

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



TRANSMISSIONS
AAMCO
TOTAL CAR CARE

Walmart
DISTRIBUTION CENTER

Huhtamaki
DISTRIBUTION
FACILITY

BYR
PHOENIX GOODYEAR AIRPORT

macy's
LOGISTICS &
OPERATIONS



**DOWNTOWN
BUCKEYE**



Executive Summary

SEC Miller Road & Southern Avenue, Buckeye, AZ 85326

FINANCIAL SUMMARY

Price	\$3,367,000
Cap Rate	4.90%
Est. Building Size	4,411 SF
Net Cash Flow	4.90% \$165,000
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. Rent Commencement Date	August 1, 2022
Est. Lease Expiration Date	July 31, 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

Lease Years	Annual Rent	Cap Rate
8/1/2022 - 7/31/2027	\$165,000.00	4.90%
8/1/2027 - 7/31/2032	\$181,500.00	5.39%
8/1/2032 - 7/31/2037	\$199,650.00	5.93%
Options	Annual Rent	Cap Rate
Option 1	\$219,615.00	6.52%
Option 2	\$241,576.50	7.17%

Base Rent	\$165,000
Net Operating Income	\$165,000
Total Return	4.90% \$165,000





STEPHEN R JASINKI ELEMENTARY
746 STUDENTS | GRADES K - 8



MARIONNEAUX ELEMENTARY SCHOOL
820 STUDENTS | GRADES K - 8



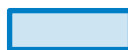
ODYSSEY PREPARATORY ACADEMY
640 STUDENTS | GRADES K - 5



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



WAREHOUSE &
DISTRIBUTION CENTER



62,750 CPD
1-10 PAPAGO FREEWAY



BROADWAY ESTATES
[ONGOING HOUSING DEVELOPMENT]



MILLER MANOR
[ONGOING HOUSING DEVELOPMENT]

28,000 CPD
SOUTH MILLER ROAD

FUTURE RETAIL DEVELOPMENT

LAND OWNED BY SAFEWAY

FUTURE RETAIL PADS

12,900 CPD
WEST SOUTHERN AVENUE

Walgreens

FUTURE RETAIL DEVELOPMENT
LAND OWNED BY CVS & COMMERCIAL DEVELOPER



FUTURE QSR

FUTURE 74,750 SF
SELF-STORAGE FACILITY

Walmart

 fry's Marketplace

LOWE'S

9 goodwill

Denny's

 DOLLAR TREE

 peter piper pizza

native grill & wings

ANYTIME FITNESS

PETSMART

Aaron's

AutoZone

BURGER KING

DUNKIN' DONUTS

Jack in the box

 planet fitness

bealls OUTLET.

WING STOP

 CHIPOTLE MEXICAN GRILL

Cart's Jr.

DISCOUNT TIRE

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

Company

Company Type

Headquarters

Website

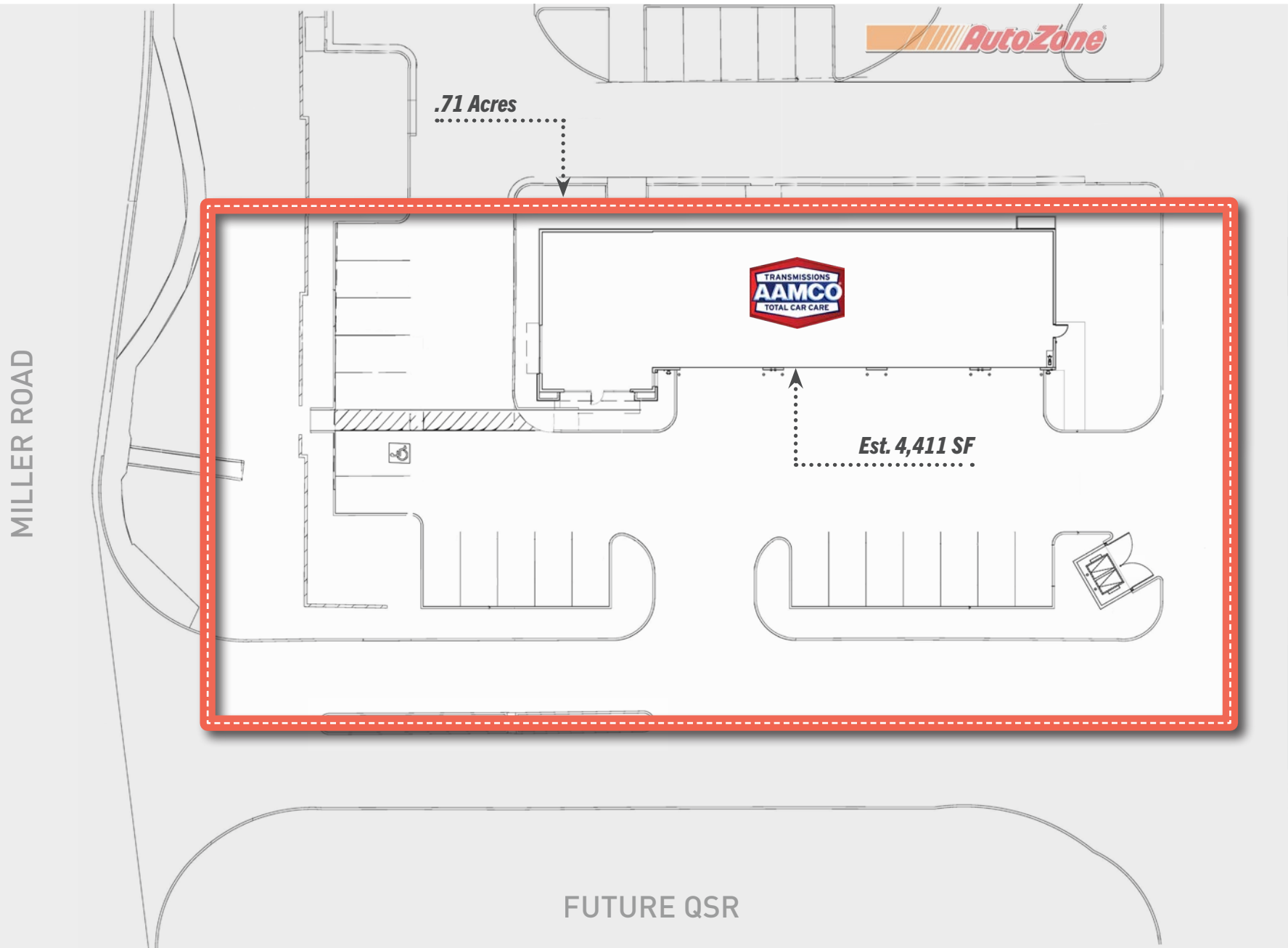
From transmissions to tune-ups and for everything in between, people who know go to AAMCO. That's because for more than 50 years AAMCO has built a legacy of trust and expertise. Their locally owned and independent service centers employ the latest technology and the expert technicians who will diagnose 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



Construction Photos

as of 6/6/2022



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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