

# Chase Bank | 15960 South Rancho Sahuarita Boulevard, Sahuarita AZ (Tucson MSA)

Located In The Heart Of Arizona's Fastest Growing Master-Planned Community





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Activity ID #ZAC0140113

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Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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## OFFERING SUMMARY



Listing Price  
**\$3,400,000**



Cap Rate  
**5.10%**



Absolute Net  
**Ground Lease**

### FINANCIAL

Listing Price	\$3,400,000
Interest Offered	Fee Simple Ground Lease
NOI	\$173,030 (*)
Cap Rate	5.10%
Gross Rentable Square Footage	4,320 SF
ROFR	None
(*) Current NOI: \$157,300      Seller to credit the difference at Close of Escrow	

### LEASE SUMMARY

Lease Type	Absolute NNN
Landlord Responsibilities	None
Primary Lease Term	20 Years
Rent Commencement Date	December 4, 2007
Lease End Date	December 31, 2027
Lease Term Remaining	6 Years & 8 Months
Options	Four, 5-Year Options
Increases	10% Increase Every 5 Years
Guarantor	Corporate Guaranty



# CHASE BANK

15960 S Rancho Sahuarita Blvd , Sahuarita, AZ 85629

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## INVESTMENT HIGHLIGHTS

- **20 Year Absolute Net Ground Lease Featuring 10% Increases Through Term and Options**
  - **Located in the Heart of Sahuarita (Tucson MSA) Master Planned Community**
  - **Gateway Outparcel in Fry's Marketplace Shopping Center, High-Volume Grocer Anchor**
    - **Signalized Intersection, Freeway Visibility, Co-Tenant Synergies**
- **Only Bank in Zip Code/Trade Area Surrounded by 18,000+ Homes and Several Rising Developments**
  - **Burgeoning Rancho Sahuarita Demographic - 80% Increase in Bank Deposits Since Lease Inception**
- **3-Mile Radius 84% Homeownership and Household Income of \$94,000; Suburban Profile with Highly Skilled Workforce**
  - **Located 20 Minutes Drive from Tucson - Ranks #5 for Best Places to Live & #6 for Richest in Arizona**



### INVESTMENT OVERVIEW

Marcus & Millichap is pleased to present for sale a Chase Bank Ground Lease located at 15960 South Rancho Sahuarita Boulevard in Sahuarita (Tucson), Arizona. The property consists of a freestanding retail bank building measuring approximately 4,320 square feet on an estimated .80 acres of land. The ground lease is an absolute triple-net with no landlord responsibility leased to JPMorgan Chase. Chase offers more than 4,700 branches, 16,000 ATMs nationwide and has an estimated 3.03 trillion dollars in assets. Chase Bank is located at the entrance of Rancho Sahuarita, a 3,000-acre master planned community including a variety of amenities. It is an outparcel to a renovated Fry's Marketplace, a 106,000 square feet structure located within Rancho Sahuarita Marketplace and Village which is the main shopping destination for the planned community. The property is situated directly off of Interstate-19 with 35,000 passing cars per day and is nine miles south of Tucson, Arizona. The Interstate is the primary international route south to Nogales, Mexico attracting businesses to Southern Arizona and Tucson area. Tenants in the area include Subway, Dunkin Donuts, Baskin Robbins, McDonald's, PostNet, Great Clips, Carondelet Health Network, Pub 22 and more. The subject property is also adjacent to a newly constructed north-east medical center.

### LOCATION OVERVIEW

Sahuarita was one of the fastest growing communities in the country prior to the Covid-19 pandemic. The population swelled from 3,200 in 2000 to over 25,000 in 2015, a 780% leap thanks to a combination of affordable housing and an almost painless 20-minutes commute to central Tucson. Sahuarita is also close to major regional employers such as Raytheon Missile Systems, the University of Arizona Science and Technology Park, Freeport McMoRan, and Asarco. In an effort to boost its growth further, Sahuarita charges no impact fees, business license fees, or property taxes. Yet, despite the influx of new residents, Sahuarita has retained a generous supply of open space. Sahuarita Lake Park contains a 10-acres lake surrounded by grassy areas, walking paths, and an amphitheater. Several other parks and 17 miles of trails dot the town as well since Sahuarita boasts around 300 sunny days a year. This investment opportunity puts investors in a prime position to capture the growth of this South Tucson enclave.







