



Largest Verizon Authorized Retailer in the U.S. (780+ Locations)

BRAND NEW 2020 CONSTRUCTION

New Long Term 10 Year Net Lease

3167 Willow Creek Rd | Prescott, AZ | 86301



Colliers
INTERNATIONAL



Verizon Wireless

PROPERTY OVERVIEW

We are pleased to present an opportunity to purchase a brand new construction single tenant net leased Verizon asset on a new 10 year lease with a corporate guaranty from the largest Verizon authorized retailer in the U.S. (Cellular Sales of Knoxville, Inc. – Over 780 locations across 41 states). The subject property is well positioned on the highly trafficked corridor of Willow Creek Rd (~31,300 VPD) in Prescott, AZ and is part of a larger new retail development consisting of a brand new Dutch Bros, Goodwill along with a brand new express car wash (Ocean Blue Car Wash) proving the retail strength of this location and creating retail synergies between the developments. In addition, the site is adjacent to national retailers such as Fry's Food and Drug, CVS, McDonald's, Jack in the Box, Taco Bell and Wells Fargo. This is an excellent opportunity to purchase a brand new construction single tenant net leased investment, on a new 10 year corporate guaranteed lease, with 10% rental increases and minimal landlord obligations.

FINANCIAL SUMMARY

List Price	\$2,788,000
CAP Rate	5.00%
Annual Rent	\$139,423
Lease Type	NN Lease (Fee Simple)
Taxes, Insurance, CAM	NNN
Roof & Structure	Landlord Responsible
Tenant Trade Name	Verizon
Lease Start	January 15, 2021
Lease Expiration	January 31, 2031
Lease Term	10 Years
Term Remaining	10 Years
Base Rent	\$139,423
Rental Adjustments	Year 6: \$153,365
Option Periods	2 - 5 Year Options 10% Increases Each Option 2/1/2031: \$168,701.83 2/1/2036: \$185,572.01

- HVAC: Tenant Maintains | Landlord Responsible for Entire Cost of Repair if such Cost is in Excess of \$2,500
- Parking Lot: Tenant Maintains and Repairs | Landlord Responsible for Costs in Excess of \$2,500 | Landlord Responsible for Replacement
- Storm Water: Tenant Maintains all Storm Water Facilities | Landlord Responsible for Major Repairs in Excess of \$2,000



PARCEL DETAILS	
APN	106-20-499A
Building Size	3,000 SF
Land Size	.536 Acres (23,362 SF)

FUTURE DEVELOPMENT

MOGOLLON RD.

WILLOW LAKE RD.

COMING SOON
Goodwill

INVESTMENT HIGHLIGHTS

- **Brand New 2020 Construction** – Single Tenant Net Lease Verizon 10 Year Lease
- **Corporate Guaranty** from the Largest Verizon Authorized Retailer in the U.S.
- **Cellular Sales of Knoxville, Inc.** – Over 780 Locations Across 41 States 7,200+ Employees
- **New Long Term 10 Year Net Lease** – Minimal Landlord Responsibilities
- **Inflation Hedge** – 10% Increases Every 5 Years Including Option Periods (2 – 5 Year Options)
- **Part of a Larger New Retail Development** – Including Dutch Bros, Goodwill & Ocean Breeze Car Wash
- **Subject Property to Benefit from Cross Access** between the New Developments Allowing for Retail Synergy
- **Highly Trafficked Location** – ~31,300 VPD at Willow Creek Rd. Great Visibility & Easy Access
- **Main Corridor** Serving the Surrounding Residential Consumer Base for the Subject Property
- **Demographics** – Over 43,000 Residents within a 5 Mile Radius
- **Average Household Income** of Over \$67,800 within a 5 Mile Radius





Verizon Wireless

TENANT OVERVIEW

Verizon Communications Inc. (NYSE, Nasdaq: VZ) is one of the world’s leading providers of technology, communications, information and entertainment products and services. Headquartered in New York City and with a presence around the world, Verizon generated revenues of \$128.3 billion in 2020. The company offers voice, data and video services and solutions on its award-winning networks and platforms, delivering on customers’ demand for mobility, reliable network connectivity, security and control. Verizon was the first company in the world to launch a commercial 5G mobile network with a commercially-available 5G-enabled smartphone. The company’s operating structure focuses on three customer-facing areas: Consumer, Business and Media.



\$128.3B

Annual Revenues
in 2020



20

Fortune Rank
as of 2019



132.2K+

Employees in 150+
Global Location

Fast Facts

- Chairman and CEO: Hans Vestberg
- 2020 dividends paid: \$10.02 billion
- Stock symbol: VZ (NYSE & Nasdaq)
- Retail locations: 1,600+
- Fortune 500 customers served: 99 percent

#1 Overall network
performance in the US

RootMetrics names Verizon best
nationally for the 14th consecutive time.

Verizon is the most
awarded brand in
the history of the
J.D. Power Wireless
Network Quality Study
J.D. Power



Verizon has been
named the most
awarded wireless
company for network
quality by J.D. Power
25 consecutive times.

