



SANDS INVESTMENT GROUP  
NET INVESTMENTS... NET RESULTS



BBVA Bank  
4565 Stephens Road  
Prichard, AL 36613

# EXCLUSIVELY MARKETED BY:



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# INVESTMENT SUMMARY

Sands Investment Group is Pleased to Present Exclusively For Sale the 2,100 SF BBVA Bank Located at 4565 St Stephens Road in Prichard, Alabama. With an Absolute Triple Net (NNN) Lease and an Operating History of Over 45 Years, This Opportunity Provides For a Great Investment With an Established Tenant Presence in the Area.

## OFFERING SUMMARY

PRICE	\$617,143
CAP	8.75%
NOI	\$54,000
PRICE PER SF	\$293.88
GUARANTOR	Corporate

## PROPERTY SUMMARY

ADDRESS	4565 St Stephens Road Prichard, AL 36613
COUNTY	Mobile
BUILDING AREA	2,100 SF
LAND AREA	0.20 AC
BUILT	1973





# HIGHLIGHTS

- Long Term Operating History - BBVA Has Been the Tenant Since the Property's Construction in 1973
- Absolute Triple Net (NNN) Lease With Zero Landlord Responsibilities
- Easy Access – Branch is Located Directly Off of Highway 45 With Multiple Access Points
- Branch Has Remained Open Throughout COVID-19 Through the Use of the Drive-Thru, Only Slightly Affecting Operating Hours
- Only Operating Bank Branch Within a 3-Mile Radius
- Property Received Brand New Signage March 2020, Showing Dedication to the Site
- Branch is Located Less Than 2-Miles From the University of Mobile Which Has an Enrollment of Approximately 1,700 Students
- Mobile MSA is the Third Largest in Alabama With a Population of Over 400,000 People
- Nearby National Credit Tenants Include: Walgreens, Shell, Dollar Tree, Dollar General, Piggly Wiggly, Taco Bell, Walmart Neighborhood Market and AutoZone





ACTUAL PROPERTY IMAGE

# LEASE SUMMARY

TENANT	BBVA USA
PREMISES	A Building of Approximately 2,100 SF
LEASE COMMENCEMENT	January 15, 1972
LEASE EXPIRATION	January 31, 2022
LEASE TERM	1+ Year Remaining
RENEWAL OPTIONS	2 x 5 Years
RENT INCREASES	8% at First Option 2.65% at Second Option
LEASE TYPE	Absolute Triple Net (NNN)
PERMITTED USE	Banking
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	No

