

PLANET FITNESS

I-19 AND IRVINGTON ROAD, TUCSON, ARIZONA



OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

FINANCIAL SUMMARY

Price	\$5,000,000
Cap Rate	7.50%
Building Size	25,000 SF
Net Cash Flow	7.50% \$375,000
Year Built	2018
Land/Lot Size	3 Acres

LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	Fitness at Irvington, LLC
Guarantor	Personal (6 Investors); 5 Unit Operator
Roof & Structure	Landlord Responsible
Lease Commencement Date	December 1, 2018
Lease Expiration Date	December 31, 2030
Lease Term Remaining	9.8 Years
Rental Increases	10% After Year 5.75
Renewal Options	4, 5 Year Options w/ 10% Increases

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 8/31/2024	\$375,000	7.50%
9/1/2024 - 12/31/2030	\$412,500	8.25%
Options	Annual Rent	Cap Rate
Option 1	\$453,750	9.08%
Option 2	\$499,125	9.98%
Option 3	\$549,038	10.98%
Option 4	\$603,942	12.08%

Base Rent	\$375,000
Net Operating Income	\$375,000
Total Return	7.50% \$375,000





BEST BUY **JCPenney**
LA FITNESS
OLD NAVY **BED BATH & BEYOND**
Party City
Bath & Body Works
NextCare **peter piper pizza.**
URGENT CARE **KIRKLAND'S.**
native **DOLLAR TREE**
grill wings

PET SMART
Marshall's
ROSS
STORES, INC.
OfficeMax
Michaels
Where Creativity Happens

Harkins
THEATRES

TARGET
FOOD CITY **Foot Locker**

T-Mobile
LONG REALTY
SOUTHERN ARIZONA URGENT CARE PLUS
ZANES LAW **MOD**
INJURY LAWYERS
AspenDental

One STOP Nutrition
SHERWIN WILLIAMS.

Olive Garden
ITALIAN KITCHEN

Organo's
PIZZA BISTRO

TACO BELL

CHIPOTLE
MEXICAN BISTRO

Chick-fil-A

Jersey Mike's **Habit**
BURGER GRILL
Sport Clips
HAIRCUTS
T-Mobile

Carondelet Medical Group

THE HOME DEPOT

FIRST WATCH
THE DAYTIME CAFE
MATTRESS FIRM

IN-N-OUT
BURGER

Krispy Kreme
DOUGHNUTS

planet fitness

42,400 CPD
W IRVINGTON RD



The Landing - Site Plan



The Landing - Site Plan Cont.



Property Description



INVESTMENT HIGHLIGHTS

- » **Double-Net (NN) Lease with 9.8 Years Remaining**
- » Lease Guaranteed by 5-Unit Planet Fitness Operator
- » **205,523 Residents in Growing Tucson Trade Area**
- » Excellent Location within Tucson Spectrum - a Major Shopping Centers with Retailers Including Target, The Home Depot, Harkins Theatres, JCPenney, PetSmart, Michaels, Old Navy, Best Buy, etc.
- » **Adjacent to the Interstate-19 Freeway, the Primary Connector for Tucson and Phoenix**
- » Located at the First and Last Major Retail Stop for 2.7 Million Annual Mexican National Visitors
- » **Strong Daytime Population - 211,930+ Employees within a 5-Mile Radius**
- » Centrally Located Only 15 Minutes from Tucson International Airport and The University of Arizona (44,800+ Students)



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2025 Projection	15,047	111,198	208,336
2020 Estimate	14,950	109,853	205,523
Growth 2020 – 2025	0.65%	1.22%	1.37%

Households

2025 Projection	4,756	34,524	69,836
2020 Estimate	4,686	33,946	68,329
Growth 2020 – 2025	1.48%	1.70%	2.21%

Income

2020 Est. Average Household Income	\$48,444	\$48,807	\$50,660
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Tenant Overview



