

# AAMCO

SEC MILLER ROAD & SOUTHERN AVENUE, BUCKEYE, ARIZONA



REPRESENTATIVE PHOTO

OFFERING MEMORANDUM

Marcus & Millichap





SURPRISE

PEORIA

PHOENIX

GLENDALE

VERRADO  
MASTER-PLANNED  
COMMUNITY



35 Miles/40 Minutes  
Drive-Time to  
Downtown Phoenix

DOWNTOWN  
PHOENIX



GOODYEAR



BUCKEYE

PHOENIX



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**Verrado**  
MASTER-PLANNED  
COMMUNITY

**DICK'S**  
SPORTING GOODS  
DISTRIBUTION CENTER

**SUB-ZERO**  
MANUFACTURING  
FACILITY



 ODYSSEY INSTITUTE FOR  
ADVANCED & INTERNATIONAL STUDIES  
1,445 STUDENTS | GRADES 9 - 12



**amazon**  
WAREHOUSE

**BYR**  
PHOENIX GOODYEAR AIRPORT



**TRANSMISSIONS**  
**AAMCO**  
TOTAL CAR CARE

**Walmart**  
DISTRIBUTION CENTER

**Huhtamaki**  
DISTRIBUTION  
FACILITY

**macy's**  
LOGISTICS &  
OPERATIONS



**DOWNTOWN  
BUCKEYE**

85

LOOP  
303

10





# Executive Summary

SEC Miller Road & Southern Avenue, Buckeye, AZ 85326

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$3,215,000</b>
Cap Rate	4.65%
Est. Building Size	4,411 SF
Net Cash Flow	4.65% \$149,500
Year Built	2022
Lot Size	.71 Acres

## LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Wayne C. Martella
Guarantor	Personal (Wayne C. Martella)
Roof & Structure	Tenant Responsible
Est. Lease Commencement Date	May 1, 2022
Est. Lease Expiration Date	April 30, 2037
Lease Term	15 Years
Rental Increases	10% Increases Every 5 Years
Renewal Options	2, 5 Year Options
Right of First Refusal	None

## ANNUALIZED OPERATING DATA

<b>Lease Years</b>	<b>Annual Rent</b>	<b>Cap Rate</b>
5/1/2022 - 4/30/2027	\$149,500.00	4.65%
5/1/2027 - 4/30/2032	\$164,450.00	5.12%
5/1/2032 - 4/30/2037	\$180,895.00	5.63%
<b>Options</b>	<b>Annual Rent</b>	<b>Cap Rate</b>
Option 1	\$198,984.50	6.19%
Option 2	\$218,882.95	6.81%

<b>Base Rent</b>	<b>\$149,500</b>
<b>Net Operating Income</b>	<b>\$149,500</b>
<b>Total Return</b>	<b>4.65% \$149,500</b>







