



SANDS INVESTMENT ARIZONA, LLC



Pep Boys

3645 E Speedway Blvd
Tucson, AZ 85716

EXCLUSIVELY MARKETED BY:



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INVESTMENT SUMMARY

We Are Pleased to Present Exclusively For Sale a Newly Renovated Pep Boys Located at 3645 E Speedway Blvd in Tucson, AZ. This Deal Includes Approximately 8 Years Remaining in the Primary Term With Multiple Options to Extend.

OFFERING SUMMARY

PRICE	\$2,000,000
CAP	4.72%
NOI	\$94,380
PRICE PER SF	\$657.46
GUARANTOR	Corporate Guarantee

PROPERTY SUMMARY

ADDRESS	3465 E Speedway Blvd Tucson, AZ 85716
COUNTY	Pima
BUILDING AREA	3,042 SF
LAND AREA	0.44 AC
BUILT RENOVATED	1978 2021

ACTUAL PROPERTY IMAGE



PEP BOYS

HIGHLIGHTS

- Approximately 8 Years Remaining on a Triple Net (NNN) Lease With No Landlord Obligation
- 2 x 10 Year Options Remaining
- Pep Boys Reports Both Quarterly and Yearly Sales at This Location
- Recently Renovated in 2022 By Pep Boys With Construction Costs of \$500,000
- Upcoming Rental Increase in March of 2025
- Strong Demographics With a Population of 286,820 Residents Making an Average Income of \$59,206 Within 5-Miles
- Located Approximately 3-Miles East of the Center of the University of Arizona
- Property Sits on a 0.44 Acre Site Seeing Over 46,014 VPD



ACTUAL PROPERTY IMAGE

LEASE SUMMARY

TENANT	Pep Boys
PREMISES	A Building of Approximately 3,042 SF
LEASE COMMENCEMENT	March 17, 2010
LEASE EXPIRATION	March 31, 2030
LEASE TERM	~8 Years Remaining
RENEWAL OPTIONS	2 x 10 Years
RENT INCREASES	3 x CPI Increases With Cap of 10% Every 5 Years
LEASE TYPE	Triple Net (NNN)
PERMITTED USE	Automotive Parts Retail
PROPERTY TAXES	Tenant's Responsibility
INSURANCE	Tenant's Responsibility
COMMON AREA	Tenant's Responsibility
ROOF & STRUCTURE	Tenant's Responsibility
REPAIRS & MAINTENANCE	Tenant's Responsibility
HVAC	Tenant's Responsibility
UTILITIES	Tenant's Responsibility
RIGHT OF FIRST REFUSAL	None

