



**EMBREE**  
CAPITAL MARKETS

**Firestone Complete Auto Care**  
1425 E. Florence Blvd. Casa Grande, AZ 85122

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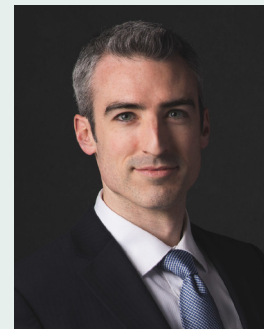


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# 01

## EXECUTIVE SUMMARY

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# PROPERTY & LEASE DETAILS

## Offering Overview

Embree Capital Markets Group is pleased to offer for sale to qualified investors a unique freestanding Firestone Complete Auto Care automotive repair shop. This is a unique opportunity for an investor to acquire a build-to-suit, well-located, investment-grade, credit-tenant asset in a desirable Arizona geography. The property features a 15-year Absolute NNN Lease, 5% increases every five years, and three 5-year options.



PURCHASE PRICE

**\$4,050,000**



CAP RATE

**4.65%**



ESTIMATED NOI

**\$188,355**



LEASE TYPE

**ABSOLUTE NNN**

## THE OFFERING

|           |   |
|-----------|---|
| Address   | 1425 E. Florence Blvd.<br>Casa Grande, AZ 85122 |
| Tenant    | Bridgestone Retail Operations, LLC              |
| Guarantor | Corporate                                       |

## SITE DESCRIPTION

|              |   |
|--------------|---|
| Year Built   | 2021                                      |
| Building SF  | Approx. 6,262                             |
| Patio SF     | Approx. 1.23 Acres                        |
| Service Bays | 7   |
| Foundation   | Reinforced Concrete Slab                  |
| Walls        | Seamed-Metal Panels, Masonry Veneer Front |
| Roof         | Flat, Build-up on Steel Decking           |

## INVESTMENT SUMMARY

|                        |                          |
|------------------------|--------------------------|
| Asset Class            | Single-Tenant Automotive |
| Ownership Interest     | Leased Fee               |
| Annual Rent            | \$188,355                |
| Monthly Rent           | \$15,696                 |
| Cap Rate               | 4.65%                    |
| Purchase Price         | \$4,050,000              |
| Est. Rent Commencement | April 2021–May 2021*     |
| Est. Lease Expiration  | April 2036–May 2036*     |
| Lease Term             | 15-Years                 |
| Lease Type             | Absolute NNN             |
| Renewal Options        | Three, 5-Year            |
| Lease Escalations      | 5% Every 5-Years         |

# AREA OVERVIEW

## Casa Grande, AZ

The subject property is located in the city of Casa Grande, situated in Pinal County. The population estimate for Casa Grande is 54,866 with a total of 427,603 residents in Pinal County. Casa Grande, located 50 miles south of Phoenix and is included in the Phoenix MSA. The city has become home to many Phoenix or Tucson urbanites who own homes in Casa Grande. Most residents either commute north to work in the Phoenix MSA, or to the south to work in Tucson. This trend has contributed to growth in the service industry of Casa Grande. Many new businesses such as restaurants, gas stations, and retail outlets are opening throughout the city in order to keep up with demand from the growth in population.

The Phoenix Metropolitan Area – also the Valley of the Sun, the Salt River Valley, or Phoenix Metro – is a metropolitan area, centered on the city of Phoenix that includes much of the central part of the state of Arizona. The United States Office of Management and Budget designates the area as the Phoenix-Mesa-Scottsdale Metropolitan Statistical Area (MSA). As of the Census Bureau's 2017 population estimates, Metro Phoenix had 4,737,270 residents, making it the 10th largest Metropolitan Area in the nation by population. The gross domestic product of the Phoenix MSA was \$242 billion in 2017, 16th largest amongst metro areas in the United States. It is also one of the fastest-growing major metropolitan areas, gaining nearly 800,000 residents from 2010 to 2018, and nearly 1.6 million since 2000, compared to the average United States rate of 13.2%, helping to make Arizona the second fastest growing state in the nation in 1990s. This also contributed to the entire state's exceptional growth, as the area is home to just over two-thirds of Arizona's population.