SQUARE FOOTAGE	ANNUAL BASE RENT	RENT PER SF
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2,100 SF	\$54,000	\$25.71
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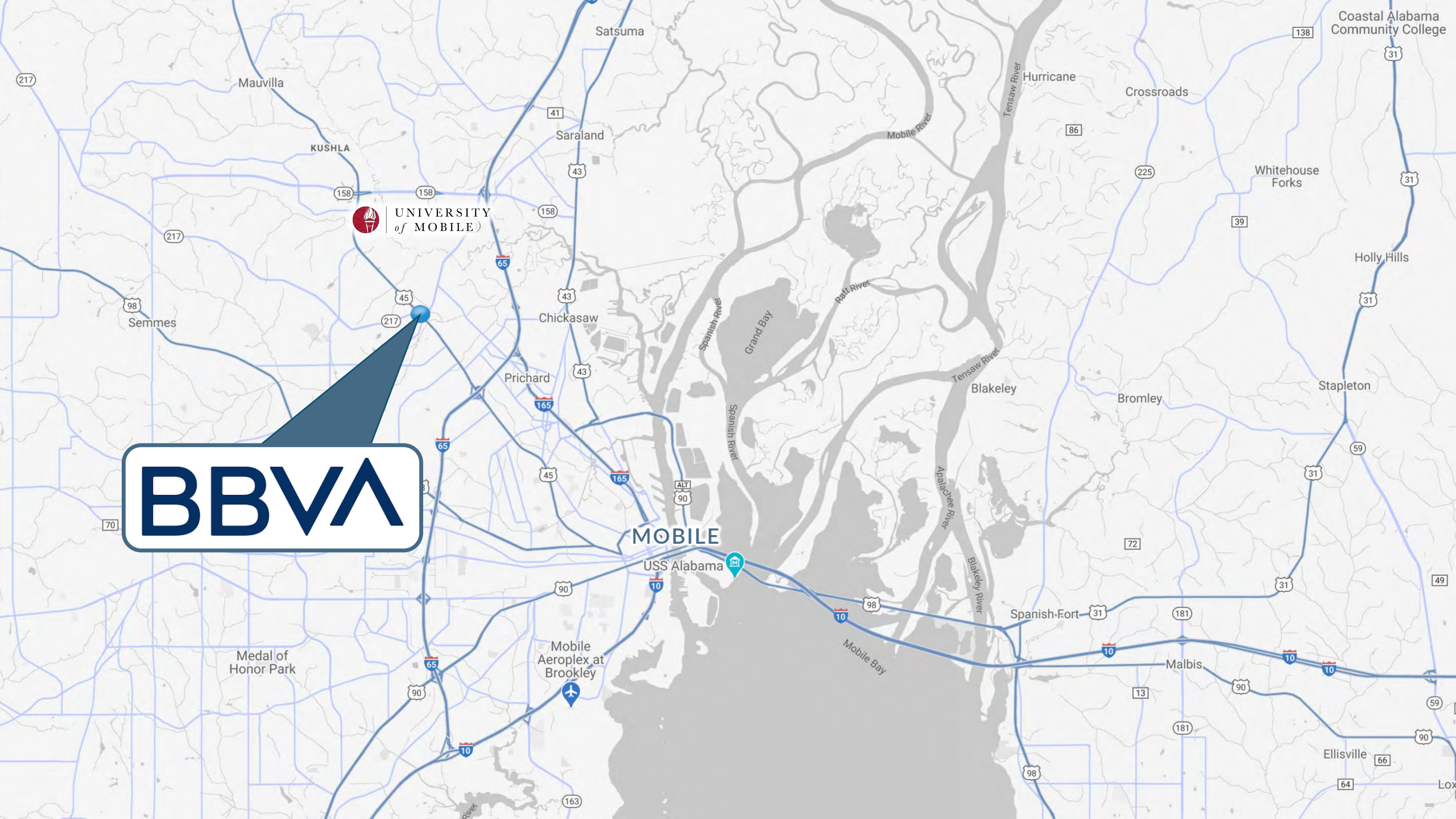








