



E/NEC ELLSWORTH RD & QUEEN CREEK RD | QUEEN CREEK, AZ

## NEW 15-YEAR ABSOLUTE NNN CORPORATE GROUND LEASE





EXCLUSIVELY LISTED BY

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TABLE OF CONTENTS

03

INVESTMENT OVERVIEW  
Site Plan

04

PROPERTY OVERVIEW  
Lease Abstract

05

TENANT OVERVIEW  
Tenant Profile

07

AREA OVERVIEW  
Aerials  
Demographics  
Competitive Properties

14

CONTACT  
Confidentiality Statement



3  
VALVOLINE

ASKING PRICE	\$2,050,000
CAP RATE	4.00%
ANNUAL BASE RENT	\$82,000
TOTAL BUILDING SIZE	±2,100 SF
TOTAL LAND SIZE	±0.99 Acres
YEAR BUILT	2020
PRIMARY LEASE TERM	Fifteen (15) Years
GUARANTEE	Corporate
LEASE TYPE	Absolute NNN Corporate Ground Lease
RENT INCREASES	10% Every Five (5) Years
PROPERTY ADDRESS	20876 E Queen Creek Rd Queen Creek, AZ 85142

## INVESTMENT HIGHLIGHTS

- ▶ **New, long-term 15-year absolute NNN corporate ground lease** landlord has NO responsibilities
- ▶ **Brand-new freestanding building with drive-thru bays** and attractive high-quality construction
- ▶ **True investment grade tenant Valvoline Inc. (NYSE: VVV)** with over 1,500 locations in 140 countries
- ▶ **Strong scheduled rent increases of 10% every 5 years** through the primary term and option periods
- ▶ **Adjacent to excellent traffic drawing tenants including:** Dutch Bros. Coffee, Sport Clips, Heartland Dental, Batteries & Bulbs, Athletico Physical Therapy, Navy Federal, Farmers Insurance, Drizzle Donut Co., La Vie En Day Spa, and Crown One Beauty Supply
- ▶ **Great access and visibility from Queen Creek Road** and national retailer Costco planned at the intersection
- ▶ Located in **one of the highest growth areas in Arizona**, Queen Creek has seen a population growth of 1,079% since 2000
- ▶ **High income trade area** with average household incomes of nearly \$123,000 within a 3-mile radius





LEASE ABSTRACT

TENANT	Valvoline, LLC
GUARANTOR	Valvoline, Inc.
PRIMARY LEASE TERM	Fifteen (15) Years
RENT COMMENCEMENT	March 2020
LEASE TYPE	Absolute NNN Corporate Ground Lease
RENT INCREASES	10% Every 5 Years
RENEWAL OPTIONS	Three, Five-Year Options
PROPERTY TAXES	Paid by Tenant
INSURANCE	Paid by Tenant
UTILITIES	Paid by Tenant
COMMON AREA EXPENSES	Paid by Tenant
HVAC	Paid by Tenant
ROOF & STRUCTURE	Paid by Tenant

TERM	YEARS	INCREASE DATE	ANNUAL RENT	% INCREASE
Primary	1-5	-	\$82,000.00	N/A
Primary	6-10	Mar 2025	\$90,200.00	10%
Primary	11-15	Mar 2030	\$99,220.00	10%
Option	16-20	Mar 2035	\$109,142.00	10%
Option	21-25	Mar 2040	\$120,056.20	10%
Option	26-30	Mar 2045	\$132,061.82	10%



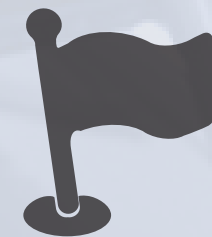


TENANT PROFILE



WEBSITE	www.valvoline.com
NYSE	VVV
MARKET CAP	\$5.48 billion
REVENUE	\$2.35 billion
# OF LOCATIONS	±1,500 Locations
GUARANTEE	Corporate