The major employers in Casa Grande include the Banner Medical Center, Walmart Distribution Center, Hexcel Corporation, Frito-Lay, Abbott Laboratories, Walmart, National Vitamin Company, and Franklin Food. Currently, the two largest industries are manufacturing and tourism. About 10 million people visit from other states and Canada each year, due to the area's mild winters and long, sunny days. The technology and service industries currently account for almost 77% of the total employment in the region. As well as a strong tourism industry, the Phoenix area has a significant business sector. Several Fortune 500 and Fortune 1000 companies have their international headquarters in the area, including Avnet, PetSmart, Apollo Education Group, Republic Services, ON Semiconductor, Insight Enterprises, and Sprouts Farmers Market.





# COMPANY OVERVIEW



## INVESTMENT SUMMARY

|                     |  |
|---------------------|--|
| Company Type        | Public (BRDCY)   |
| Locations           | 2,200+   |
| Annual Revenue      | \$32.3 Billion+  |
| Profits             | \$2.6 Billion+   |
| Employees           | 143,000  |
| S&P's Credit Rating | "A"  |
| Headquarters        | Nashville, TN  |
| Website             | <a href="http://www.Firestone.com">www.Firestone.com</a> |

## Firestone

**Firestone Tire and Rubber Company** is an American tire company founded by Harvey Firestone in 1900 initially to supply solid rubber side-wire tires for fire apparatus, and later, pneumatic tires for wagons, buggies, and other forms of wheeled transportation common in the era. In 1988, the company was sold to the Japanese Bridgestone Corporation. Since the company was founded, drivers have trusted Firestone Complete Auto Care to keep their vehicles running well. As America's auto care needs have grown and changed, so has Firestone. Firestone is the leading provider of maintenance, repairs and tires for a reason. The company believes in offering a total auto care experience that perfectly meets its customer's needs. Firestone's auto care advisors and service technicians take pride in understanding their client's vehicle from bumper to bumper. Firestone backs its services and repairs with a nationwide warranty that's good at every one of its convenient store locations.

## BRIDGESTONE

**Bridgestone Corporation** was founded in 1931 in Japan and became Japan's largest tire manufacturer. In 1988 Bridgestone acquired Firestone to transform into the world's largest tire and rubber company with 2,200 locations, 143,600 employees and \$32.3 Billion in Revenue. The operations in the Americas were renamed Bridgestone/Firestone, Inc and Bridgestone Retail Operations, LLC, comprises the entire U.S. retail division of Bridgestone/Firestone. Bridgestone is the ultimate parent company of the tenant. Bridgestone (NYSE: BRDCY) is ranked #365 on the Fortune 500 list and has an A credit rating with S&P and A2 with Moody's.