STEPHEN R JASINKI ELEMENTARY  
746 STUDENTS | GRADES K - 8



MARIONNEAUX ELEMENTARY SCHOOL  
820 STUDENTS | GRADES K - 8

Walgreens  
AutoZone



Walmart  
DISTRIBUTION CENTER



ODYSSEY PREPARATORY ACADEMY  
640 STUDENTS | GRADES K - 5



BALES ELEMENTARY SCHOOL  
663 STUDENTS | GRADES K - 8



BUCKEYE UNION HIGH SCHOOL  
1,653 STUDENTS | GRADES 9 - 12

 = CURRENT & FUTURE HOUSING DEVELOPMENT  
 = UPCOMING RETAIL DEVELOPMENT

DOWNTOWN  
BUCKEYE







**five BELOW**

WAREHOUSE &  
DISTRIBUTION CENTER

**TSC TRACTOR  
SUPPLY CO**



**62,750 CPD**  
1-10 PAPAGO FREEWAY

**COPPER FALLS**  
[ ONGOING HOUSING DEVELOPMENT ]

**BROADWAY ESTATES**  
[ ONGOING HOUSING DEVELOPMENT ]

**MILLER MANOR**  
[ ONGOING HOUSING DEVELOPMENT ]

**12,900 CPD**  
WEST SOUTHERN AVENUE

**Walgreens**

**FUTURE RETAIL DEVELOPMENT**  
LAND OWNED BY SAFEWAY

**FUTURE MEDICAL/OFFICE**

**FUTURE RETAIL DEVELOPMENT**  
LAND OWNED BY CVS &  
COMMERCIAL DEVELOPER

**AutoZone**



**PLANNED ANCHOR & SUB ANCHORS**  
UPCOMING DEVELOPMENTS

**FUTURE QSR**

**28,000 CPD**  
SOUTH MILLER ROAD

**MILLER MARKETPLACE**



# Property Description



## INVESTMENT HIGHLIGHTS

- » **Brand New 15-Year Absolute Triple-Net (NNN) Lease with Multi-Unit Franchisee**
- » 10 Percent Rental Increases Every Five Years
- » **47,719 Residents within a Five-Mile Radius in a Rapidly Growing Trade Area -**  
**Households and Population Projected to Increase 16%+ in Immediate Area by 2026**
- » New High-Quality 2022 Construction
- » **Excellent Visibility Along Miller Road with Nearly 41,000 Cars/Day at the Intersection**  
**of Miller Road and West Southern Avenue**
- » Adjacent to National Retailers (AutoZone Auto Parts & Walgreens) and Surrounded by  
Planned Retail and Residential Development
- » **Average Household Income Exceeds \$82,000 within a Five-Mile Radius**
- » Situated in Immediate Proximity to I-10 (62,750 Cars/Day) via Miller Road and Phoenix  
Bypass Route 85 (20,000 Cars/Day) via West Southern Avenue
- » **Located in the Phoenix MSA, 37 Miles from Phoenix Sky Harbor International Airport**



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2026 Projection	10,124	31,619	53,979
2021 Estimate	8,727	27,984	47,719
Growth 2021 – 2026	16.01%	12.99%	13.12%

### Households

2026 Projection	3,191	9,908	16,566
2021 Estimate	2,731	8,754	14,678
Growth 2021 – 2026	16.85%	13.19%	12.86%

### Income

2021 Est. Average Household Income	\$71,919	\$76,198	\$82,950
2021 Est. Median Household Income	\$63,306	\$64,890	\$68,585
2021 Est. Per Capita Income	\$22,506	\$23,843	\$25,519



# Tenant Overview



**American Automobile Association**

**Private Non-Profit**

**Heathrow, Florida**

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

Company

Company Type

Headquarters

Website

From transmissions to tune-ups and for everything in between, people who know go to AAMCO. That's because for more than 50 years AAMCO has built a legacy of trust and expertise. Their locally owned and independent service centers employ the latest technology and the expert technicians who will diagnose a repair, fix it right the first time, and back it with a nationwide warranty. That's why AAMCO has become one of the most trusted name in transmissions and is one of the fastest growing names in total car care.