Valvoline Inc. (NYSE: VVV) is a leading worldwide marketer and supplier of premium branded lubricants and automotive services, with sales in more than 140 countries. Established in 1866, the company’s heritage spans more than 150 years, during which time it has developed powerful brand recognition across multiple product and service channels. Valvoline ranks as the No. 3 passenger car motor oil brand in the DIY market by volume. It operates and franchises approximately 1,500 quick-lube locations, and it is the No. 2 chain by number of stores in the United States under the Valvoline Instant Oil ChangeSM brand and the No. 3 chain by number of stores in Canada under the Valvoline Great Canadian Oil Change brand. It also markets Valvoline lubricants and automotive chemicals, including the Valvoline High Mileage with MaxLife technology motor oil for engines over 75,000 miles; Valvoline Advanced Full Synthetic motor oil; Valvoline Premium Blue™ heavy-duty motor oil; Valvoline Multi-Vehicle Automatic Transmission Fluid; and Zerex™ antifreeze.



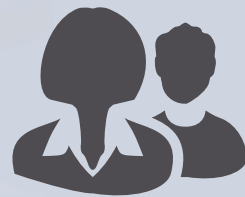
150  
YEARS IN  
BUSINESS



±1,500  
LOCATIONS



140  
COUNTRIES



±1,300  
EMPLOYEES









**QC DISTRICT**

**SPROUTS**  
FARMERS MARKET

**HomeGoods**

**MOD**

**Starbucks**

**ME** Massage Envy

**pet planet**  
YOUR PET'S Natural GROCER

**ChopShop**

**MATTRESSFIRM**  
Save Money Sleep Happy

**QUEEN CREEK MARKETPLACE**

**target**

**BED BATH & BEYOND**

**Harkins THEATRES**

**KOHL'S**

**ROSS**  
DRESS FOR LESS

**JOANN**

**PET SMART**

**TJ-maxx**

Future Retail with

**COSTCO**  
WHOLESALE

**Valvoline**

**SHOPS AT TERRAVELLA**

**Dutch Bros**  
Coffee

**ALDI**

COMING SOON

±40,946 VPD ELLSWORTH RD

QUEEN CREEK RD





**CORNERSTONE AT QUEEN CREEK**

Walmart Staples Carl's Jr. Panda Express

Kneaders Bakery & Cafe Jimmy John's Domino's Bank of America

**QUEEN CREEK CROSSROADS**

Firehouse Subs DQ Aqua-Tots

