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CONTACT INFORMATION



JONATHAN ECKERD
Vice President
(602) 704-5252



INVESTMENT SUMMARY



Tenant	AutoZone
Street Address	2101 W. Apache Trl
City	Apache Junction
State	AZ
Zip	85220
GLA	6,390 SF
Lot Size	0.67 AC
Year Built	1988



\$1,215,000
List Price

\$190.14
Price / SF



5.26%
Cap Rate

6,390 SF
GLA



\$63,872*
NOI

\$745
Rent / SF

* Calculated off of annual base rent of \$47,575 + 2-year average of % rent payment.



Debt Quote

Loan quote provided by Ascension based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing. Please Contact:

BRAD KRAUS

Senior Director, Head of Capital Markets
(424) 325-2653
brad.kraus@hireascension.com

Market Dominate- Investment Grade Credit Tenant

AutoZone (NYSE: AZO) - Rated "BBB" by S&P's

Absolute Net (NNN) Lease

There are zero landlord responsibilities.

Strong Performing Location

AutoZone has increased profitability at this location since the pandemic. Please contact broker for store sales.

AUTOZONE

LEASE SUMMARY



Lease Type	Absolute Net (NNN)	Real Estate Taxes	Tenant Responsible
Type of Ownership	Fee Simple	Insurance	Tenant Responsible
Original Lease Term	20 Years	Roof & Structure	Tenant Responsible
Commencement Date	01/29/1988	Lease Guarantor	Corporate
Lease Expiration	02/01/2024	Company Name	AutoZone
Term Remaining	<2 Years	Ownership	Public
Increases	See Rent Schedule	Years in Business	43
Options	Two (2), 5-Year	Number of Locations	6,657+



Long-Term Occupancy

AutoZone has been successfully operating at this location for 34 years executing numerous lease extension.

Rare Percentage Rent Clause

AutoZone pays in addition to base rent a percentage of sales above the breakpoint to Landlord once per year.

Pandemic Proof National Retailer

2021 same store sales growth of 13.6% drove AutoZone’s record-breaking year with \$14.6B in sales.

AUTOZONE

RENT SCHEDULE



Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
Current- 02/01/2024	Current Term	\$47,575*	\$3,965	-	Contact Broker
02/02/2024 - 02/01/2029	Option 4	\$51,384**	\$4,282	8%	Contact Broker
02/02/2029 - 02/01/2034	Option 5	\$51,384**	\$4,282	-	Contact Broker

