

# VERIZON

## RELOCATION NEW BUILD SITE

875 SOUTH MAIN STREET, COTTONWOOD, ARIZONA



OFFERING MEMORANDUM





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# Executive Summary

875 South Main Street, Cottonwood, AZ 86326

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$1,792,000</b>
Cap Rate	6.25%
Building Size	2,000 SF
Net Cash Flow	6.25% \$112,000
Year Built	2021
Lot Size	.87 Acres

## LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Tenant	The Cellular Connection, LLC (871 Locations)
Guarantor	The Cellular Connection, LLC (871 Locations)
Roof & Structure	Landlord Responsible*
Lease Commencement Date	May 1, 2021
Lease Expiration Date	October 31, 2031
Lease Term Remaining	10 Years
Rental Increases	10% on 11/1/2026; 5% in Options
Renewal Options	3, 5 Year Options
Right of First Refusal	None

\*20 year Roof Warranty in place that expires on 8/15/2041.

## ANNUALIZED OPERATING DATA

<b>Lease Years</b>	<b>Annual Rent</b>	<b>Cap Rate</b>
Current - 10/31/2026	\$111,999.96	6.25%
11/1/2026 - 10/31/2031	\$123,199.92	6.88%
<b>Options</b>	<b>Annual Rent</b>	<b>Cap Rate</b>
Option 1	\$129,360.00	7.22%
Option 2	\$135,828.00	7.58%
Option 3	\$142,619.40	7.96%

<b>Base Rent</b>	<b>\$112,000</b>
<b>Net Operating Income</b>	<b>\$112,000</b>
<b>Total Return</b>	<b>6.25% \$112,000</b>





32,600 CPD  
STATE RTE 260

26,400 CPD  
S MAIN ST

- Walmart
- fray's
- petsense
- THE HOME DEPOT
- HYUNDAI
- CHEVROLET
- Jack in the box
- CVS pharmacy
- MCDONALD'S
- Starbucks
- DUNKIN' DONUTS
- baskin robbins
- Speedway
- TACO BELL
- PANDA EXPRESS CHINESE KITCHEN
- Black Bear Diner
- Denny's
- verizon
- The UPS Store
- Home Furnishings Direct
- Best Western
- SNAP Fitness 24-7
- Papa Murphy's
- KFC
- MARATHON
- BEA GROW
- Shell
- Mount Hope Foods





HARBOR FREIGHT TOOLS  
goodwill  
FOOD CITY  
DUTCH BROS  
CHASE  
DOLLAR TREE

Walgreens  
COURTESY  
AUTO SALES

SAFEWAY  
OfficeMax  
FAMILY DOLLAR  
BANK OF AMERICA  
planet fitness

Super  
8

BIG 5  
SPORTING GOODS

O'Reilly  
AUTO PARTS  
T-Mobile



26,400 CPD  
S MAIN ST

verizon

HOME FURNISHINGS  
Direct  
The UPS Store





# Property Description



## INVESTMENT HIGHLIGHTS

- » **New 10-Year Lease with Franchisee Guarantee - 870+ Unit Operator**
- » **Relocation from a Long Standing Store that was In-line in the Fry's Shopping Center**  
**Directly Adjacent to the Subject Property**
- » 10% Rental Increase Occurring in November 2026 with 5% Rental Increases in Each Renewal Option Period
- » **Brand New High-Quality 2021 Construction**
- » 31,929 Residents in Growing Cottonwood Trade Area - Households Projected to Increase 4% within a Five-Mile Radius by 2024
- » **Excellent Visibility Along a Major Thoroughfare - 26,400+ Cars/Day Along Main Street**
- » Situated Directly Between the City's Two Primary Retail Corridors - National Retailers Include The Home Depot, Safeway, Fry's, Planet Fitness, Walmart, and More
- » **Average Household Income Exceeds \$60,000 within Five Miles of Subject Property**
- » Down the Road from Mingus Union High School (1,160 Students)



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2026 Projection	5,119	25,850	32,702
2021 Estimate	5,114	25,502	31,929
Growth 2021 – 2026	0.09%	1.36%	2.42%

### Households

2026 Projection	2,207	11,282	14,494
2021 Estimate	2,173	10,961	13,938
Growth 2021 – 2026	1.52%	2.92%	3.99%

### Income

2021 Est. Average Household Income	\$59,200	\$59,619	\$60,839
2021 Est. Median Household Income	\$47,479	\$46,137	\$47,074
2021 Est. Per Capita Income	\$25,313	\$25,759	\$26,667



# Tenant Overview



**Basking Ridge, NJ**

**NASDAQ: VZ**

**2,330+**

**[www.verizonwireless.com](http://www.verizonwireless.com)**

Headquarters

Stock Symbol

Locations

Website

Verizon is the largest wireless telecommunications provider in the United States. The company offers the largest 4G LTE network in America and the nation's largest high-speed 3G network. For residential customers, Verizon FiOS is America's largest 100% fiber-optic network to the home, providing the nation's fastest, most consistent and most reliable Internet service, as well as TV with the best picture quality. For large businesses, Verizon is a global IP leader, operating one of the worlds' most connected public Internet backbone networks, delivering solutions that let customers securely connect, communicate and collaborate around the

globe. Approximately 99% of the U.S. population is covered by Verizon's 4G LTE, and more than 230 million people are covered by 5G Nationwide.

**FRANCHISEE OVERVIEW:** The Cellular Connection (TCC) is the largest Verizon Premium Retailer in the U.S. with 871 locations in 39 states. Buying or upgrading a Smartphone at TCC ensures you're on the Verizon 4G LTE network, which covers approximately 99% of all Americans. TCC sets itself apart from other authorized Verizon retailers by their belief in three ideals: Customers Matter, Employees Matter, and Community Matters - also known as the Virtuous Circle of Success.



# Property Photos





# Location Overview



Cottonwood is a city in Arizona's Yavapai County with an estimated 2019 population of 12,253. The city is located adjacent to the Verde River in the geographic center of Arizona in an area known as the Verde Valley, about 100 miles north of the Phoenix metropolitan area. The Verde River runs through the valley from the northwest to the southeast and is augmented by flows from Sycamore Canyon, Oak Creek, Beaver Creek, and West Clear Creek. The area is known for its beauty, with the red rocks and Mogollon Rim to the north and east and the Black Hills and Mingus Mountain dominating the western and southern portions of the valley.

The small towns of the Verde Valley showcase the best of Arizona's quaint

communities. All are within a 30 miles radius from one another with an estimated population of 60,000. Cottonwood's mild climate, together with its proximity to an abundance of natural attractions such as the Grand Canyon, Sedona, Dead Horse Ranch State Park, Tuzigoot National Monument, and the historic mining communities of Clarkdale and Jerome, continues to attract steady growth and tourism.

Cottonwood is home to numerous recreation opportunities. Visitors can bird watch at Dead Horse Ranch State Park, hike in the nearby Prescott National Forest, embark on a jeep tour or hot air balloon ride, or explore Old Town and enjoy a wine tour on the Verde Valley Wine Trail.



# [ exclusively listed by ]

**Chris N. Lind**  
Senior Vice President  
602 687 6780  
chris.lind@marcusmillichap.com

**Mark J. Ruble**  
Executive Managing Director  
602 687 6766  
mruble@marcusmillichap.com

Offices Nationwide  
**www.marcusmillichap.com**

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