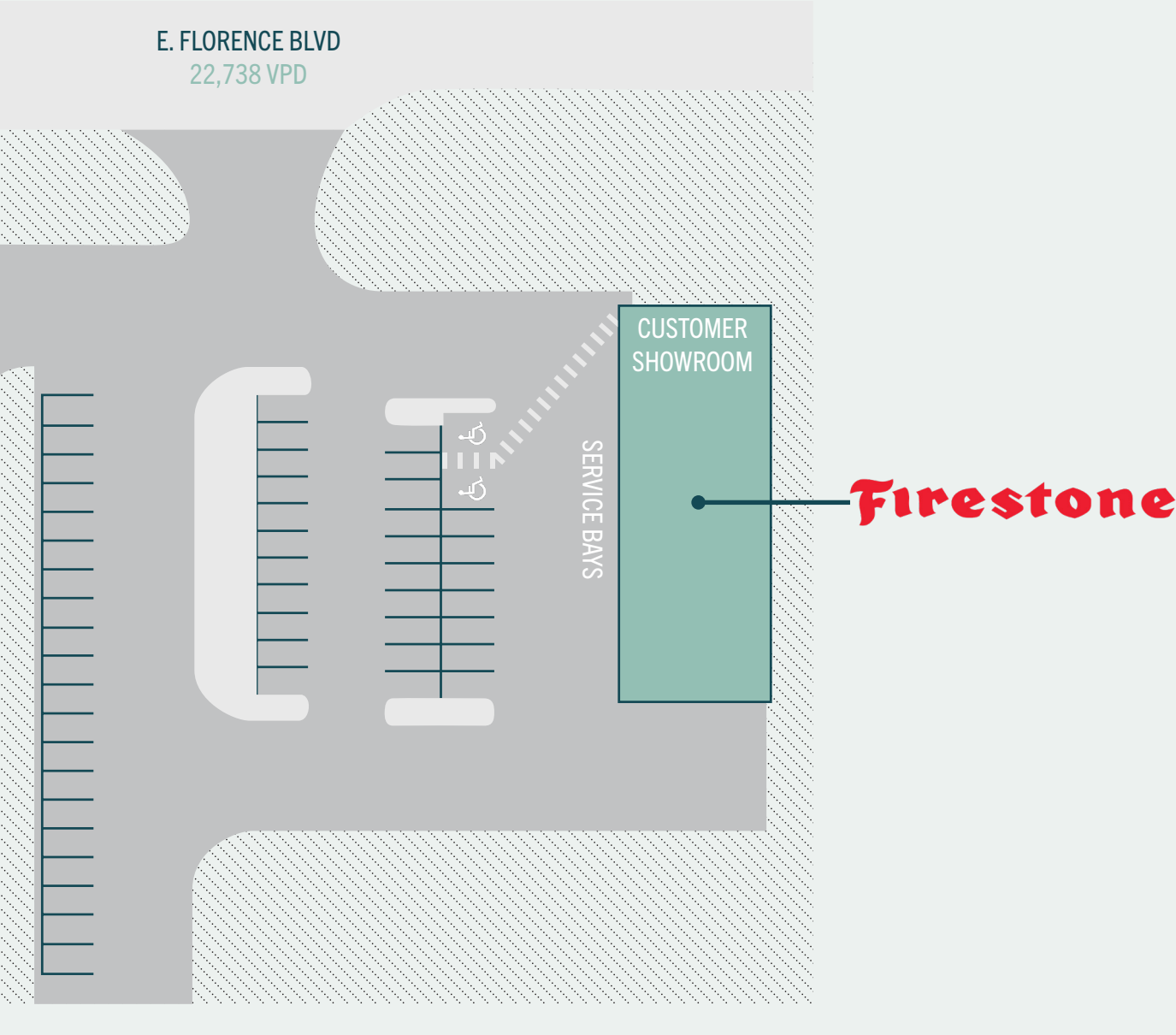
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## THE PROPERTY

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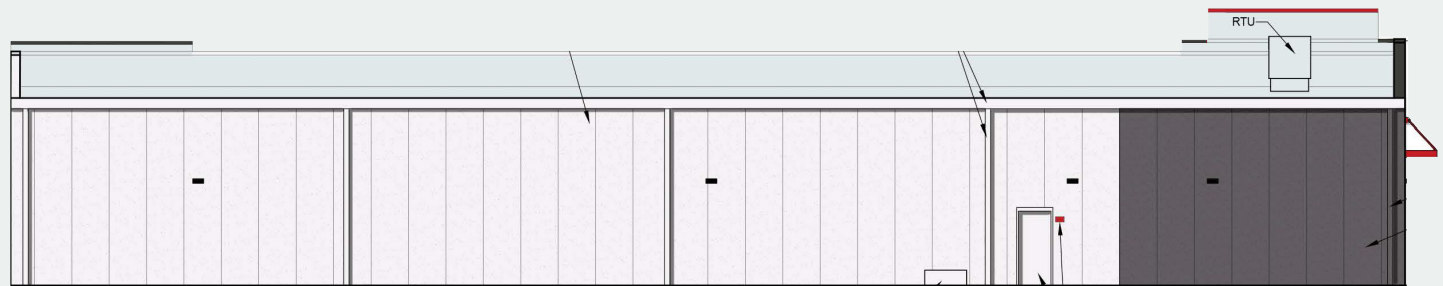
# SITE MAP



