



TAKE 5 OIL CHANGE

NWC ALMA SCHOOL RD & GUADALUPE RD | MESA, AZ



15-YEAR ABSOLUTE TRIPLE NET (NNN) GROUND LEASE INVESTMENT OPPORTUNITY
4.00% CAP RATE

OFFERING MEMORANDUM

GPS Commercial Advisors | 480.603.6892 | www.gpsaz.com



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Exclusively Listed By:



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EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

Sale Price:	\$1,625,000
Cap Rate:	4.00%
Net Cash Flow:	\$65,000
Lease Term:	15 Year Initial Term
Options:	Four, 5-Year Options

SITE INFORMATION

Location:	NWC Alma School Rd & Guadalupe Rd Mesa, AZ
Building Size:	1,034 SF
Parcel Size:	18,295 SF (0.43 Acres)
Rent Commencement:	February 2022

LEASE STRUCTURE

Lease Type:	Absolute Triple Net (NNN) Ground Lease
Tenant:	Take 5 Properties SPV LLC
Guarantor:	Corporate Backed
Landlord Responsibilities:	NONE

LEASE YEAR ANNUAL RENT CAP RATE

Years 1-5	\$65,000.00	4.00%
Years 6-10	\$71,500.00	4.40%
Years 11-15	\$78,650.00	4.84%
Years 16-20 (Option 1)	\$86,515.00	5.32%
Years 21-25 (Option 2)	\$95,166.50	5.86%
Years 26-30 (Option 3)	\$104,683.15	6.44%
Years 31-35 (Option 4)	\$115,151.47	7.09%



Representative Image

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INVESTMENT SUMMARY

INVESTMENT HIGHLIGHTS

- Opportunity to invest in a contactless drive-thru concept with +500 Locations in 18 States.
- Corporate Guarantee: **Driven Brands (NASDAQ: DRVN)** is the Largest Aftermarket Automotive Service Operator in the U.S. with Over 4,200 Brand Locations Including Over 500 Take 5 Locations.
- 15-Year ABSOLUTE NNN Ground Lease with Four, 5-Year Options.
- 10% Increases Every 5 Years Throughout the Entire Lease Term Including Options.

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2021 Population	17,386	144,726	435,508
2026 Proj. Population	18,001	151,923	462,193
2021 Daytime Pop	14,636	148,427	441,081
2021 Employed	11,179	87,286	257,375
Avg HH Income	\$90,437	\$82,696	\$82,485
Median Age	38.9	35.2	33.5



Representative Image

LOCATION OVERVIEW

- Located just **2 Miles from US 60 and Loop 101**, which connects the major suburbs of Phoenix, including Tolleson, Glendale, Scottsdale, Mesa, Tempe, and Chandler.
- Dense infill trade area with **±144,726 residents within a 3-mile radius**, boasting an **average household income of \$82,696**.
- Excellent visibility at the **signalized hard corner** with **full access** to Alma School and Guadalupe.
- Heavily trafficked intersection seeing **±53,135 vehicles per day**.
- Major retailers at the intersection include **Safeway, U-Haul, Firestone**, and **McDonalds**.

