

BEST BUY

2200 El Mercado Loop

Sierra Vista, AZ 85635



ACTUAL PROPERTY

ON MARKET: BEST BUY IN SIERRA VISTA, ARIZONA



ACTUAL PROPERTY

INVESTMENT HIGHLIGHTS

- ▶ **Best Buy in Sierra Vista, AZ**
PART OF THE SIERRA VISTA-DOUGLAS MSA
- ▶ **Strong Corporate Guaranty**
S&P: BBB | NYSE: BBY
- ▶ **Ideally Located Along Route-92**
MORE THAN 25,000 VEHICLES PER DAY (VPD)
- ▶ **Strong Retail Corridor**
RT-92 IS SIERRA VISTA'S MAIN RETAIL CORRIDOR WITH MORE THAN 1.5 MILLION SF OF RETAIL DEVELOPMENT NEARBY
- ▶ **Above Average Income Market**
A LOCAL RESIDENTIAL INCOME OF MORE THAN \$88,500 WITHIN A MILE OF THE SUBJECT
- ▶ **Strategically Located and Highly Visible from RT-92 Side of the Mall at Sierra Vista**
- ▶ **Additional Retail in the Area Includes:**
THE HOME DEPOT, DILLARD'S TEXAS ROADHOUSE, IHOP, DAIRY QUEEN AND MANY MORE

FINANCIAL OVERVIEW

2200 EL MERCADO LOOP
SIERRA VISTA, AZ 85635

PRICE	\$2,382,039
CAP RATE	7.75%
NOI	\$184,608
PRICE PER SQUARE FOOT	\$116.13
RENT PER SQUARE FOOT	\$9.00
YEAR BUILT	1999
APPROXIMATE LOT SIZE	-
GROSS LEASEABLE AREA	20,512
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	Corporate
LEASE TYPE	Double Net (NN)
ROOF AND STRUCTURE	Landlord Responsibility



ANNUALIZED OPERATING DATA

	BASE RENT		ANNUAL RENT	MONTHLY RENT
	CURRENT	1/31/2021	\$184,608	\$15,384
Option 1	2/1/2021	1/31/2026	\$293,322	\$24,443
Option 2	2/1/2026	1/31/2031	\$322,654	\$26,888
Option 3	2/1/2031	1/31/2036	\$354,858	\$29,571
Option 4	2/1/2036	1/31/2041	\$390,343	\$32,529



Jack in the box
U-HAUL

Arby's
O'Reilly

U-HAUL
Walmart
Save money. Live better.
GameStop
CHIPOTLE
Olive Garden

PLAZA VISTA
HOBBY LOBBY
Marshall's
DOLLAR TREE
ROSS
bealls
CATO

Shell
CANYON VISTA
MEDICAL CENTER

COCHISE PLAZA
Goodwill
Papa Murphy's
Denny's
cricket
H&R BLOCK
Lowe's

NAPA

TRACTOR
SUPPLY CO

E FRY BLVD

HARBOR FREIGHT
ACE Hardware
Papa John's
TACO BELL
Schlotzsky's
SONIC
CHASE
K

COCHISE COLLEGE

COCHISE CROSSROADS
TARGET
PET SMART
STAPLES
fry's
MOD PIZZA
Jockey
Mitts
Sprint

SEVENTH STREET
Aaron's
Auto Zone
Pizza Hut
WingStreet

McDonald's
Walgreens

SIERRA VISTA PLAZA
CVS/pharmacy
Starbucks
The UPS Store
at&t
SAFeway
WELLS FARGO
JIMMY JOHN'S

Culver's
SHERWIN WILLIAMS

golden corral

CORONADO VILLAGE
BIG LOTS!
BIG 5
OUTBACK
Little Caesars
metro
FOOD CITY
DICHEY'S
CosmoProf