BB Brooklyn Bedding Network Automotive

**Dutch Bros**  
Coffee

**Valvoline**

SHOPS AT  
TERRAVELLA

**ALDI**  
COMING SOON

QUEEN CREEK RD

ELLSWORTH RD

±40,946 VPD



Future Retail with  
**COSTCO**  
WHOLESALE



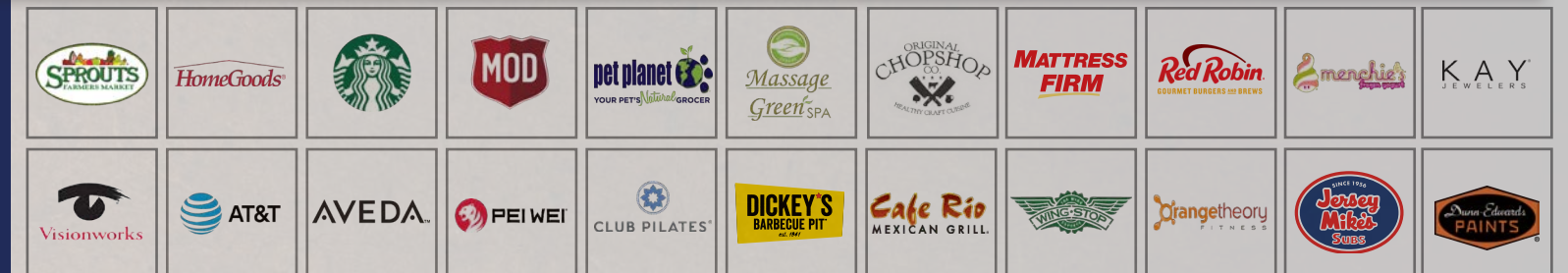


## MAJOR RETAILERS

### QUEEN CREEK MARKETPLACE



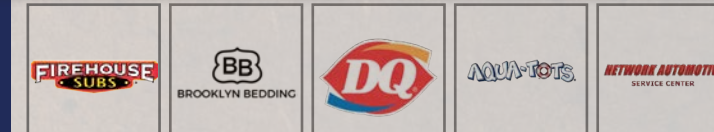
### QC DISTRICT



### THE UNION AT QC



### QUEEN CREEK CROSSROADS



### CORNERSTONE AT QUEEN CREEK







# QUEEN CREEK HOUSING DEVELOPMENT

Queen Creek is one of the fastest growing communities in the Phoenix Metro Area. With the population in the trade area exploding 1,377% from 2000 to 2019, the Queen Creek area has only begun to hit its stride of growth. With 51,513 dwelling units currently completed and occupied in the trade area, there is another 64,662 future dwelling units in the entitlement process in the trade area. With an average of 3.34 people per household, that equates to 215,971 additional people in the trade area.



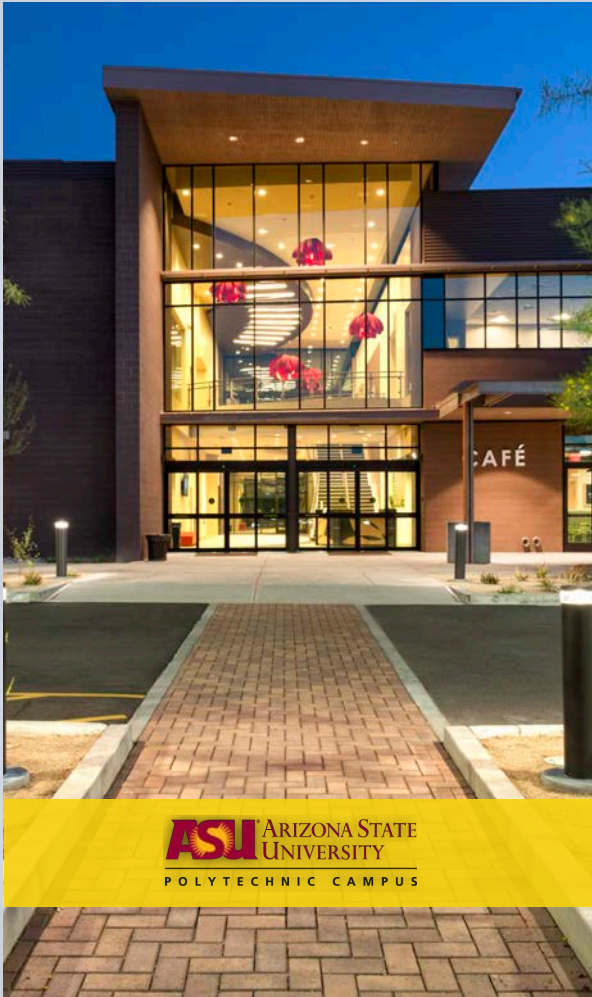


# EMPLOYMENT

The rapid expansion of the southeast valley and Queen Creek has brought about strong growth in employment. The growth draws from established employment in the area from the Arizona State University Polytechnic Campus (±3.5 miles away) and Phoenix-Mesa Gateway Airport (±2.25 miles away).

The largest employment driver is Skybridge Arizona, located at Phoenix-Mesa Gateway Airport. The company plans to build a 5,000,000-squarefoot international air cargo hub that will house Mexican and U.S. Customs operations, and is expected to create up to 17,000 jobs.

In addition, Boeing has plans to relocate hundreds of jobs from its Seattle operations to its Mesa operations. Within 1-mile of the property there are over 6,000 daytime employees, driving restaurant and food sales. With housing growth still to come, employment in the area will continue to rise.





