



OWNER / USER AUTOMOTIVE SHOP

1976 N LA CANOA | GREEN VALLEY, AZ 85614

\$1,490,000

LIST PRICE

\$302.35

PRICE/SF

±0.48 AC (20,727 SF)

ACRES

± 4,928 SF

GLA

LISTED BY

ALEXIS SUAREZ

BROKER OF RECORD

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THE TEAM YOU TRUST™

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INVESTMENT HIGHLIGHTS

PROPERTY HIGHLIGHTS

- **Owner/User Opportunity** – Rare opportunity to acquire the business operations and real estate of an existing Big O franchisee.
- **Establish Customer Base** – The current Big O franchisee has operated at this location for over 26 years and has built an established book of business as shown by their strong sales figures.
- **Equipment Upgrades** – All major equipment replaced within the last year including lifts, tire machines and compressors. Property includes 4 inground hoists, 1 twin post.
- **Essential Retailer** – Big O Tires has continued to operate throughout the Covid-19 pandemic with a strong group of repeat customers and proving to be a stable business with over 20 years of operation.

LOCATION HIGHLIGHTS

- **Growing Population** – 5-mile population exceeds 36,000 residents with an estimated population growth of more than 7.43% over the next 5 years!
- **Green Valley, AZ** – Green Valley is located within the Tucson MSA. Tucson is the largest city in southern Arizona and is home to the University of Arizona.
- **Sahuarita, AZ** – Money Magazine has named Sahuarita (#29) as one of the best 50 places to live in the nation. This growth was also aided by its 60-mile proximity from Mexico- via Interstate 19, the commercial corridor to Mexico, with a GDP ranking of 14th among the world's economies. Sahuarita's population grew more than 700% from 2000 and 2013, reaching nearly 26,800 residents in 2013 thanks to a combination of affordable housing and high-paying jobs.



\$1,490,000
PRICE



\$302.35
PRICE/SF



±4,928 SF
BUILDING SF



±0.48 (20,727 SF)
ACRES



1985
YEAR BUILT





MADERA MARKET PLACE
SHOPPING CENTER

Walgreens
Firestone
BIG 5 99¢ only STORES

GOODWILL
MATH SCIENCE
EXP. LABORATORY
O'REILLY AUTO
SUPERCUTS
WELLS FARGO
ETC.



RETAIL CENTER
SHOPPING CENTER

Walmart Supercenter
ROSS Dress for Less
petco

ACE HARDWARE
AT&T STORE
AUTOZONE
BIG LOTS
CULVER'S
DOLLAR TREE
DUTCH BROS
ETC.



THE CROSSING AT SAHUARITA
SHOPPING CENTER

SPROUTS FARMERS MARKET
TJ-maxx

BEALLS OUTLET
CHIPOTLE
CIRCLE K
MOD PIZZA
PRIMA FEDERAL CREDIT
STARBUCKS
ETC.



W. DUVAL MINE RD ± 15,000 VPD



± 20,000 VPD



THRIFT STORE
HOMEGOODS



W. DUVAL RD ± 3,000 VPD





GREEN VALLEY
RV & SELF STORAGE

TITAN
SELF STORAGE



DEL CORONADO
APARTMENTS

N. LA CANADA DR ± 7,000 VPD

W. DUVAL MINE RD



± 15,000 VPD



Great Clips



W. DUVAL RD ± 3,000 VPD





±450
LOCATIONS

1962
FOUNDED



Big O Tires, LLC. is one of North America's largest retail tire franchisors, with more than 450 independently owned and operated locations extending through 23 states primarily in the Western and Midwestern United States. It is headquartered in Palm Beach Gardens, Florida and is a wholly owned subsidiary of TBC Corporation.

Big O private brand tires and other leading brands are available at all 450+ locations. In addition to selling and servicing tires, wheels, and alignments, Big O Tires provides routine maintenance and replacement services including, but not limited to: oil and filter changes, batteries, brakes, suspension and steering services.



TUCSON
20 MILES

BIG TIRES
THE TEAM YOU TRUST™



GREEN VALLEY, AZ

Twenty miles down Interstate 19 from Tucson, the small city of Green Valley offers a scenic and tranquil enclave amid the rugged desert landscape. The relatively secluded location, beautiful scenery, and sunny climate have helped make Green Valley one of the area’s most popular retirement communities. Locals enjoy endless opportunities to spend quality time outdoors, whether hitting the links at the nearby golf courses or exploring Coronado National Forest or hanging out with four-legged friends at Anamax Dog Park. The community itself is mostly filled by residential neighborhoods, offering locals a low-key home environment with one of Arizona’s most exciting cities just minutes up the road.

DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Five Year Projection	6,291	25,554	38,572
Current Year Estimate	5,927	23,825	35,903
Growth Current Year-Five Year	6.15 %	7.26 %	7.43 %
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Five Year Projection	3,192	13,045	18,974
Current Year Estimate	3,063	12,376	17,975
Growth Current Year-Five Year	4.22 %	5.4 %	5.56 %
INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$61,775	\$73,426	\$78,534

TUCSON, AZ

Located along the banks of the Santa Cruz River, Tucson is the second-largest populated city in Arizona behind Phoenix and 33rd largest city in the United States. The population continues to grow at a steady rate each year. The city is situated in the Sonoran Desert, surrounded by multiple mountain ranges including Wasson Peak, Santa Catalina Mountains, Rincon Mountains, and the Santa Rita Mountains. While Tucson is a premier vacation destination, it is also a prime place to live and work.

Around Tucson, the area is divided into districts and neighborhoods -- some linked by streetcar, others connected by streets made for autos, bike lanes, and bus routes -- with varied options for outdoor adventures, sightseeing, eating, and entertainment. Beyond Tucson, the land is defined by county boundaries that hold pick-your-own farms, vineyards, and wineries revived real Old West towns, and Sky Island habitats and preserved natural spaces that beckon day-trippers from Tucson.





ECONOMY

Much of Tucson’s economic development has been centered on the development of the University of Arizona, which is currently the largest employer in the city. Davis-Monthan Air Force Base, on the city’s southeastern edge, also provides many jobs for Tucson residents. Its presence, as well as the presence of the US Army Intelligence Center (Fort Huachuca, the largest employer in the region in nearby Sierra Vista), has led to the development of many high-tech industries, including government contractors, in the area. The city of Tucson is also a major hub for the Union Pacific Railroad’s Sunset Route that links the Los Angeles ports with the South/Southeast regions of the country.

Roughly 150 Tucson companies are involved in the design and manufacture of optics and optoelectronics systems, earning Tucson the nickname “Optics Valley”. Much of this is thanks in part to the presence of the Steward Observatory at The University of Arizona, which is one of few locations in the world with ability to cast the enormous mirrors used in telescopes around the world and in space.

Tourism is another huge industry aside from the university as it alone brings in \$2 billion per year and over 3.5 million visitors due to the sunny weather (an average of 350 sunny days per year), resorts, and attractions.

BY THE NUMBERS



1.01M

TUCSON MSA
POPULATION



\$70,719

AVERAGE HOUSEHOLD
INCOME



\$29.1B

GROSS METRO
PRODUCT



SAGUARO NATIONAL PARK

Saguaro National Park, near Tucson, AZ, features giant saguaros in their native environment, plus access to wildlife viewing, hiking, and scenic drives. First designated as Saguaro National Monument in 1933, the area received national park status in 1994. It is also the ancestral home of the Tohono O'odham people, who today continue to play a role in the park's culture, visiting every year in the early summer to pick saguaro fruit. In addition to a broad expanse of desert, Saguaro National Park features mountainous regions – some reaching more than 8,000 feet above sea level – where pine and coniferous forests form a canvas of greenery.



SABINO CANYON

On the northeast edge of Tucson, Sabino Canyon offers a variety of terrain including a paved path for the lighter option, or miles of rugged ground to explore. Sabino Canyon's history is as diverse as it is fascinating. The Santa Catalina Mountains began forming over 12 million years ago, 7 million years before the earliest known human being walked the face of the earth. It's estimated that some of the earliest predominant human occupants of Sabino Canyon were the Hohokam people.



CATALINA STATE PARK

Located less than 20 miles north of Tucson, Catalina State Park is loaded with great trails ranging from easy loops to unmaintained advanced paths. Nature lovers will be inspired by the views, and delighted with the distinct desert flora and fauna. Catalina State Park, sprawling more than 5,500 acres, is home to hundreds of bird species and more than 5,000 saguaro cacti. Horses and bikes are also welcome along the trails, and if you don't have a horse of your own, there are stables nearby that offer trail rides.



THE UNIVERSITY OF ARIZONA

The University of Arizona, a land-grant university with two independently accredited medical schools, is one of the nation's top public universities, according to U.S. News & World Report. Established in 1885, the UA is widely recognized as a studentcentric university and has been designated as a Hispanic Serving Institution by the U.S. Department of Education. The UA ranked in the top 25 in 2018 in research expenditures among all public universities, according to the National Science Foundation, and is a leading Research 1 institution with \$687 million in annual research expenditures. The UA advances the frontiers of interdisciplinary scholarship and entrepreneurial partnerships as a member of the Association of American Universities, the 62 leading public and private research universities in the U.S. It benefits the state with an estimated economic impact of \$4.1 billion annually.

The university accepts over 43,800 students each academic year, with over 35,600 being undergraduate students. The campus stretches across 380 acres with a total of 179 buildings on the main campus. U of A does not just rank academically, the U of A Wildcats have been Division 1 champions in football, baseball, softball, golf, and basketball. Their well-known motto, "Bear Down, Arizona," has become a staple for the school as a whole.



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Big O Tires** located at **1976 N La Canoa, Green Valley, AZ 85614** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Matthews Real Estate Investment Services.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.



THE TEAM YOU TRUST™

GREEN VALLEY, AZ

OFFERING MEMORANDUM

LISTED BY

ALEXIS SUAREZ

BROKER OF RECORD

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