CITY OF PRESCOTT

Nestled in the Bradshaw Mountains of central Arizona, Prescott is less than two hours (100 miles) from Phoenix. The Prescott area including Prescott Valley sports a population of 100,000. Home to more than 40,000 residents, Prescott is the seat of Yavapai County. Metro Prescott is the third largest metropolitan area in Arizona, according to the U.S. Census.

Education

Higher education

- Embry-Riddle Aeronautical University, Prescott
- Prescott College
- Yavapai College

K-12

- BASIS Schools
- Granite Mountain Middle School
- Kestrel High Schoo
- Mile High Middle School
- Prescott High School



CITY OF PRESCOTT

Economy

Median household income in Prescott, AZ is \$54,037. The economy of Prescott, AZ employs 14.7k people. The largest industries in Prescott, AZ are Health Care & Social Assistance, Retail Trade, and Educational Services, and the highest paying industries are Utilities, Agriculture, Forestry, Fishing & Hunting, & Mining. Prescott has seen the job market increase by 2.7% over the last year. Future job growth over the next ten years is predicted to be 43.4%, which is higher than the US average of 33.5%.

Things to Do

Steeped in history and known as the antiques capital of Arizona, Prescott's appeal spans a spectrum of interests.

- Heritage Park Zoo
- Museum of Indigenous People
- Prescott Center for the Arts
- World's Oldest Rodeo

Events are held at various locations in and around Prescott. Most concerts and sporting events can be seen at the Prescott Valley Event Center. Harkins Theaters at Prescott Valley Entertainment District, Picture Show at Frontier Village and the Yavapai College Performance Hall are great places to take in a performance. Prescott's historic Elks Theater and Performing Arts Center is also a year-round host to music, dance, and classic cinema productions.



