planet fitness**
Supercenter

planet fitness

TARGET **PET SMART**
Marshall's **JCPenney**
Harkins **THE HOME DEPOT** **BEST BUY**
TILLYS **ROSS**
Bath&BodyWorks STORES, INC.
OLD NAVY **DOLLAR TREE**
OfficeMax
LA FITNESS **BED BATH & BEYOND**
KIRKLAND'S
Payless **Michaels**
Where Creativity Happens.

Red Robin **Chick-fil-A**
Jersey Mike's **MOD** **TACO BELL**
the Habit **BURGER GRILL**
Orphanos **PUMA BISTRO**

PIMA AIR & SPACE MUSEUM

Walmart **9**
Supercenter **goodwill**
LOWE'S **99c ONLY**
fray's **BIG 5**

TUCSON
INTERNATIONAL AIRPORT

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Executive Summary

FINANCIAL SUMMARY

Price	\$5,357,000
Down Payment	100% \$5,357,000
Cap Rate	7.0%
Building SF	25,000 SF
Net Cash Flow	7.0% \$375,000
Year Built	2018
Land/Lot Size	3 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Fitness at Irvington, LLC
Guarantor	Personal (6 Investors); 5 Unit Operator
Roof & Structure	Landlord Responsible
Lease Commencement Date	December 1, 2018
Lease Expiration Date	November 30, 2029
Lease Term Remaining	10 Years
Rental Increases	10% After Year 5.75
Renewal Options	4, 5 Year Options w/ 10% Increases

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
12/1/2019 - 8/31/2024	\$375,000	7.00%
9/1/2024 - 11/30/2029	\$412,500	7.70%
Options	Annual Rent	Cap Rate
Option 1	\$453,750	8.47%
Option 2	\$499,125	9.32%
Option 3	\$549,038	10.25%
Option 4	\$603,942	11.27%