Hampton, New Hampshire

Headquarters

NYSE: PLNT

Stock Symbol

1,800+

Locations

planetfitness.com

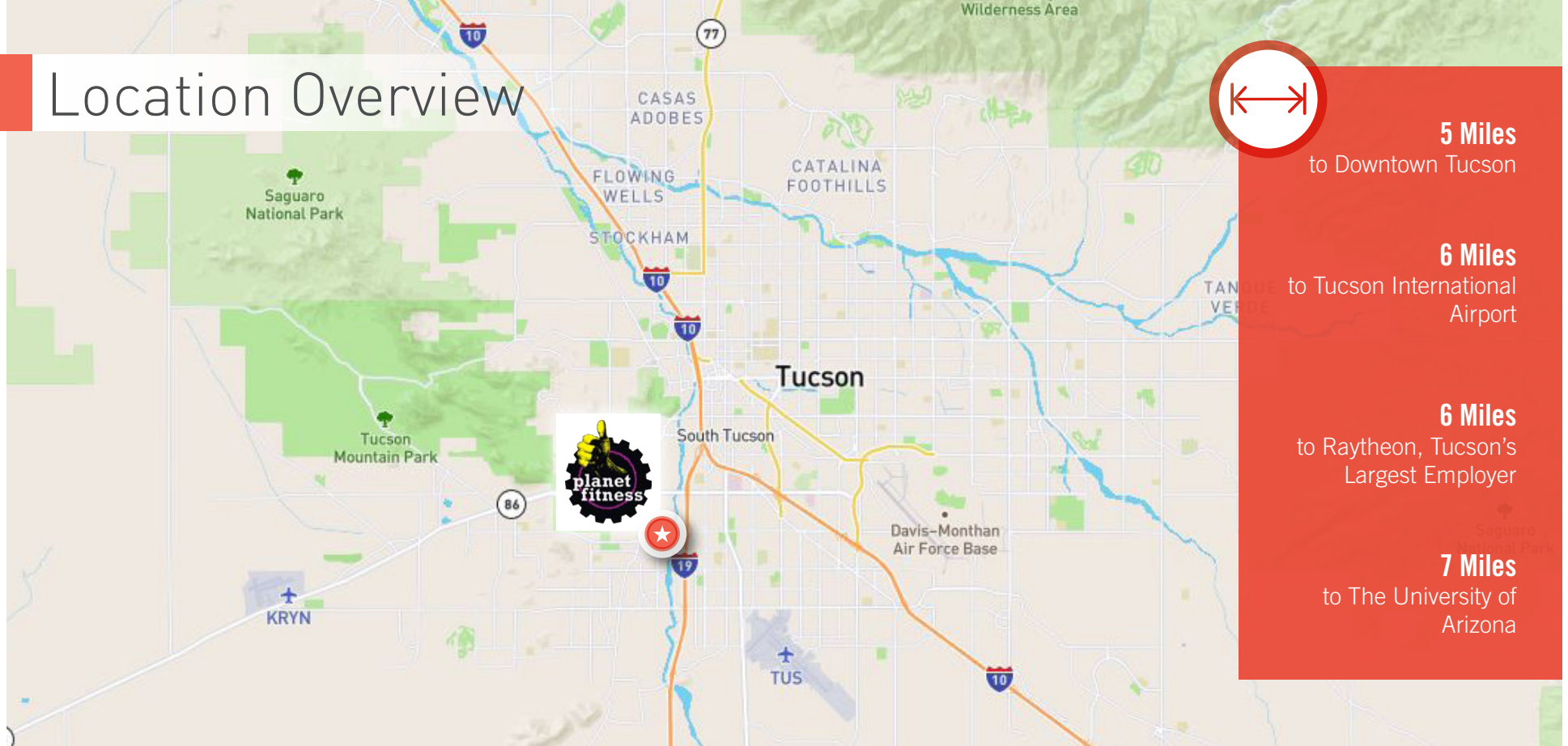
Website

Known as the “Judgement Free Zone®”, Planet Fitness caters to first-time and casual gym users who don’t like the “look at me” attitudes and behaviors found in typical gyms, and don’t want to have to pay a lot of money to give fitness a try. Thus, the Judgement Free Zone® was created by completely changing the gym environment, both in attitude and format. After opening their first gym in 1992 in Dover, New Hampshire, Planet Fitness has become a welcoming and friendly community where people could feel comfortable regardless of their fitness level.

This non-intimidating, low-cost model has revolutionized the gym industry.

Today, Planet Fitness has become one of the largest and fastest-growing franchisors and operators of fitness centers in the United States by number of members and locations. With more than 1,800 locations in all 50 states, Canada and Latin America, Planet Fitness has continued to spread its unique mission of enhancing people’s lives by providing an affordable, high-quality fitness experience in a welcoming, non-intimidating environment.

Location Overview



Tucson is the second largest metropolitan area in Arizona with just over one million residents and serves as an anchor to businesses located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life along with a low cost of doing business.

Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Amazon, Raytheon Missile Systems, IBM, Texas Instruments, Intuit Inc., Universal Avionics and the University of Arizona are some of the top employers in Tucson where each has a significant presence within the community. In addition to Caterpillar and Amazon, Comcast and

HomeGoods, all Fortune 500 companies, have added Tucson locations recently.

The University of Arizona is an integral part of Tucson. It has been named a Top 15 US public research institution, and enjoys a large student enrollment of 44,800 students and 11,000 administration staff members and faculty. The University of Arizona's science center in Tucson continues to graduate more students in the optics field than any other similar program in the world. Tucson International Airport (TUS) serves as an international port of entry and offers non-stop service to Phoenix, Los Angeles, San Diego, Las Vegas, San Francisco, Seattle, Salt Lake City, Denver, Minneapolis, Milwaukee, Chicago, Atlanta, Houston, Dallas and Albuquerque.

[exclusively listed by]

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