UNIVERSITY  
of MOBILE





Collins-Rhodes  
Elementary

Alabama Plating  
Corporation

Isaiah 61  
Ministry

DIXIE SUPPLY

V & T Silk Flower  
& Plants Inc

John F Fagerstrom  
Municipal Park

Sawyer  
Furniture

Greer's  
MARKETS • SINCE 1916

DOLLAR TREE



St Stephens Rd

RED DOT  
STORAGE

AlwaysMoney  
FINANCE

Walgreens

DOLLAR  
GENERAL

Beauty  
Dreams

Mobile County  
License Commission

CAPITAL  
INSURANCE & FINANCIAL SERVICES

BBVA

45

Maya  
Luna





American Legion  
Post 153

Heavenly Creations  
Barber Center

Azalea

45  
seafood

Meatblock  
Highway 45

Maya  
Luna

Reid's Auto  
Sales



St Stephens Rd

Walgreens

AlwaysMoney  
FINANCE



Mobile County  
License Commission

North Mobile  
Nursing and Rehabilitation Center

DOLLAR  
GENERAL

Beauty  
Dreams





DOLLAR GENERAL

DOLLAR GENERAL

DOLLAR TREE



Walgreens

AutoZone

O'Reilly  
AUTO PARTS

St Stephens Rd

BBVA

Aaron's



Little Caesars

FAMILY DOLLAR

AutoZone

Walgreens

DOLLAR GENERAL



CITITRENDS



DOLLAR GENERAL



CVS pharmacy

piggly wiggly

Hardee's

cricket

Advance  
Auto Parts

TEXACO

SUBWAY

Loves

Walmart  
Neighborhood Market

FAMILY DOLLAR

AutoZone



DOLLAR GENERAL

Public  
Storage

Godfather's Pizza

Kentucky Fried Chicken

WELLS  
FARGO



WAFFLE  
HOUSE

CIRCLE K

Krystal Walgreens

metro  
by T-Mobile

Advance  
Auto Parts

DOLLAR GENERAL



Kentucky Fried Chicken

PNC

SUBWAY

Checkers

FAMILY DOLLAR

metro  
by T-Mobile

Exxon





## PRICHARD | MOBILE COUNTY | ALABAMA

Prichard is a city in Mobile County, Alabama, less than 5 miles from the city of Mobile. Mobile is also the county seat of the entire Mobile County. The population within the city limits was 192,085 residents as of the 2019 estimate census, making it the third most populous city in Alabama, the most populous in Mobile County, and the largest municipality on the Gulf Coast. Alabama's only saltwater port, Mobile is located on the Mobile River at the head of the Mobile Bay and the north-central Gulf Coast. The Port of Mobile has always played a key role in the economic health of the city; it is currently the 12th-largest port in the United States. Mobile is the principal municipality of the Mobile metropolitan area. This region of 413,757 residents is composed solely of Mobile County; it is the third-largest metropolitan statistical area in the state. Mobile is the largest city in the Mobile-Daphne-Fairhope CSA, with a total population of 631,779, the second largest in the state.

Aerospace, steel, ship building, retail, services, construction, medicine, and manufacturing are Mobile's major industries. Defunct companies that had been founded or based in Mobile included Alabama Drydock and Shipbuilding Company, Delchamps, and Gayfers. Current companies that were formerly based in the city include Checkers, Minolta-QMS, Morrison's, and the Waterman Steamship Corporation. The city's port greatly affects the economy. Mobile's Alabama State Docks underwent the largest expansion in its history in the early 21st century.

Prichard is about a 10 minute drive to Mobile, making it the perfect city to spend the day. Mobile is a port city that's rich with history and culture located on Alabama's Gulf Coast. The WWII-era USS Alabama battleship is anchored in Battleship Memorial Park. Floats, costumes and photos at the Mobile Carnival Museum illuminate the city's centuries-old Mardi Gras tradition. The 1850 Cathedral Basilica of the Immaculate Conception features intricate German stained glass. International fine and decorative art is displayed at the Mobile Museum of Art. The city is also home to Fort Conde which is a fort with large cannons that face soaring skyscrapers. The interstate goes right under the fort. Visitors can walk through the fort and take in the rooms, all set up in their original way.