# ABOUT QUEEN CREEK

Planet Fitness is located in the Town of Queen Creek, part of the East Valley of Metropolitan Phoenix. It is well located within 10 minutes of Phoenix-Mesa Gateway Airport and 45 minutes of Sky Harbor International Airport. The town encompasses 26 square miles.

Located in one of the highest growth areas in Arizona, Queen Creek has seen their population grow 1,377% since 2000. With this significant growth, has come a young, highly educated workforce. Median household income in Queen Creek is \$83,809, the highest in the East Valley above Scottsdale, Chandler and Gilbert.

Named “One of America’s Friendliest Cities” by Forbes magazine, Queen Creek has earned recognition and awards on regional, state and national levels, building a strong foundation for future growth.

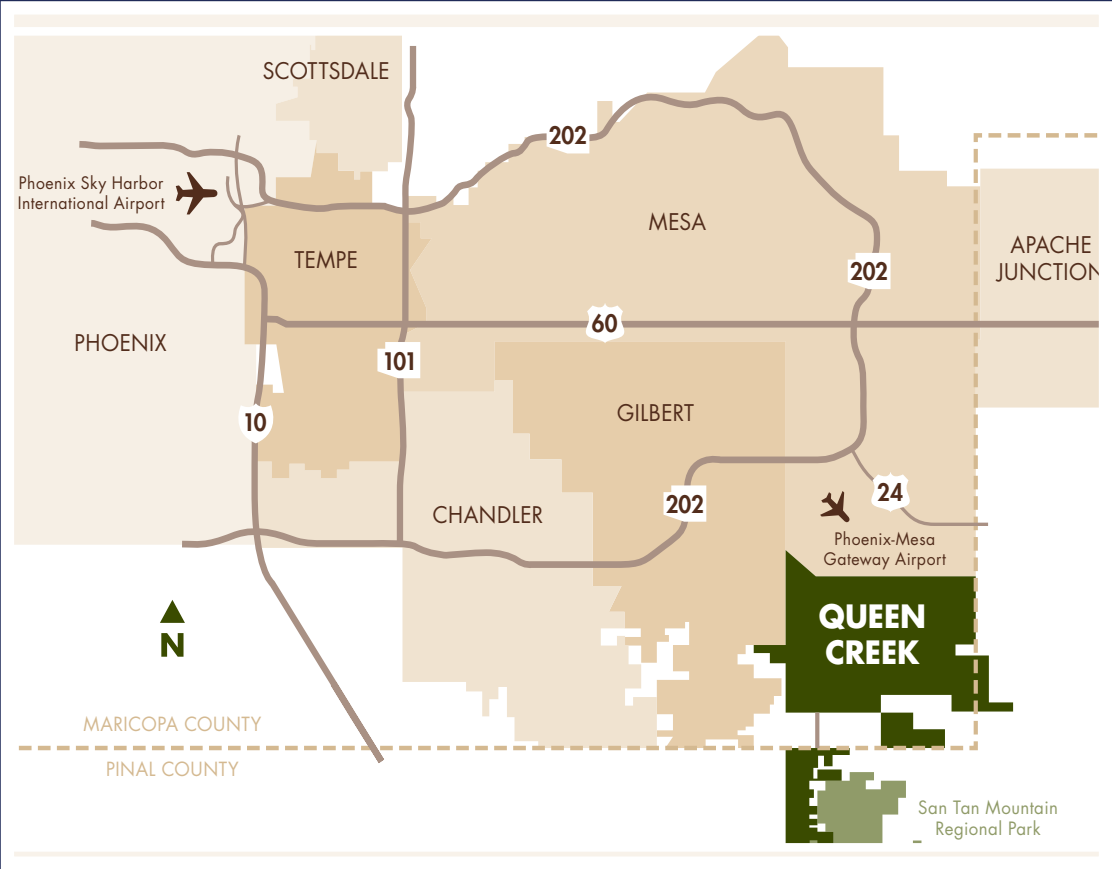


QUEEN CREEK WAS NAMED  
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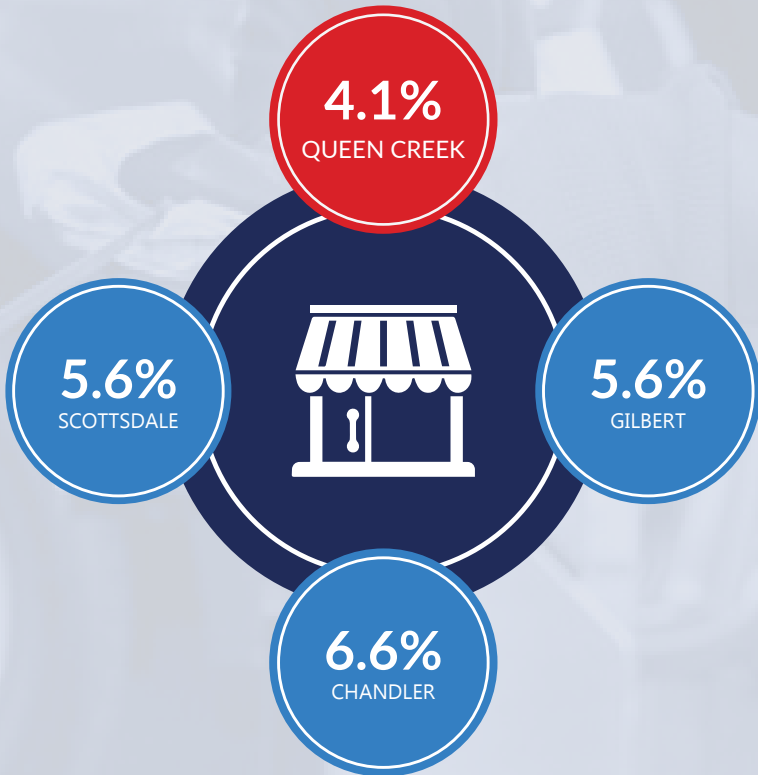


# QC QUICK FACTS (based on 2018 Figures)

<b>YEAR INCORPORATED</b>	<b>COST-OF-LIVING INDEX</b>	<b>POPULATION</b>	<b>MEDIAN HOME VALUE</b>
1989	122	±42,000	±\$296,800
<b>ANNUAL DAYS OF SUN</b>	<b>ANNUAL AVG. RAINFALL</b>	<b>MEDIAN AGE</b>	<b>AVG. TEMPERATURES</b>
330	9.41 inches	30.7	January 65°/40° April 84°/53° July 104°/77° October 86°/58°



# RETAIL VACANCY RATES





DEMOGRAPHICS