Planned Mixed-Use  
Development

Interstate 40  
40,000 VPD  
20 min to Tucson

FRY'S

CHASE BANK

22,000 VPD



## Chase Bank // PROPERTY DETAILS

### PROPERTY INFORMATION

Property Address	15960 South Rancho Sahuarita Boulevard Sahuarita, AZ 85629
Assessor's Parcel Number	303-78-8260
Zoning	Commercial
Rentable SF	4,320 SF
Lot Size	0.8 Acres (34,848 SF)
Year Built	2007
Drive-thru Lanes	Four
Parking	42 Spaces / 9.7:1,000 Ratio
Market	Tucson, AZ
Submarket	Southwest Tucson

### RENT SCHEDULE

YEARS		MONTHLY RENT	ANNUAL RENT
1-5		\$10,833.33	\$130,000
6-10		\$11,916.67	\$143,000
11-15		\$13,108.33	\$157,300
15-20		\$14,419.17	\$173,030
<b>OPTIONS TO EXTEND</b>			
21-25	Option 1	\$15,861.08	\$190,333.00
26-30	Option 2	\$17,447.19	\$209,366.30
31-35	Option 3	\$19,191.91	\$230,302.93
36-40	Option 4	\$21,111.10	\$253,333.22





# GROUND LEASE ABSTRACT // Chase Bank

TENANT, LEASE DATES, TERM AND PREMISES	
Tenant	J.P. Morgan Chase Bank, National Association
Address:	15960 S. Rancho Sahuarita Boulevard, Sahuarita AZ 85629
APN	303-78-8260
Commencement Date:	12/04/2007
Rent Commencement Date:	12/04/2007
Term	Twenty (20)-year initial term with four (5)-year extension options.
Expiration Date	12/31/2027 expiration on initial 20-year lease term. 12/31/2047 outside expiration date after exercising all four 5-year extension options. Current term expires 12/31/2027 with 4 renewal options remaining.
RENT, ADDITIONAL RENT & ASSIGNMENT	
Current Rent and Escalations	Currently in Year 13: \$157,300 Annually.
Options and Terms	10% Rental Increase every five (5) years and Upon the Execution of Each Option Period.
Assignment	Tenant has right to assign/transfer without Landlord consent to an entity with a net worth of greater than \$50 million.
EXPENSE RECOVERY / NON-RECOVERY AND RESPONSIBILITIES	
Impositions	The term "Impositions" shall mean all taxes, assessments, use and occupancy taxes, water and sewer charges, rates and rents, charges for public utilities, excises, levies, license and permit fees and other charges by any public authority, general and special, ordinary and extraordinary, foreseen and unforeseen, of any whatsoever, which shall or may during the Original Term and any applicable Renewal Term be assessed, levied, charged, confirmed or imposed by any public accrue, or become a lien on (i) the Land or any part thereof; (ii) the buildings or improvements now or hereafter constructed on the Land; (iii) the appurtenances the sidewalks or streets adjacent thereto; (iv) the rent and income received by or for the account of Tenant from any sub-lessees or for any use or occupation of the Premises; (v) such franchises, licenses and permits as may be pertinent to the use of the Premises; or (vi) any documents to which the Tenant is a party creating or transferring an interest or estate in the Premises.
Insurance	Lessee shall pay.
Utilities	Lessee shall pay, repair and maintain.
CAM	Lessee shall pay, repair and maintain (drive-thru, parking lot, roof & structure).
Management Fees / Admin Fees	N/A
Expense Caps	None



## Chase Bank // TENANT PROFILE



### TENANT HIGHLIGHTS

- J.P. Morgan Chase operates in over 60 countries (+240,000 Employees Worldwide)
- Second Largest Network of Branches in the Nation with 4,900 Locations
- Chase Bank has the most ATM's with 16,000 locations Nationwide
- Standard & Poor's Rating of A+
- Offers All Major Banking Products
- Their Stock is a Component of the Dow Jones Industrial Average
- Chase Bank was Named One of Time Magazine's Best Bank in America in 2015
- Deposits Grew by 15% in Previous Year and 36 Months of Increases

### J.P. MORGAN CHASE

Founded	Nov-13, 2004
Locations	4,700 Branches / 16,000 ATMS Nationwide
Revenue	\$129.5 Billion (2020)
Profits	\$29.1 Billion (2020)
Assets	\$2.7 Trillion (2020)
Headquarters	New York City, NY
Fortune 500 Ranking	17 (As of 2020)
Company Type	Public
Ticker	JPM
Website	Chase.com





## PROPERTY PHOTOGRAPHS // Chase Bank

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## RANCHO SAHUARITA MARKETPLACE

- 150,000 SF grocery anchored center (Fry's) with Dunkin' Donuts pad site accompanied by service, restaurant, and medical tenants serving this thriving Rancho Sahuarita community.
- Placer AI: 167,000+ monthly visitors at Sahuarita Marketplace - Highest recorded destination in a 15-mile radius.
- Subject property is prominently located as a gateway property to the marketplace.
- Proposed developments in place for future medical, mixed-use, and hospitality.
- Freeway visibility to I-19 with 40,000 VPD, 20-minute drive to Tucson.