PRESCOTT DEMOGRAPHICS



42,068
POPULATION



56.8
MEDIAN AGE



14,718
LABOR FORCE

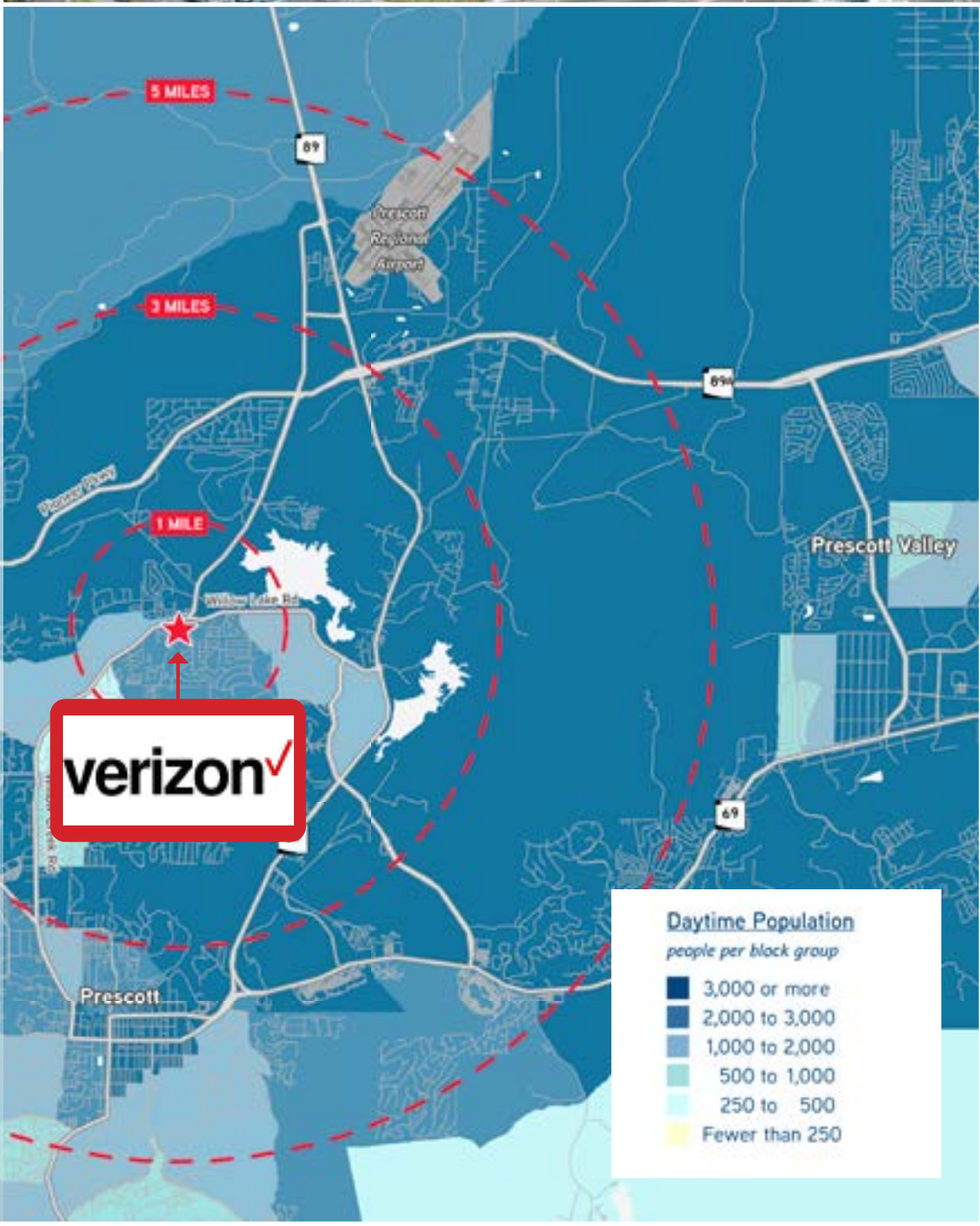


\$54,037
MEDIAN HOUSEHOLD
INCOME

\$328,000
MEDIAN PROPERTY
VALUE

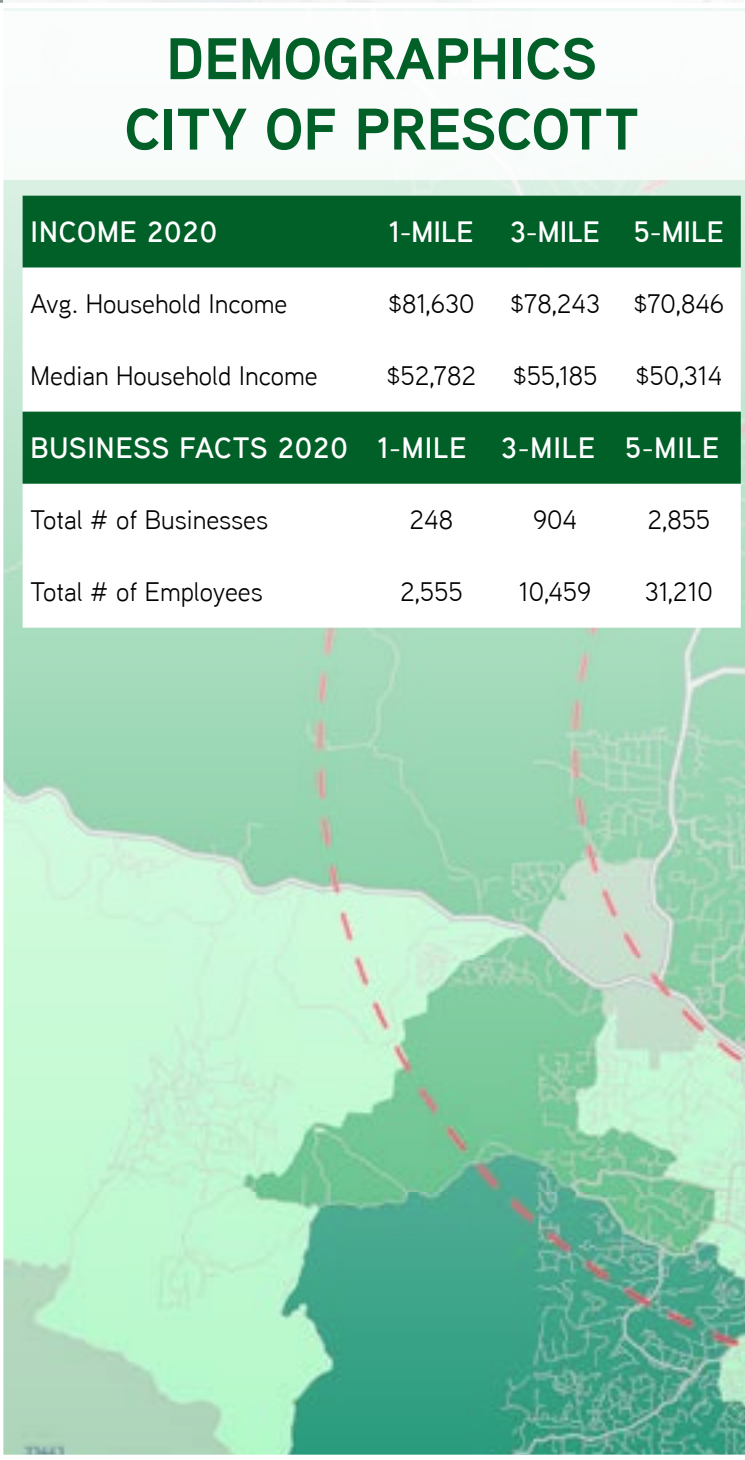
DEMOGRAPHICS
CITY OF PRESCOTT

POPULATION	1-MILE	3-MILE	5-MILE
Estimated Population (2020)	4,877	22,824	49,608
Projected Population (2025)	5,373	24,448	52,691
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Estimated Households (2020)	2,385	10,393	23,182
Projected Households (2025)	2,645	11,222	24,784



DEMOGRAPHICS
CITY OF PRESCOTT

INCOME 2020	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$81,630	\$78,243	\$70,846
Median Household Income	\$52,782	\$55,185	\$50,314
BUSINESS FACTS 2020	1-MILE	3-MILE	5-MILE
Total # of Businesses	248	904	2,855
Total # of Employees	2,555	10,459	31,210



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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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