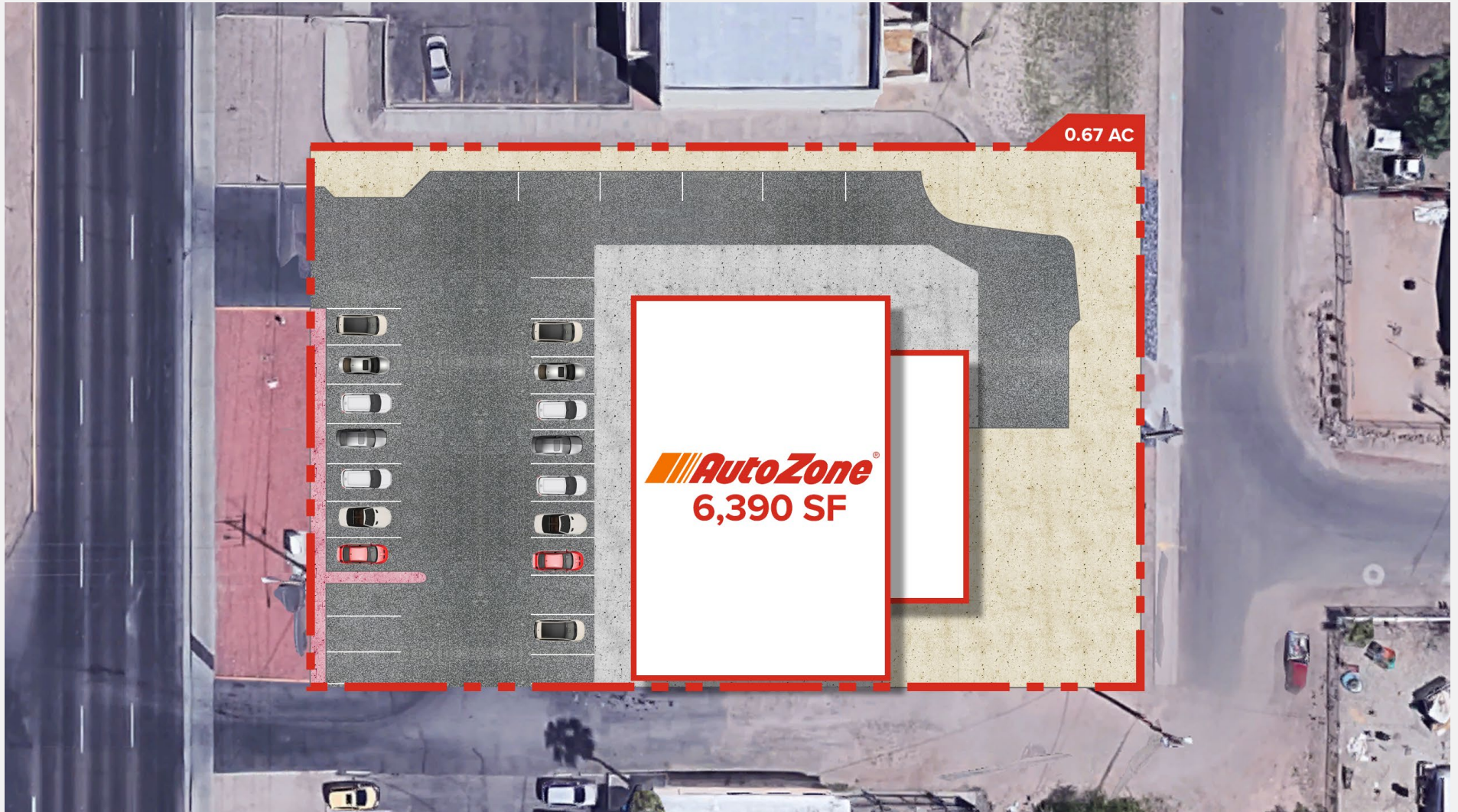
* In addition to base rent AutoZone pays 2% of gross sales but no more than 40% of base rent for any fiscal year.

* In addition to base rent AutoZone pays 2% of gross sales but no more than 60% of base rent for any fiscal year (contact listing agent for additional details).









ABOUT THE BRAND



AutoZone

AutoZone is the leading retailer and a leading distributor of automotive replacement parts and accessories in the U.S. The company sells auto and light truck parts and accessories. through AutoZone stores in all 50 U.S. states, plus the District of Columbia, Puerto Rico, Mexico and Brazil.



6,657+
Number of Locations



BBB
Credit Rating



\$14.6 BILLION
Annual Revenue



50 STATES
Geographical Footprint



As of February 13, 2021, the company had 5,951 stores in the U.S., 628 stores in Mexico, and 46 stores in Brazil for a total store count of 6,657. Each AutoZone store carries an extensive product line for cars, sport utility vehicles, vans and light trucks, including new and re-manufactured automotive hard parts, maintenance items and accessories. Beyond the vast product offerings, AutoZone provides many services free of charge, including battery testing and charging, diagnostic testing and more. Many stores also have a commercial sales program that provides commercial credit and prompt delivery of parts and other products to local, regional and national repair garages, dealers, service stations, and public sector accounts.

AutoZone 2nd Quarter of '22 - Same Store Sales Increase 13.8%; EPS Increases to \$22.30

AutoZone reported net sales of \$3.4 billion for its second quarter (12 weeks) ended February 12, 2022, an increase of 15.8% from the second quarter of fiscal 2021 (12 weeks). Domestic same store sales, or sales for stores open at least one year, increased 13.8% for the quarter.

Apache Junction, Arizona

Apache Junction is a city in Maricopa and Pinal counties in the state of Arizona. According to the 2019 U.S. Census estimates, the population of the city was 42,571, most of whom lived in Pinal County. It is named for the junction of the Apache Trail and Old West Highway. The area where Apache Junction is located used to be known as Youngberg, AZ. Superstition Mountain, the westernmost peak of the Superstition Mountains, is nearby.