# ELEVATIONS



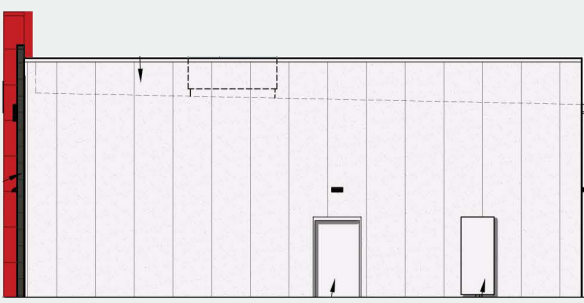
WEST



EAST



NORTH



SOUTH

# 03

## MAPS & AERIALS

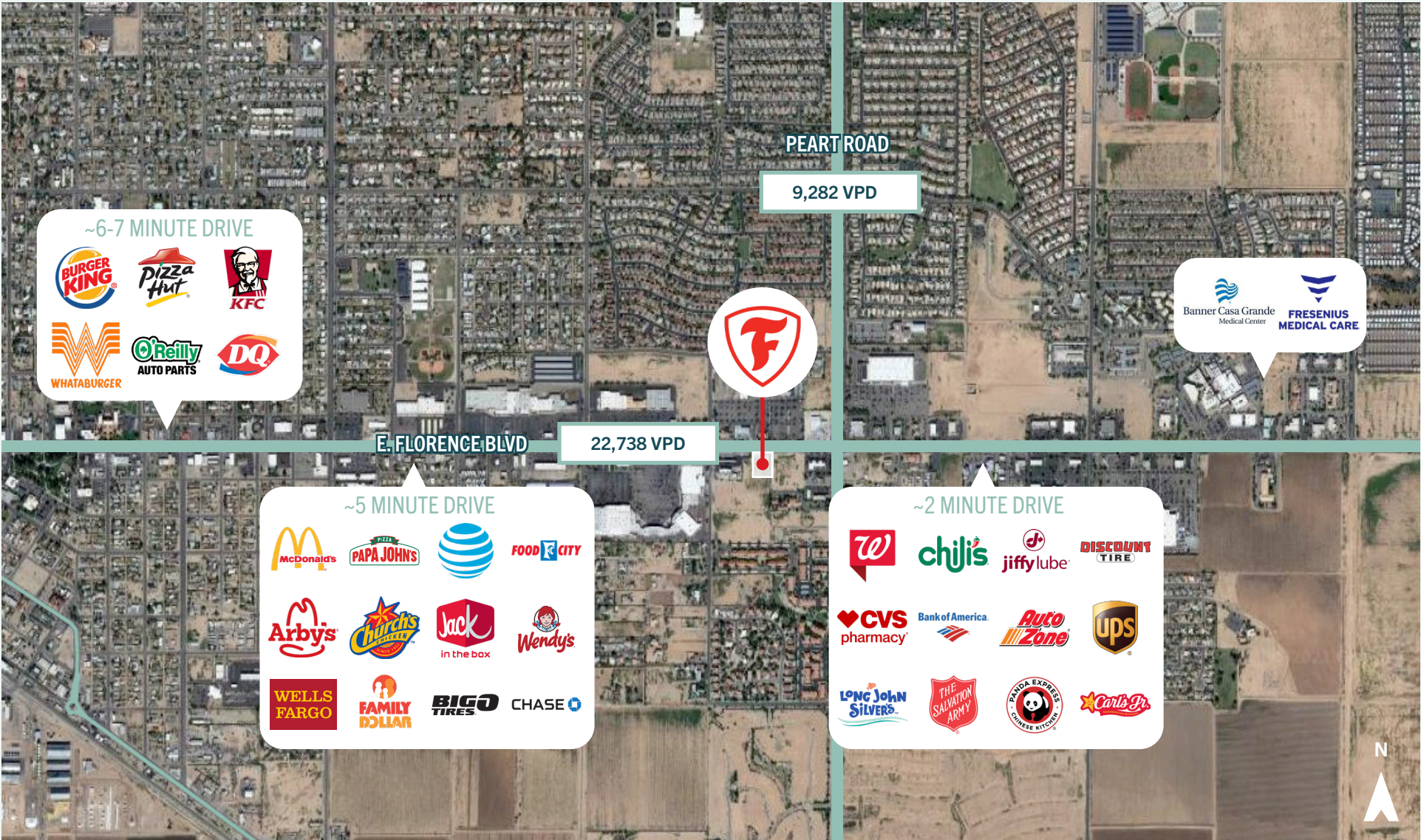
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# SITE AERIAL