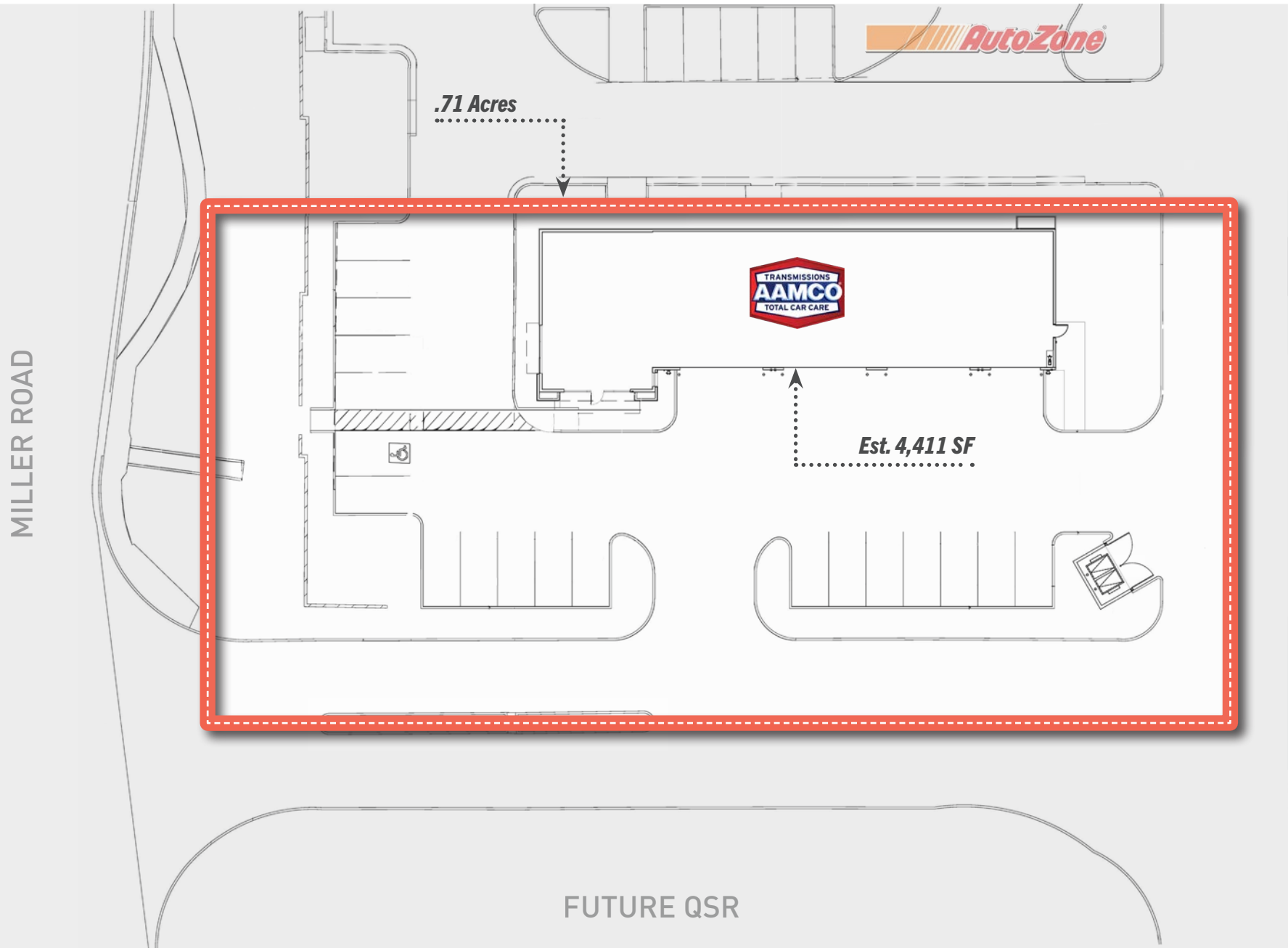
The AAMCO brand has over 600 automotive centers throughout the United States and Canada and has served more than 35 million drivers since 1962.

## **GUARANTOR: WAYNE C. MARTELLA**

The Tenant, Wayne Martella, has been in business for 40 years. He is a 6 unit Franchisee of AAMCO. His first location was in Mesa, AZ, which is where his flagship AAMCO store is currently located. Wayne originally started as a manager at age 21 and quickly became a franchisee owner at the age of 26, which at the time was the youngest owner in the franchise chain. He was the 1st franchisee in the Nation for AAMCO to gross \$1M in sales in 1989. Wayne is the Chairman for AAMCO Arizona and also Chairman of NADA Operations Committee and Board member for NADA National Creative Committee.



# Site Plan





# Location Overview



Buckeye is 30 miles west of Phoenix, located at the edge of the metro area and south of White Tank Mountain Regional Park. Founded in 1888, the city was originally named “Sidney.” In 1910, the name was changed to “Buckeye” and the city boomed as a result of the introduction of the railroad. Today, Buckeye is one of the fastest growing cities in the state and has become an important center in Arizona for industry, business, and commerce.

Buckeye’s key industries include logistics, distribution, and manufacturing. Existing business include Cardinal IG, Wal-Mart/Sam’s Club Distribution Center, Wal-Mart Transportation and Logistics, Clayton Homes, and Fertizona. The city benefits from its direct access to major freeways and its location along the CANAMEX Corridor. An abundant workforce, exceptional quality of life and easy

access to key interstate and highway corridors have made Buckeye a highly sought-after retail destination. As the Western Gateway into and out of Greater Phoenix, Buckeye affords existing and new-to-market retailers an unparalleled opportunity to be at the forefront of growth.

One of the major draws of Buckeye is Verrado, a master-planned community and the largest suburban community in Metropolitan Phoenix in which the concept of New Urbanism was utilized. New Urbanism is an urban design movement which promotes environmentally friendly habits by creating walkable neighborhoods with a wide range of housing and job types. Verrado’s neighborhoods are known for beautiful homes, tree-lined streets, ample front porches, and friendly residents. Verrado features a walkable Main Street district with shops and restaurants.



# [ exclusively listed by ]

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