Base Rent	\$375,000
Net Operating Income	\$375,000
Total Return	7.0% \$375,000





88,500 CPD
INTERSTATE 19

MATTRESS FIRM

42,400 CPD
W IRVINGTON RD



FUTURE DEVELOPMENT

HOBBY LOBBY





HOBBY LOBBY



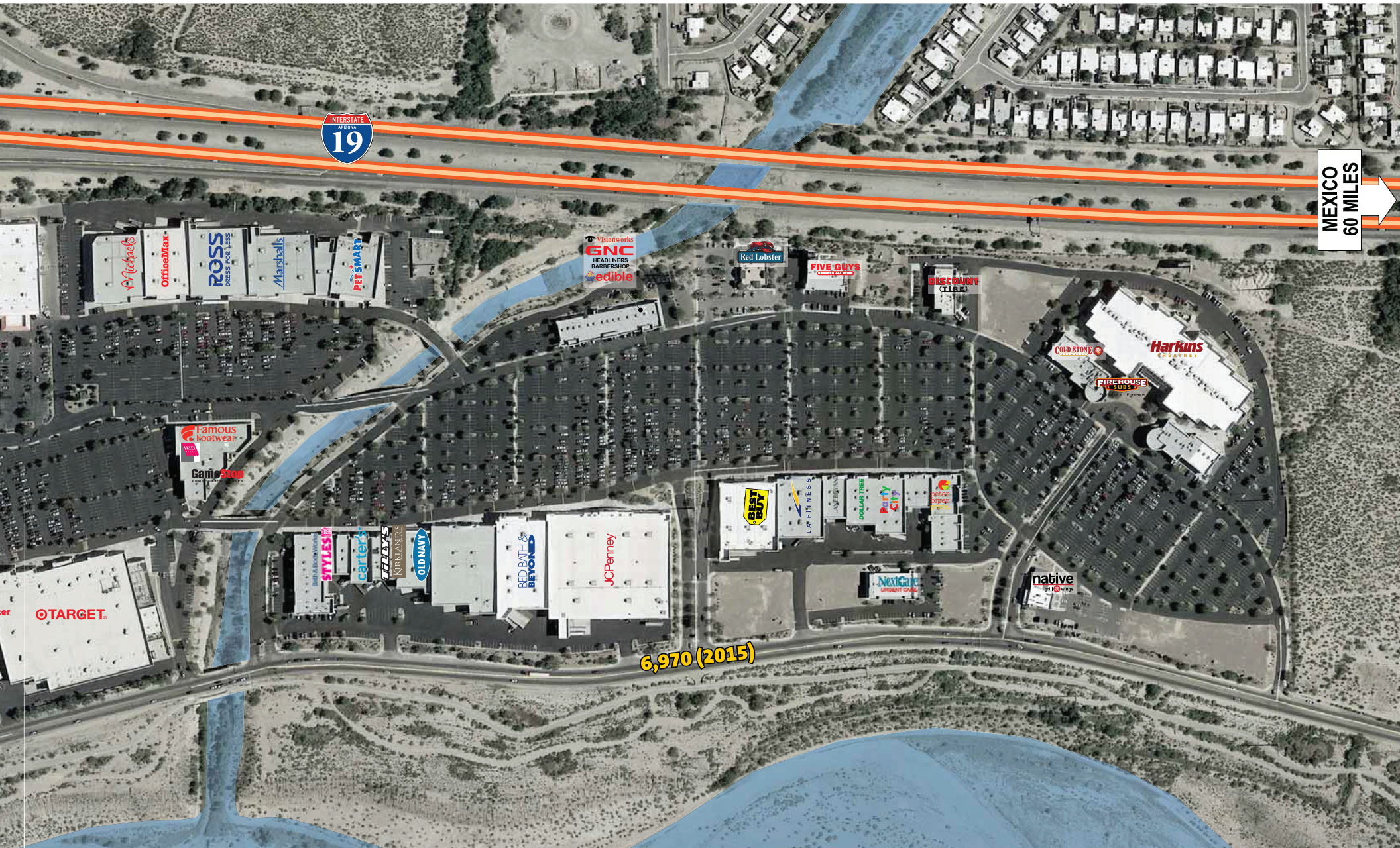
88,500 CPD
INTERSTATE 19



FUTURE DEVELOPMENT



The Landing - Site Plan Cont.



Property Description



INVESTMENT HIGHLIGHTS

- » **Double-Net (NN) Lease with 10 Years Remaining**
- » Lease Guaranteed by 5-Unit Planet Fitness Operator
- » **193,382 Residents in Growing Tucson Trade Area**
- » Excellent Location within Tucson Spectrum - a Major Shopping Centers with Retailers Including Target, The Home Depot, Harkins Theatres, JCPenney, PetSmart, Michaels, Old Navy, Best Buy, etc.
- » **Adjacent to the Interstate-19 Freeway, the Primary Connector for Tucson and Phoenix**
- » Located at the First and Last Major Retail Stop for 2.7 Million Annual Mexican National Visitors
- » **Strong Daytime Population - 205,850+ Employees within a 5-Mile Radius**
- » Centrally Located Only 15 Minutes from Tucson International Airport and The University of Arizona (44,800+ Students)



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2023 Projection	15,310	113,029	202,246
2018 Estimate	14,510	109,592	193,382
Growth 2018 – 2023	5.51%	3.14%	4.58%

Households

2023 Projection	4,765	35,284	67,732
2018 Estimate	4,460	33,701	63,900
Growth 2018 – 2023	6.85%	4.70%	6.00%

Income

2018 Est. Average Household Income	\$44,528	\$43,735	\$44,746
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Tenant Overview