The iconic range is home to some of the state's most photographed trails as well as the Weavers Needle formation, Peralta Canyon, and the fabled Lost Dutchman's Gold Mine. Flanked by rugged mountains, vast deserts, and an endless expanse of outdoors, Apache Junction is one of the best places in Arizona to explore. If you're there in the spring be sure to enjoy the lush desert vegetations, cacti, and wildflowers that are in bloom throughout the area. Visitors of all ages love taking a mine tour and panning for gold or going on an exhilarating zipline ride at Goldfield Ghost Town.



Maricopa County, Arizona

Maricopa County is in the south-central part of the U.S. state of Arizona. As of the 2020 census, the county's population was 4,420,568, making it the state's most populous county, and the fourth-most populous in the United States. It contains about 62% of Arizona's population, making Arizona one of the most centralized states in the nation.

Pinal County, Arizona

Pinal County is in the central part of the U.S. state of Arizona. According to the 2020 U.S. Census, the population of the county was 425,264, making it Arizona's third-most populous county. Pinal County is included in the Phoenix–Mesa–Scottsdale, Arizona Metropolitan Statistical Area. Suburban growth southward from greater Phoenix has begun to spread into the county's northern parts; similarly, growth northward from Tucson is spreading into the county's southern portions.

LOCATION OVERVIEW



01

Lost Dutchman State Park

Lost Dutchman State Park is a 320-acre state park located in northwestern Pinal County, Arizona on the Apache Trail State Route 88 north of Apache Junction, near the Superstition Mountains



02

Superstition Mountain Range

The Superstition Mountains is a range of mountains in Arizona located to the east of the Phoenix metropolitan area. They are anchored by Superstition Mountain, a large mountain that is a popular recreation destination



03

Usery Mountain Regional Park

A 3,648-acre park offering camping, archery & 29 miles of multi-use trails plus scenic wind caves. Usery Mountain Regional Park offers a campground with 73 individual sites.



04

Goldfield Ghost Town and Mine Tours Inc.

Walk down Main Street, explore the many shops and historic buildings. Tour the historic Mammoth Gold Mine and visit the Goldfield Museum. Pan for gold then take a ride on Arizona's only narrow gauge train.



05

Superstition Mountain - Lost Dutchman Museum

The Lost Dutchman Museum is a 12-acre spot featuring exhibits with regional artifacts & folklore, plus an Elvis chapel on site.



06

Phoenix-Mesa Gateway Airport

Phoenix-Mesa Gateway Airport, formerly Williams Gateway Airport and Williams Air Force Base, is an international airport in the southeastern area of Mesa, Arizona, 20 miles southeast of Phoenix, in Maricopa.

10,000 New Homes Will Be Built In Apache Junction

The recent approval of a master-planned community in Apache Junction could increase the city's population by 25,000 within the next 10 years. City Council approved plans that will bring more than 10,000 homes to the area. The city's development services director, Larry Kirch, says he hopes the developers consider housing prices as they move forward.

Downtown Redevelopment

The Downtown Redevelopment and Implementation Strategy, adopted in 2012, has goals geared toward fostering revitalization in Apache Junction, such as public space, partnerships, branding, culture and art.

East Valley's Communities at the Superstition Vistas.

The Superstition Vistas are 275 square miles of Arizona State Trust land located in north central Pinal County. This area is equal in size to Gilbert, Mesa, Chandler, and Tempe combined and is the largest contiguous parcel of land near a metropolitan area that is held in trust by the Arizona State Land Department. These two mixed-use projects will offer at least 40 acres of commercial use, over 20 acres for an elementary school site, 73 acres dedicated to outdoor and recreational space and 10 acres for a public safety facility





POPULATION

	1-Mile	3-Mile	5-Mile
2027 Projection	16,082	78,116	158,490
2022 Estimate	14,215	70,297	144,034
2010 Census	12,075	59,637	121,328
Growth '22 - '27	13.13%	11.12%	10.04%
Growth '10 - '22	17.72%	17.87%	18.71%

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2027 Projection	6,991	31,651	62,153
2022 Estimate	6,215	28,514	56,540
2010 Census	5,462	24,564	48,409
Growth '22 - '27	12.49%	11.00%	9.93%
Growth '10 - '22	13.79%	16.08%	16.80%
Average Income	\$50,642	\$63,522	\$72,619
Median Income	\$38,976	\$49,813	\$56,993

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LISTING AGENT



**JONATHAN
ECKERD**
Vice President

(602) 704-5252
jonathan.eckerd@hireascension.com
AZ RE Lic. SA663487000