CORONADO DR

25,000 VPD

E SNYDER BLVD

IHOP
Chevron
Holiday Inn Express
& Suites
CANDLEWOOD
SUITES

PAPA JOHN'S
VCA
DQ

Hampton Inn

QUALITY INN
Jeep
RAM

THE HOME
DEPOT

FAIRFIELD INN
Marriott

BIG TIRES

AVENIDA COCHISE

Applebee's

W
WINDEMERE
NEW FRONTIER

TownePlace
SUITES
Marriott

THE MALL AT SIERRA VISTA
±400,000 SF GLA | ±35 STORES
Dillard's
sears
CINEMARK

WELLS FARGO

SUBJECT PROPERTY
BEST BUY

Jack
in the box

TEXAS
ROADHOUSE

Pueblo
del Sol
COUNTRY CLUB

BEST BUY - Sierra Vista, Arizona

LEASE SUMMARY

LEASE COMMENCEMENT DATE	5/4/2007
LEASE EXPIRATION DATE	01/31/2021
LEASE TERM	10 Years
TERM REMAINING	<1 Year
INCREASES	None
OPTIONS TO RENEW	Four, 5-Year Options



TENANT OVERVIEW

Best Buy Co., Inc. is an American multinational consumer electronics retailer headquartered in Richfield, Minnesota. It was originally founded by Richard M. Schulze and James Wheeler in 1966 as an audio specialty store called Sound of Music. In 1983, it was re-branded under its current name with an emphasis placed on consumer electronics. It was named "The Most Sustainable Company in the United States" by Barron's in 2019. Hubert Joly is executive chairman of Best Buy, having been succeeded as CEO by Corie Barry in June 2019. According to Yahoo! Finance, Best Buy is the largest specialty retailer in the United States consumer electronics retail industry. The company ranked No. 72 in the 2018 Fortune 500 list of the largest United States corporations by total revenue.



ACTUAL PROPERTY



OVERVIEW

TENANT TRADE NAME Best Buy Co Inc

TENANT Best Buy

OWNERSHIP Public

LEASE GUARANTOR Best Buy Stores, L.P

NUMBER OF LOCATIONS 900+

HEADQUARTERED Richfield, MN

WEB SITE www.bestbuy.com

SALES VOLUME \$42.88-Billion (2019)

NET WORTH \$21.9-Billion (2019)

STOCK SYMBOL BBY

BOARD NYSE

CREDIT RATING BBB

RATING AGENCY Standard & Poor (S&P)

RANK Number 74 on Fortune 500 (2019)



ACTUAL PROPERTY

ABOUT SIERRA VISTA

Surrounded by towering 10,000-foot mountains and known as the “Humming Bird Capital of the U.S.,” Sierra Vista is primed for outdoor exploration. From its early days as a community growing under the protective wing of neighboring Fort Huachuca during the Apache Wars, Sierra Vista has blossomed into the recreational and cultural hub of Cochise County. Thanks to the Fort, Sierra Vista is a melting pot of ethnic cuisine, where independent restaurants serve authentic dishes from around the globe. Sierra Vista is the commercial center for Cochise County and parts of northern Mexico. Retailers such as Lowe’s, Home Depot, Walmart, Target, Dillard’s, and Marshalls are located in the community, along with three major supermarkets and dozens of smaller specialty shops. The Mall at Sierra Vista is a 400,000-square-foot mall located in Sierra Vista.

Sierra Vista has a substantial employment base due to Fort Huachuca — the community’s major employer and primary driving economic force. Because of contracts with the Army, the professional, scientific and technical services sector is unusually large, but nearly half of all jobs in Sierra Vista are in the government sector. Wick Communications, which publishes several dozen newspapers in some twelve states, is headquartered in Sierra Vista.





	1-Mile	3-Mile	5-Mile
2000 Population	3,633	30,562	41,226
2010 Population	5,628	39,420	49,891
2020 Population	5,447	40,396	51,029
2025 Population	5,436	40,770	51,481

	1-Mile	3-Mile	5-Mile
2000 Households	1,526	12,693	16,549
2010 Households	2,387	16,649	20,877
2020 Households	2,323	17,070	21,365
2025 Households	2,320	17,223	21,546

	1-Mile	3-Mile	5-Mile
2020 Average HH Income	\$88,572	\$74,074	\$73,966
2020 Median HH Income	\$72,756	\$59,196	\$58,321
2020 Per Capita Income	\$37,774	\$31,301	\$30,968

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