FORT CONDE

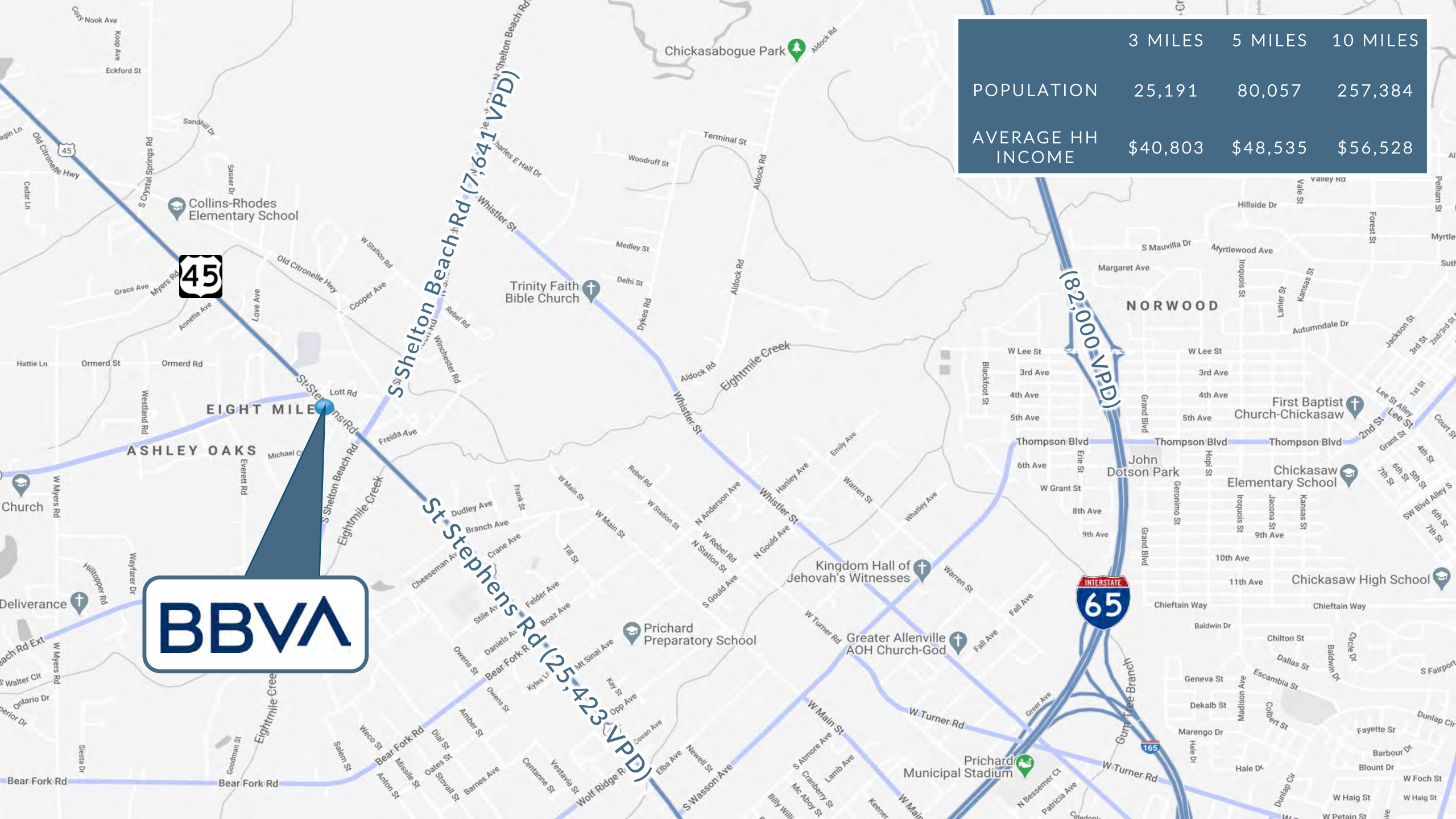


MOBILE PORT



MOBILE, AL





	3 MILES	5 MILES	10 MILES
POPULATION	25,191	80,057	257,384
AVERAGE HH INCOME	\$40,803	\$48,535	\$56,528





# TENANT PROFILE

BBVA USA Bancshares, Inc. is a Sunbelt-based bank holding company whose principal subsidiary, BBVA, operates 649 branches, including 336 in Texas, 89 in Alabama, 63 in Arizona, 61 in California, 45 in Florida, 37 in Colorado and 18 in New Mexico. BBVA ranks among the top 25 largest U.S. commercial banks based on deposit market share and ranks among the largest banks in Alabama (2nd), Texas (4th) and Arizona (6th).

BBVA has been recognized as one of the leading small business lenders by the Small Business Administration (SBA) and ranked 6th nationally in the total number of SBA loans originated in fiscal year 2017. BBVA's mobile app earned the 2019 Javelin Mobile Banking Leader award for functionality for the sixth consecutive year in Javelin Strategy & Research's Mobile Banking Financial Institution Scorecard.

Today at BBVA, we work to create a better future for people, seeking to build long-lasting relationships with our customers that change our way of looking at the business. As a result, BBVA has become a global leader and one of the world's most renowned and award-winning banks.



COMPANY TYPE  
Subsidiary



FOUNDED  
1964



# OF LOCATIONS  
649



HEADQUARTERS  
Birmingham, AL



WEBSITE  
[bbvausa.com](http://bbvausa.com)



# CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sands Investment Group and should not be made available to any other person or entity without the written consent of Sands Investment Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, Sands Investment Group has not verified, and will not verify, any of the information contained herein, nor has Sands Investment Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release Sands Investment Group and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.



ACTUAL PROPERTY IMAGE





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