## RETAILER MAP // Chase Bank





## SAHUARITA NEIGHBORHOOD

- Thriving Master Planned Community of 18,000 residents and 5,700 homes located 15 miles South of Tucson (Arizona's 2nd largest city).
- Built on the fundamentals of providing a safe, healthy, and natural environment to residents seeking a higher quality of life.
- The profile of the surrounding community is 40 years old, working husband and wife, 2 children - In 2015, the City embarked on capturing the Gen Z population and in successfully doing so, homes have appreciated by 300% - 400%.
- Centralized City Plan build around a lake and 17 miles of paved scenic walkways.
- City Infrastructure: Highly centralized School District with over 4,000 students and newly developed Northwest Medical Center employing about 200 high paying workers with acute surgery centers and emergency rooms.
- Currently more developments are on the rise including "Entrada La Villita Project" and "Entrada Del Rio by Richmong".





### TUCSON MARKET

- Tucson is home to the missile defense industry.
- One of the largest missile & defense company, Raytheon, is headquartered in Tucson, AZ.
- Tucson has high paying jobs with Household Income of \$94,549 within 3-mile radius.
- Education Attainment: 78% of the demographic is owner/occupied VS renters, indicating a strong saving oriented demographic base.
- 57% of residents reported working in Tucson, with 16.6% working in Sahuarita, and 12.7% occupying a job in Green Valley.
- Local workers specialized more than workers elsewhere in Pima County, being most concentrated in the following occupations:
  - \* Management
  - \* Business and Financial
  - \* Computer and Mathematics
  - \* Architecture and Engineering
  - \* Healthcare Practitioner and Technical
  - \* Protective Services





## TUCSON

Home to the University of Arizona, the Tucson metro is entirely within Pima County in south-central Arizona. Pima County shares a border with Mexico and is the second-largest in Arizona, home to more than 1 million residents. The city of Tucson accounts for over half of the metro's entire population, with 541,000 citizens living within municipality limits. The population swells during the winter months as warm weather brings seasonal residents and tourists. During the next five years, nearly 32,400 additional people are expected to reside in the market, with outlying areas such as Marana projected to have the fastest growth.



## METRO HIGHLIGHTS



### UNIVERSITY OF ARIZONA

With a student body of more than 45,900 and 16,500 employees, the university has a major impact on the local economy and is the largest employer.



### DAVIS-MONTHAN AIR FORCE BASE

Davis-Monthan Air Force Base is home to the 355th Wing. Most visible is the aircraft boneyard located on the base, which employs roughly 10,000 people.



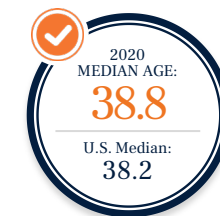
### AFFORDABLE BUSINESS COSTS

Lower labor, material and utility costs, as well as access to Mexico markets, attract businesses.

## ECONOMY

- The University of Arizona is a significant economic driver in the metro. In addition to the campus, the University also oversees Tech Parks Arizona, which operates the UA Tech Park at Rita Road, UA Tech Park at the Bridges and the Arizona Center for Innovation. These facilities offer more than 2 million square feet of high-tech office, R&D and laboratory space, employing roughly 6,000 workers at companies that include Raytheon, IBM and Citi.
- Tucson has capitalized on its high-tech cluster program, spawning technology jobs and attracting high-tech companies with a focus on solar, aerospace and defense, bioscience, and information technology.
- Tourism contributes roughly \$2 billion in a typical year, with over 3.5 million annual visitors.