POPULATION GROWTH  
within 5-miles

2000	11,074
2010	81,698
2020	137,723
2025	154,294



HOUSEHOLD GROWTH  
within 5-Miles

2000	3,369
2010	25,504
2020	42,100
2025	47,086



AVERAGE HH INCOME  
2020

1-Mile	\$106,061
3-Miles	\$122,992
5-Miles	\$114,376



MEDIAN AGE  
2020

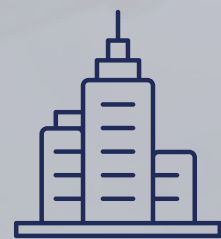
1-Mile	30.3
3-Miles	31.1
5-Miles	32.4



AVERAGE FAMILY SIZE  
2020

1-Mile	3.80
3-Miles	3.90
5-Miles	3.61

2020 DAYTIME DEMOGRAPHICS



1,806  
BUSINESSES  
within 5-miles



43,030  
EMPLOYEES  
within 5-miles

VEHICLE MAINTENANCE & REPAIR  
SPENDING NEARLY

\$62 MILLION  
WITHIN 5-MILES





20876 E QUEEN CREEK RD | QUEEN CREEK, AZ



## CONFIDENTIALITY STATEMENT

This Confidential Offering Memorandum has been prepared by Phoenix Commercial Advisors (PCA) for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This 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.

The information contained in this Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both Phoenix Commercial Advisors (PCA) and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or Phoenix Commercial Advisors (PCA) for the accuracy or completeness of this Memorandum.

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All property showings are by appointment only.

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