# SURROUNDING AERIAL



## LOCAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 33 MILES FROM DOWNTOWN CHANDLER.



## REGIONAL CONTEXT



SUBJECT PROPERTY IS APPROXIMATELY 50 MILES FROM PHOENIX AND 65 MILES FROM TUCSON.

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## ANALYTICS

|                            |    |
|----------------------------|----|
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|----------------------------|----|



# DEMOGRAPHIC ANALYSIS



| POPULATION      | 1 MILE | 3 MILES | 5 MILES |
|-----------------|--------|---------|---------|
| 2025 Projection | 12,281 | 50,553  | 67,850  |
| 2020 Estimate   | 10,883 | 44,350  | 59,418  |
| Growth 2020-25  | 12.85% | 13.99%  | 14.19%  |



| HOUSEHOLDS      |        |        |        |
|-----------------|--------|--------|--------|
| 2025 Projection | 4,540  | 18,301 | 24,426 |
| 2020 Estimate   | 4,039  | 16,097 | 21,437 |
| Growth 2020-25  | 12.40% | 13.69% | 13.94% |



| AVG. HOUSEHOLD INCOME    |          |          |          |
|--------------------------|----------|----------|----------|
| Average Household Income | \$64,520 | \$62,402 | \$64,341 |
| Less than \$25,000       | 922      | 3,415    | 4,177    |
| \$25,000 - 50,000        | 1,044    | 4,352    | 5,674    |
| \$50,000 - 75,000        | 886      | 3,554    | 4,924    |
| \$75,000 - 100,000       | 548      | 2,263    | 3,047    |
| \$100,000 - 125,000      | 122      | 977      | 1,484    |
| \$125,000 - 150,000      | 277      | 770      | 1,067    |
| \$150,000 - 200,000      | 151      | 547      | 742      |
| More than \$200,000      | 88       | 219      | 321      |

## ABOUT EMBREE GROUP

Embree Group provides nationwide turnkey real estate services, specializing in build-to-suit development, design/build, general construction, program management, and capital markets for specialty retail, financial, automotive, restaurant, healthcare and senior living facilities. Embree's fully integrated, in-house services allow us to become an extension of the client's organization. Since 1979, Embree's foundation has been built on developing tailored programs for 300+ national clients. The firm is headquartered near Austin, Texas, with regional offices located in Phoenix and the Dallas-Fort Worth area. Over the past 41 years, Embree's executive team has developed, built, or transacted more than 14,000 assets in all 50 states, Puerto Rico, and Canada with a total market value in excess of \$10 billion.

### Contact Details

For more information about this listing, please contact:

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