Hampton, New Hampshire

Headquarters

NYSE: PLNT

Stock Symbol

1,800+

Locations

planetfitness.com

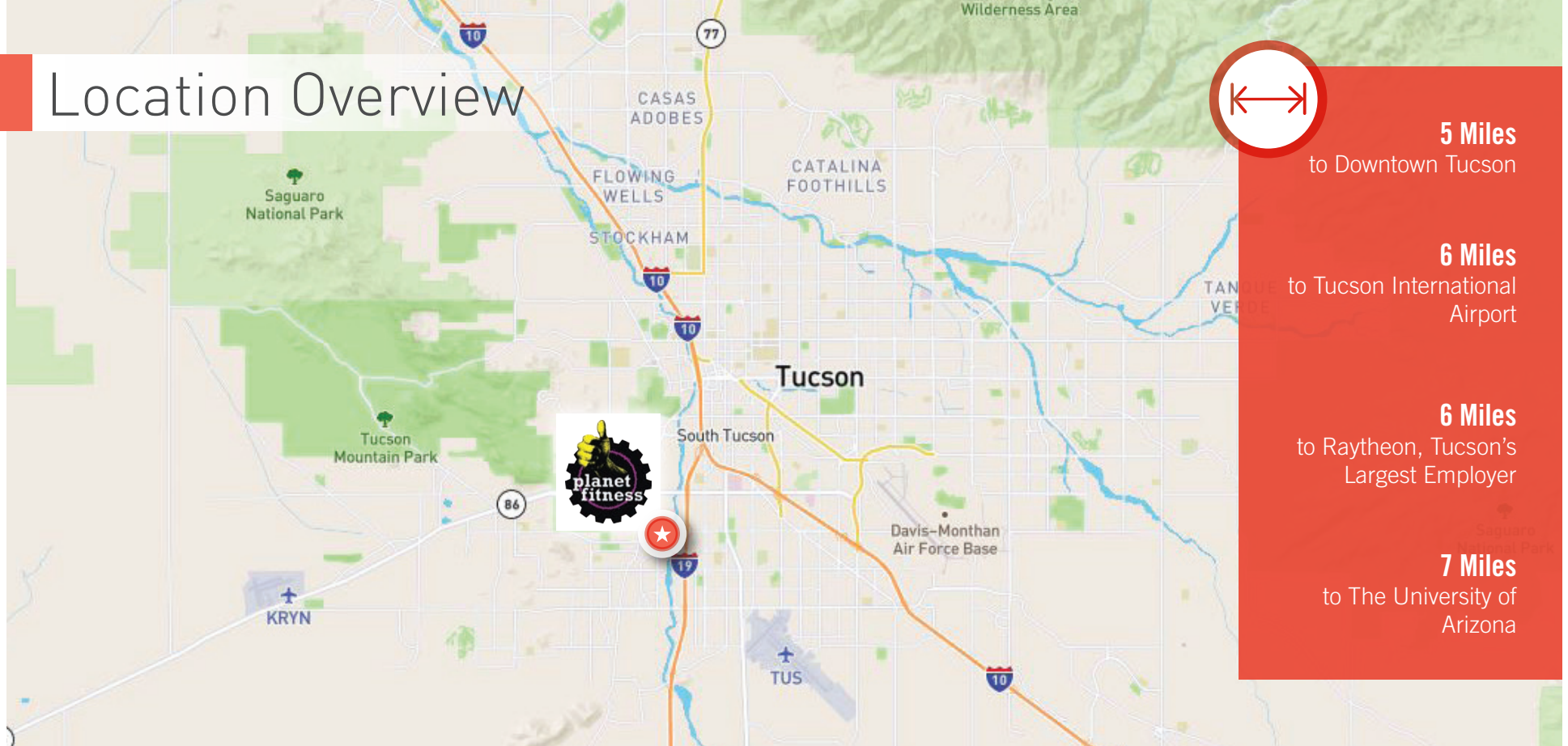
Website

Known as the “Judgement Free Zone®”, Planet Fitness caters to first-time and casual gym users who don’t like the “look at me” attitudes and behaviors found in typical gyms, and don’t want to have to pay a lot of money to give fitness a try. Thus, the Judgement Free Zone® was created by completely changing the gym environment, both in attitude and format. After opening their first gym in 1992 in Dover, New Hampshire, Planet Fitness has become a welcoming and friendly community where people could feel comfortable regardless of their fitness level.

This non-intimidating, low-cost model has revolutionized the gym industry.

Today, Planet Fitness has become one of the largest and fastest-growing franchisors and operators of fitness centers in the United States by number of members and locations. With more than 1,800 locations in all 50 states, Canada and Latin America, Planet Fitness has continued to spread its unique mission of enhancing people’s lives by providing an affordable, high-quality fitness experience in a welcoming, non-intimidating environment.

Location Overview



Tucson is the second largest metropolitan area in Arizona with just over one million residents and serves as an anchor to businesses located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life along with a low cost of doing business.

Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Amazon, Raytheon Missile Systems, IBM, Texas Instruments, Intuit Inc., Universal Avionics and the University of Arizona are some of the top employers in Tucson where each has a significant presence within the community. In addition to Caterpillar and Amazon, Comcast and

HomeGoods, all Fortune 500 companies, have added Tucson locations recently.

The University of Arizona is an integral part of Tucson. It has been named a Top 15 US public research institution, and enjoys a large student enrollment of 44,800 students and 11,000 administration staff members and faculty. The University of Arizona's science center in Tucson continues to graduate more students in the optics field than any other similar program in the world. Tucson International Airport (TUS) serves as an international port of entry and offers non-stop service to Phoenix, Los Angeles, San Diego, Las Vegas, San Francisco, Seattle, Salt Lake City, Denver, Minneapolis, Milwaukee, Chicago, Atlanta, Houston, Dallas and Albuquerque.

[exclusively listed by]

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