## DEMOGRAPHICS

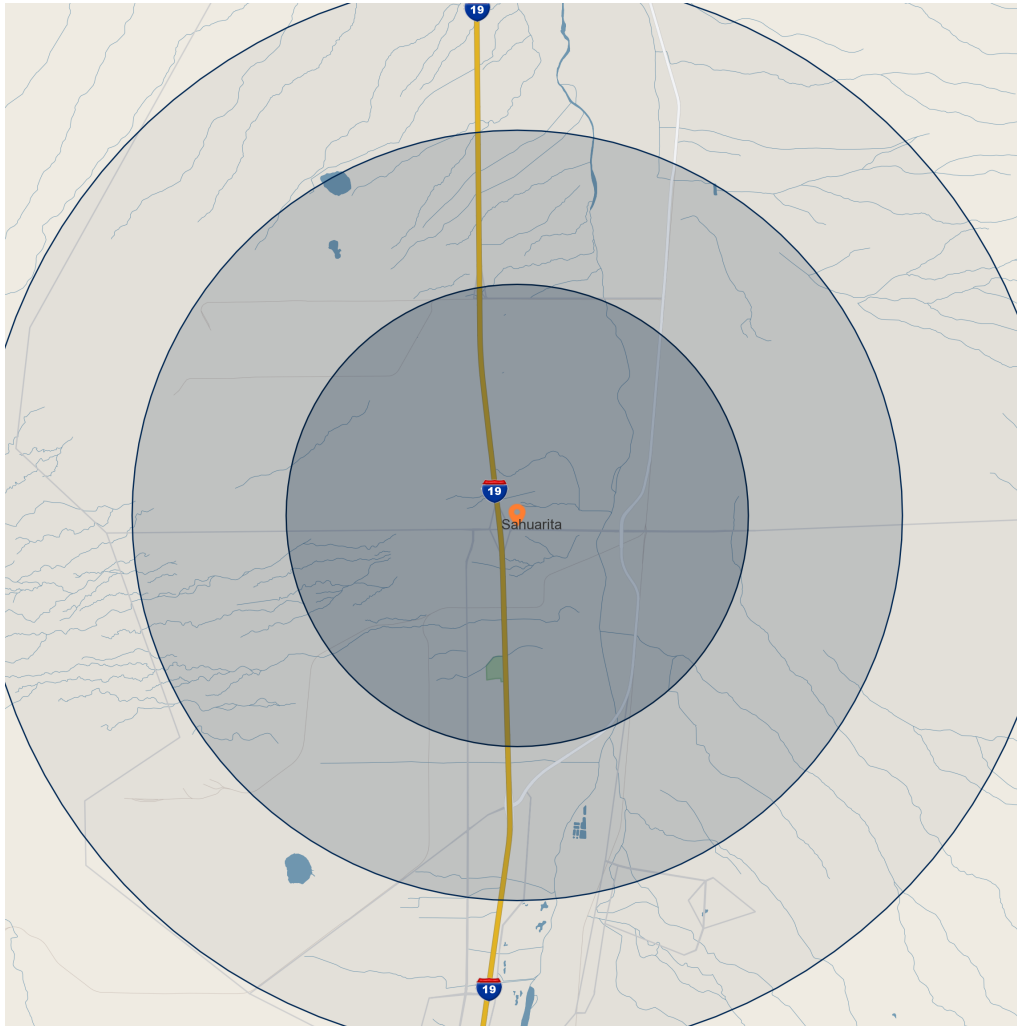


\*Forecast

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau



## DEMOGRAPHICS // Chase Bank



<b>POPULATION</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>7 Miles</b>
2025 Projection	21,662	32,061	47,870
2020 Estimate	20,086	29,971	44,819
2010 Census	17,419	26,165	39,226
2000 Census	2,162	7,870	16,872
<b>HOUSEHOLD INCOME</b>			
Average	\$98,243	\$88,761	\$84,314
Median	\$84,162	\$74,275	\$66,869
Per Capita	\$32,016	\$32,383	\$35,565
<b>HOUSEHOLDS</b>			
2025 Projection	7,040	11,676	20,121
2020 Estimate	6,539	10,923	18,876
2010 Census	5,689	9,609	16,688
2000 Census	685	3,318	7,760
<b>HOUSING</b>			
Median Home Value	\$242,761	\$231,296	\$229,577
<b>EMPLOYMENT</b>			
2020 Daytime Population	15,146	23,664	39,115
2020 Unemployment	3.78%	3.63%	3.52%
Average Time Traveled (Minutes)	31	31	30
<b>EDUCATIONAL ATTAINMENT</b>			
High School Graduate (12)	18.08%	19.94%	19.79%
Some College (13-15)	29.04%	29.31%	26.99%
Associate Degree Only	11.98%	10.38%	9.18%
Bachelor's Degree Only	24.22%	22.15%	23.14%
Graduate Degree	12.32%	12.12%	14.48%





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