



TRACTOR SUPPLY COMPANY

NEWMARK

1715 W. VALENCIA ROAD | TUCSON, AZ



David Guido

Managing Director

(602) 952-3875

david.guido@nmrk.com

LIC# BR515993000

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

Newmark's Net Lease Practice Group (the "Agent") has been engaged as the exclusive sales representative for the sale of (the "Property") by 'Ownership' (the "Seller").

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

NEWMARK



PRICE/CAP RATE

Purchase Price	\$6,895,000
-----------------------	-------------

Cap Rate	Inquire with Broker
-----------------	---------------------

EXECUTIVE SUMMARY

Address	1715 W. Valencia Rd. Tucson, AZ
----------------	-----------------------------------

Tenant	Tractor Supply Company (Nasdaq: TSCO)
---------------	---------------------------------------

Acreage	+/- 2.30 AC
----------------	-------------

Rentable Building Area	+/- 21,892 SF
-------------------------------	---------------

Expense Structure	NN - Roof, Structure, & Parking Lot
--------------------------	-------------------------------------

Rent Increases	10% Every 5 Years
-----------------------	-------------------

Rent Commencement	August 1, 2017
--------------------------	----------------

Lease Expiration	July 31, 2032
-------------------------	---------------

Remaining Lease Term	+/- 10 Years
-----------------------------	--------------

Interest	Fee Simple - Land & Building
-----------------	------------------------------

Year Built	2017
-------------------	------



INVESTMENT HIGHLIGHTS



100% LEASED AND GUARANTEED BY TRACTOR SUPPLY COMPANY

The Property is fully leased and guaranteed by Tractor Supply Company (Standard & Poor's: BBB). Tractor Supply sits at #291 in the Fortune 500 and in the first quarter of 2022 saw its eighth consecutive quarter in which comparable store sales showed growth.



10 YEARS REMAINING WITH RARE 10% RENTAL INCREASES

Tractor Supply Company is operating under a 15-year lease with minimal landlord obligations which commenced in August of 2017. There are 10% rental increases every 5 years throughout the primary term and at the beginning of each of the four option periods.



EXCEPTIONALLY WELL LOCATED WITHIN THE TUCSON MARKET

The Property is located in the heart of the Tucson market just off Interstate 19 on W. Valencia Road. The subject property sees close to 50,000 vehicles per day and is within close proximity to other national retailers such as Walmart, CVS, Walgreens, Starbucks, McDonalds, Lowe's, among others. Within 5-miles of the Property, the population is over 155,000.



UNIVERSITY CITY - SECOND LARGEST MSA IN ARIZONA – HIGH GROWTH MARKET

Tucson is the second largest city in the state of Arizona right behind Phoenix, and the 33rd largest city in the United States and the 58th largest MSA in the United States. Enjoying 10% growth in the past two decades Tucson is a popular tourist destination with more than 3.5 million visitors annually. Tucson is also home to the U of AZ which has over 50,000 students and has \$2.1B economic impact on the city. Tucson has the highest concentration of startups of any U.S. city its size and is ranked as a top five city for entrepreneurs by Entrepreneur Magazine.





Tucson Spectrum



JCPenney



Party City
ROSS
DRESS FOR LESS®

Michael's

PETSMART
DISCOUNT
TIRE

Marshalls

Burlington

Tucson
International
Airport

Tucson is...

- ✓ The second largest city in the state of Arizona right behind Phoenix, the 33rd largest city in the United States and the 58th largest MSA in the United States.
- ✓ Enjoying 10% growth over the past two decades.
- ✓ A tourist destination with more than 3.5 million visitors annually
- ✓ Home to the U of AZ which has over 50,000 students and is one of the largest regional employers with 11,604 full-time employees and has an economic impact of approximately \$2.1 billion annually.
- ✓ The location of highest concentration of startups of any U.S. city its size and is ranked as a top five city for entrepreneurs by Entrepreneur Magazine.

N

LEASE

Price	\$6,895,000
Cap Rate	Inquire with Broker
Address	1715 W. Valencia Rd. Tucson, AZ
Tenant/Guarantor	Tractor Supply Company (Nasdaq: TSCO)
Year Built	2017
Primary Lease Term	15 Years
Lease Commencement	August 1, 2017
Option Periods	Four (4), Five (5) Year Options
Rent Increases	10% Every 5 Years
Lease Type	NN - Roof, Structure & Parking
Utilities	Tenant
Taxes	Tenant
Insurance	Tenant
Rentable Building Area	+/- 21,892 SF
Acreage	+/- 2.30 AC
Estoppel	Yes - 30 Day Response
Right of First Refusal	Yes - 30 Day Response After Issuance of Tenant Acceptance Notice
Interest	Fee Simple - Land & Building

TENANT OVERVIEW

Rep Photo



TRACTOR SUPPLY COMPANY is the largest rural lifestyle retail store chain in the United States. The Company operates 2,105 Tractor Supply stores in 49 states and an e-commerce website at tractorsupply.com. TSC stores are focused on supplying the lifestyle needs of recreational farmers and ranchers and others who enjoy the rural lifestyle, as well as tradesmen and small businesses. Stores are located primarily in towns outlying major metropolitan markets and in rural communities. The Company offers the following comprehensive selection of merchandise; equine, livestock, pet and small animal products, including items necessary for their health, care, growth and containment; hardware, truck, towing and tool products; seasonal products, including heating, lawn and garden items, power equipment, gifts and toys; work/recreational clothing and footwear; and maintenance products for agricultural and rural use.

