

AARON'S

21259 E OCOTILLO ROAD, QUEEN CREEK, ARIZONA



OFFERING MEMORANDUM

Marcus & Millichap



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23,700 CPD
E RITTENHOUSE RD



Walmart



16,800 CPD
E OCOTILLO RD



Executive Summary

21259 East Ocotillo Road, Queen Creek, AZ 85142

FINANCIAL SUMMARY

Price	\$1,862,000
Cap Rate	6.50%
Building Size	7,101 SF
Net Cash Flow	6.50% \$121,000
Year Built	2014
Lot Size	1.23 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Aaron's, Inc., a Georgia Corporation
Guarantor	Corporate
Roof & Structure	Tenant Responsible
Lease Commencement Date	September 2, 2014
Lease Expiration Date	September 30, 2024
Lease Term Remaining	4 Years
Rental Increases	10% Every 5 Years
Renewal Options	2, 5 Year Options

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 9/30/2024	\$121,000.00	6.50%
Options	Annual Rent	Cap Rate
Option 1	\$133,100.00	7.15%
Option 2	\$146,410.00	7.86%

Base Rent	\$121,000
Net Operating Income	\$121,000
Total Return	6.50% \$121,000





Walgreens

23,700 CPD
E RITTENHOUSE RD

16,800 CPD
E OCOTILLO RD

Aaron's

CVS
pharmacy



BANK OF AMERICA





QUEEN CREEK
HIGH SCHOOL
2,000 Students

ServiceKing
COLLISION REPAIR CENTERS

snap
FITNESS-24-7
AutoZone

TACO BELL

CVS
pharmacy

Aaron's

Jack
in the box

HARBOR
FREIGHT
TOOLS

Walgreens

23,700 CPD
E RITTENHOUSE RD

16,800 CPD
E OCOTILLO RD



Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute Triple-Net (NNN) Lease with Corporate Guaranty**
- » 10% Rental Increases Every 5 Years
- » **123,611 Residents within a 5-Mile Radius - Phoenix MSA**
- » Rapidly Growing Queen Creek Trade Area - Households & Population Projected to Increase Nearly 29% in 3-Mile Radius by 2024
- » **Situated in Queen Creek's Dominant Retail Corridor** - Major Retailers Include Walmart, Target, PetSmart, Dollar Tree, and Sprouts Farmers Market
- » Average Household Income Exceeds \$112,000 within 3 Miles of Subject Property
- » **Located Near a Highly Trafficked Intersection (40,500 Cars/Day)**
- » Across from Walmart-Anchored Shopping Center



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2024 Projection	16,852	48,797	147,783
2019 Estimate	13,227	37,701	123,611
Growth 2019 – 2024	27.40%	29.43%	19.55%

Households

2024 Projection	4,906	14,194	46,024
2019 Estimate	3,894	11,012	38,516
Growth 2019 – 2024	25.98%	28.90%	19.49%

Income

2019 Est. Average Household Income	\$107,066	\$112,430	\$98,739
2019 Est. Median Household Income	\$86,853	\$90,066	\$76,697
2019 Est. Per Capita Income	\$31,519	\$32,841	\$30,793



Tenant Overview



Atlanta, Georgia

Headquarters

NYSE: AAN

Stocky Symbol

1,400+

Locations

www.aarons.com

Website

Headquartered in Atlanta, Aaron's, Inc. (NYSE: AAN), is a leading omnichannel provider of lease-purchase solutions. Progressive Leasing provides lease-purchase solutions through approximately 22,000 retail partner locations in 46 states and the District of Columbia, including e-commerce merchants. Aaron's engages in the sales and lease ownership and specialty retailing of furniture, home appliances, consumer electronics, and accessories through its approximately 1,400 Company-operated and franchised stores in 47 states, Puerto Rico, and Canada, as well as its e-commerce platform, Aarons.com.

Aaron's was founded in 1955 and has been publicly traded since 1982. Charlie Loudermilk, Aaron's founder, developed a unique lease-to-own model with a vision to fill a void for the underserved customer by providing them the best deal on the highest quality products. Aaron's has a long tradition of giving back to the communities it serves. The Aaron's Foundation maintains a long-standing partnership with the Boys & Girls Clubs of America with a commitment to its Keystone program, which provides young people with activities focused on academic success, career preparation, and community service.

Location Overview



Queen Creek is a boom town, with exceptional climate, natural recreational riches and a relaxed, rural lifestyle. Population has nearly doubled since 2010. According to the most recent census, Queen Creek is the number one fastest growing city in the state of Arizona. The city boasts a vibrant economy with the third highest median income in Arizona's Maricopa County. Queen Creek's approximately 50,340 residents enjoy the benefits of small-town living close to a metropolitan area: low crime rates, easy commuting to and from metro Phoenix, excellent air quality and a variety of recreational activities.

Queen Creek is one of the fastest growing areas in Arizona for housing developments and retail. The city has earned more recognition than most communities its size. From awards on national, state and regional levels for its

General Plan and ordinances, to community outreach and citizen participation programs, environmental preservation efforts and leadership. Queen Creek is committed to continuous improvement and innovation. To accommodate for the city's tremendous growth, Queen Creek is investing in projects to expand and connect various roads.

Located in the southeast corner of Maricopa County, Queen Creek is within 10 minutes of Phoenix-Mesa Gateway Airport and 45 minutes of Sky Harbor International Airport. Access to both rail and the nearby airports, as well as large tracts of affordable land, have brought the Queen Creek area to the attention of industry. The city also offers a variety of shopping options including retail and dining at Queen Creek Marketplace and the Cornerstone at Queen Creek.

[exclusively listed by]

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