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DRONE AERIAL



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DRONE AERIAL

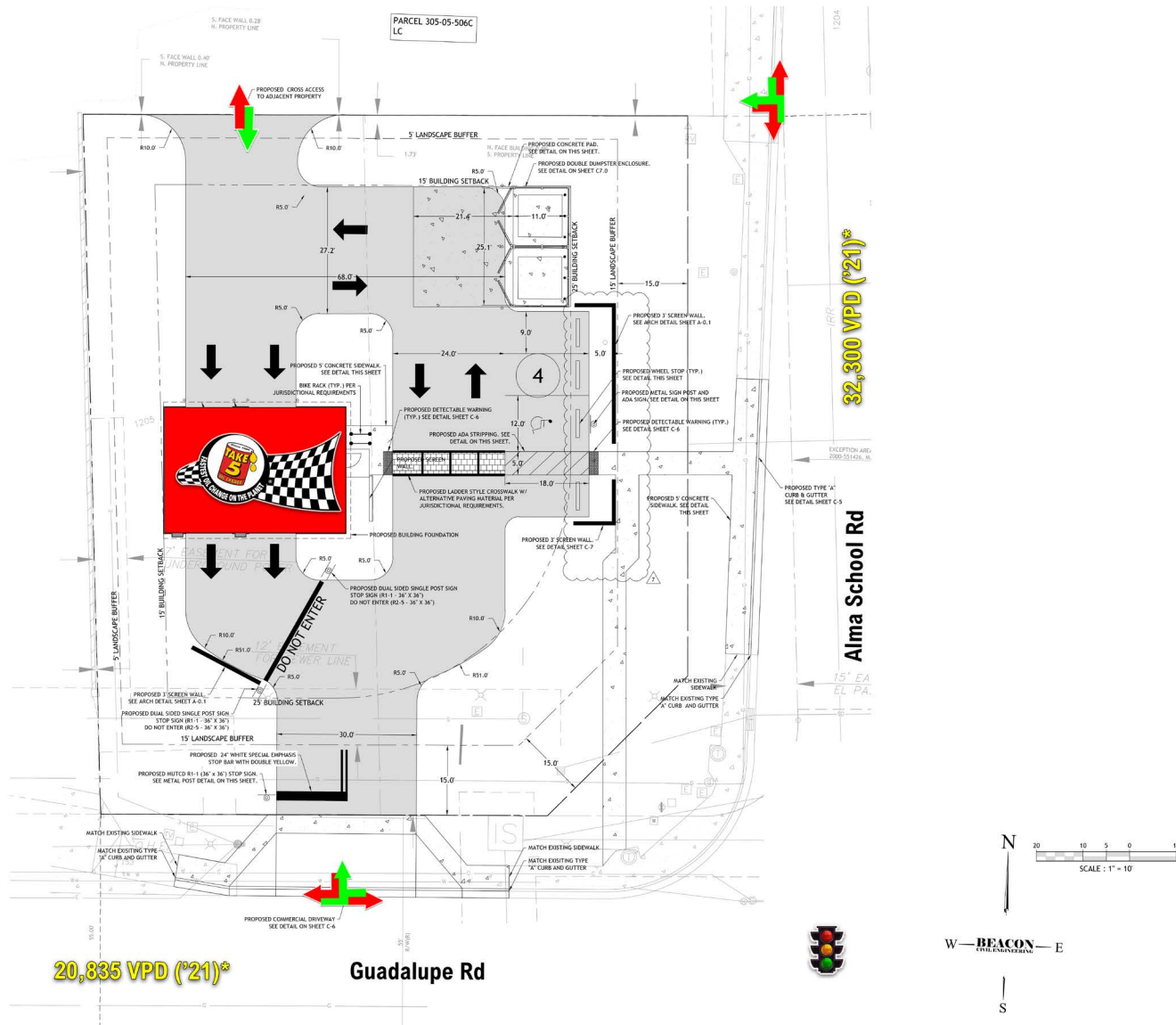


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SITE PLAN



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TENANT OVERVIEW



Established in 1984, Take 5 Oil Change® is a quick-lube franchise under Driven Brands™ featuring a unique stay-in-your-car concept. The brand offers an on average 10-minute oil change service and ancillary services, such as air filter replacement, wiper blade changes, and coolant exchanges. Take 5 has more than 600 company-owned and franchised service centers throughout the United States and Canada. Take 5 Oil Change was acquired by Driven Brands in March 2016.

Driven Brands™, headquartered in Charlotte, NC, is the largest automotive services company in North America, providing a range of consumer and commercial automotive needs, including paint, collision, glass, vehicle repair, oil change, maintenance and car wash. Driven Brands is the parent company of some of North America's leading automotive service businesses including Take 5 Oil Change®, Meineke Car Care Centers®, Maaco®, 1-800-Radiator & A/C®, and CARSTAR®. Driven Brands has more than 4,300 locations across 15 countries, and services over 50 million vehicles annually. Driven Brands' network generates more than \$1 billion in revenue from more than \$3 billion in system-wide sales.

SOURCE: Take 5 Oil Change



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ABOUT MESA



With a population of more than 504,000 people, Mesa, Arizona is the 37th largest city in the United States. Leading employers like Boeing and Banner Medical Centers benefit from Mesa's well-educated workforce, as more than 37.8% of the cities' residents have an associate's degree or higher. Mesa boasts world-class hospitals with nearly 2,000 beds combined. Mesa is also home to the Banner Simulation Medical Center, which is the largest simulation training center in the Southwest.

The number of Arizona healthcare and bioscience jobs has grown by 45% over the last 10 years. From January 2010 to May 2020 the labor force in the Phoenix-Mesa MSA has increased by 19.33% and currently has more than 2,500,000 workers.

Economic Development priorities are guided by Mesa's industries of opportunity: Healthcare; Education; Aerospace/Aviation/Defense; Tourism/Technology. Building on Mesa's strengths, quality infrastructure, talented workforce, projected growth and global market trends, the City of Mesa is already realizing significant benefit in each industry space.

Sources:

ESRI Community Analyst, 2021;

US Bureau of Labor Statistics, 2021,

<https://www.selectmesa.com/>

504,000+

more than half
a million people
live in Mesa,
Arizona

37th

largest city in the
U.S. - larger than
Miami, Minneapolis
& Atlanta

2nd

largest city in
Phoenix - Mesa
metro 3rd largest
in Arizona

1.4m

workforce
population
within a
30-minute drive

PROMINENT EMPLOYERS



Banner Health®

8,321 Employees



7,994 Employees



4,655 Employees

RECENT EXPANSION / LOCATION



150,000 SF

Located in the Falcon District
Loop 202 & Higley Road



Produce up to 20,000
SOLO EV per year
500 new jobs

dexcom®

486,000 SF

Located in Gateway Area
Near Phoenix-Mesa Gateway Airport

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