Tractor Supply is continuing to grow with new stores and improved product offerings. The company's mission and values motivate and inspire team members and give the organization a unified focus for the future.

Tractor Supply Company also owns and operates Petsense, a small-box pet specialty supply retailer focused on meeting the needs of pet owners, primarily in small and mid-size communities, and offering a variety of pet products and services.



STOCK SYMBOL: TSCO
NASDAQ Exchange



YEAR FOUNDED
1938



HEADQUARTERS
Brentwood, Tennessee



LOCATIONS
2,105



#291 on Fortune 500



TTM REVENUE
\$12.29 Billion

TTM EBITDA
\$1.45 Billion

NET WORTH
\$1.92 Billion



WEBSITE
www.tractorsupply.com

DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
POPULATION SUMMARY:			
2010 Total Population	7,404	75,890	146,463
2021 Total Population	8,232	80,079	155,140
2026 Total Population	8,561	82,168	159,890
2021-2026 Annual Rate	0.79%	0.52%	0.60%
2021 Total Daytime Population	7,871	65,250	147,750
HOUSEHOLD SUMMARY:			
2000 Households	1,759	20,834	39,947
2010 Households	2,404	23,368	44,866
2021 Households	2,632	24,612	47,564
2026 Households	2,732	25,236	48,880
MEDIAN HOUSEHOLD INCOME:			
2021	\$45,397	\$43,729	\$40,468
2026	\$52,470	\$50,588	\$46,097
MEDIAN HOME VALUE:			
2021	\$180,842	\$170,507	\$161,153
2026	\$235,360	\$244,527	\$227,998
MEDIAN AGE:			
2021	30.3	31.3	30.8
2026	31.6	32.5	31.9
2021 POPULATION BY RACE/ETHNICITY:			
White Alone	51.2%	53.6%	51.6%
Black Alone	3.9%	2.4%	2.7%
American Indian Alone	5.1%	6.1%	7.6%
Asian Alone	1.2%	.7%	.8%
Pacific Islander Alone	.1%	.1%	.1%
Some Other Race Alone	34.1%	33.4%	33.4%
Two or More Races	4.3%	3.7%	3.8%
Hispanic Origin	77.5%	82.0%	80.3%

Tucson, Arizona

Tucson is the second largest city in Arizona with a population of over 540,000 people.

Just 60 miles north of the Mexico border, Tucson has a high-capacity transportation infrastructure. Within 500-miles, or a one-day drive, there are over 46 million people including the cities of Los Angeles, San Diego, Las Vegas, Phoenix, Albuquerque and El Paso. Tucson sits at the crossroads of Interstate 19 and Interstate 10. Interstate 10 is one of only three coast-to-coast highways in the country, and Interstate 19 connects directly with Mexico's Federal Highway 15 through Nogales, Mexico.

Southern Arizona is fast becoming a center of expertise in trade, freight transportation and logistics. The region is home to over 150 logistics providers to support export-oriented sectors such as aerospace, aviation, bioscience, environmental technologies, optics, and others.

The Tucson International Airport (directly next to the Property) is located ten miles south of the city and is served by all major airlines. The airport is currently undergoing \$200 million in airfield safety enhancements, including upgrade of parallel runway to full commercial standards and set to be completed by 2024. The airport is surrounded by an industrial park called Airport Commerce Park and includes many recognizable users: FedEx Ground, Amazon, Pepsi, Raytheon, Home Goods, Intuit, GSA/DEA, American Tire Distributors, DHL and many others.

TOP EMPLOYERS

University of Arizona	10,846
Raytheon	9,600
State of Arizona	8,508
Davis-Monthan Air Force Base	8,406
Tucson Unified School District	7,688
Wal-Mart	7,450
US Border Patrol	6,500
University of Arizona Health Network	6,099
Pima County	6,076
Freeport-McMorRan Copper & Gold	5,463

CITY HIGHLIGHTS

Home of the University of Arizona - 45,000 Students

33rd Largest City in the US

\$50 Billion GDP

6.5% Population Growth 2010-2020





David Guido

Managing Director

(602) 952-3875

david.guido@nmrk.com

LIC# BR515993000

AFFILIATED BUSINESS DISCLOSURE & CONFIDENTIALITY AGREEMENT

Newmark's Net Lease Practice Group (the "Agent") has been engaged as the exclusive sales representative for the sale of (the "Property") by 'Ownership' (the "Seller").

The information contained herein has been obtained from sources deemed reliable but has not been verified and no guarantee, warranty or representation, either express or implied, is made with respect to such information. Terms of sale or lease and availability are subject to change or withdrawal without notice.

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of preparation of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

This Memorandum and the contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting this Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not forward, photocopy or duplicate it, that you will not disclose this Memorandum or any of the contents to any other entity (except to outside advisors retained by you, if necessary, for your determination of whether or not to make a proposal and from whom you have obtained an agreement of confidentiality) without the prior written authorization of Seller or Agent, and that you will not use this Memorandum or any of the contents in any fashion or manner detrimental to the interest of Seller or Agent.

NEWMARK