SQUARE
FOOTAGE

ANNUAL
BASE RENT

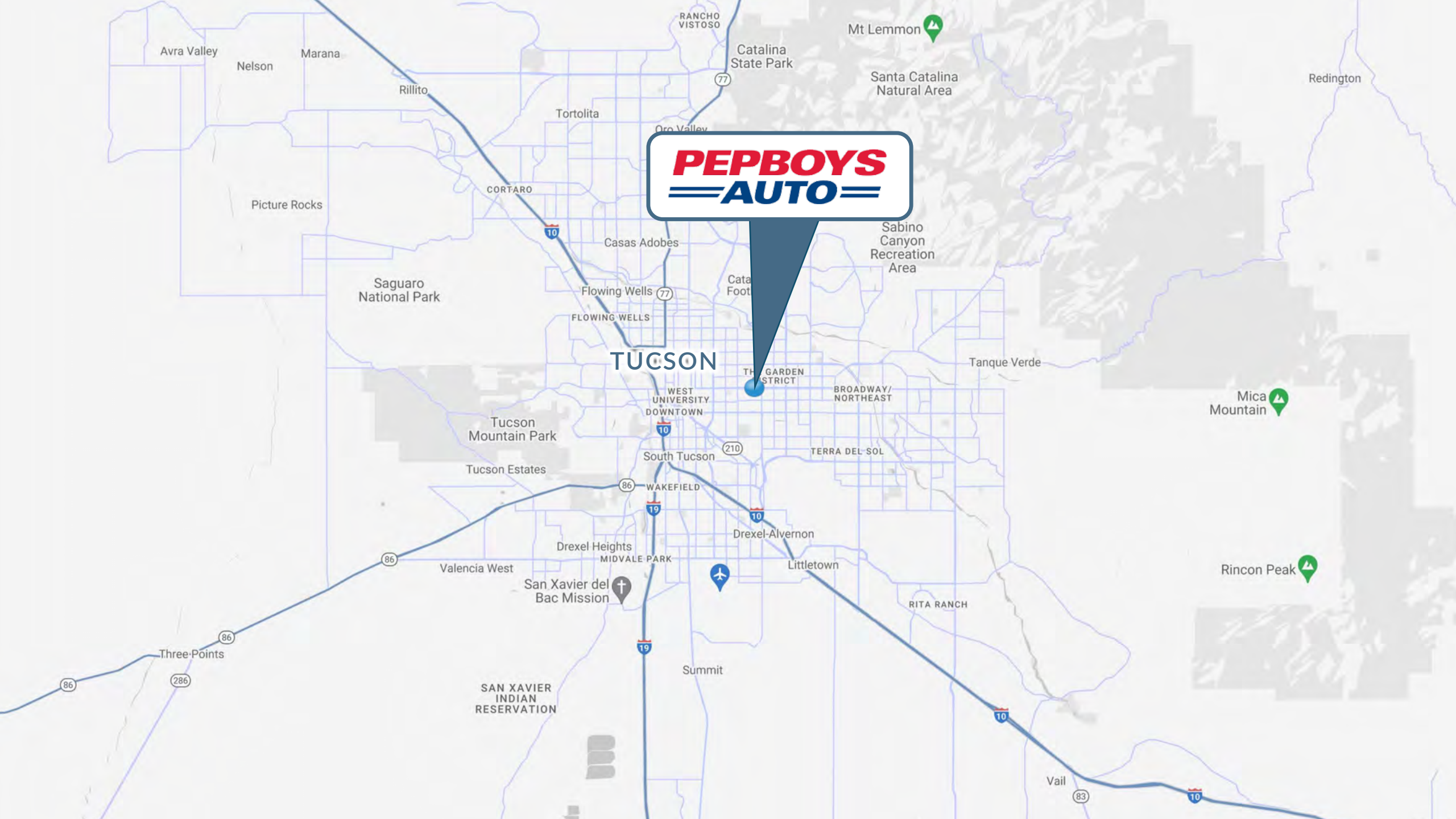
RENT
PER SF

3,042 SF

\$94,380

\$31.03





PEPBOYS
AUTO

Tucson Dump Hauling
& Junk Removal

St. Cyril Of Alexandria
Roman Catholic Parish

Public Storage

STORAGE KING USA
SELF STORAGE

Central
Animal Hospital

University
High School

Rincon
High School

RAMADA
BY WYNDHAM

AZ In-Home
Care LLC

Assistance League
of Tucson

Santuario
Apartments

TUCSON
WINDOW & DOOR

DakotaPro
The Human Touch In Technology

cricket
wireless

jiffy lube

McDonald's

CVS
pharmacy

BASIS
Tucson Primary

Bilmar Terrace
North Condominiums

The Retro
Apartments

Bellevue
Apartments

Dusabe
gabriel

Bellevue Towers
Apartments

TUCSON
FEDERAL
CREDIT UNION

Casa Blanca
Venue

TUCSON
FEDERAL
CREDIT UNION

Handi
Car Inc

SUS

APS Auto Sales
& Leasing Used Cars

Adair Funeral Homes & El
Encanto Memorial Crematory

Cuernavaca
Villas

St Mark's
Presbyterian Church

Watershed
Management
Group

N Dodge Blvd

DISCOUNT
TIRE

Arizona's Affordable
Diesel Tech

IZUMI
SUSHI BAR SEAFOOD

E Speedway Blvd

Grand Canyon
Janitorial Supply

TRULY NOLEN
PEST CONTROL
TERMITES

Arizona
Party Rental

PEPBOYS
=AUTO=



Encanto Place Townhomes

Clarity Creatives

Conquistador Plaza Town Homes

Dragons & Warriors

Country Club Apartments

Cottonwood Creek

The Benedictine Apartments

THE UNIVERSITY OF ARIZONA

Empire Beauty School

Catalina United Methodist Church

Princess Ileana Apartments

Knollwood Terrace Apartments

Casa Bonita Apartments

Men Health Residence

Shelley Artistry Embroidery

Ghostsquirrel and Motel Montaigne



WHOLE FOODS MARKET

Bookmans

CUBE SMART self storage

enterprise

Christian Fellowship Ministries

CUSTOM AUTO SOUND

FAST SIGNS Make Your Statement

KB Home Design Studio Tucson

Midtown on 2nd

The Salvation Army

QUEBEDEAUX



Nur Import Market

FARMERS INSURANCE

N Richey Blvd

Arizona Party Rental

IZUMI SUSHI BAR SEAFOOD

E Speedway Blvd

PEPBOYS AUTO

Arizona's Affordable Diesel Tech





E Speedway



TUCSON | PIMA COUNTY | ARIZONA

Tucson is a city in and the county seat of Pima County, Arizona and is home to the University of Arizona. Tucson is known for its saguaro-studded landscape and seemingly endless sunny days; Tucson is indeed one of the most unique and stunning landscapes in the country. However, the spirit of Tucson lies in the warm, diverse, and authentic nature of the people who call Tucson home. As Arizona's second largest city, Tucson has a culturally diverse population of more than 542,000 located 100 miles south of Phoenix and 66 miles from the international border and Nogales, Arizona - Mariposa Port of entry to Mexico. Tucson's metropolitan area of one million people is surrounded by four majestic mountain ranges and nestled in the heart of a lush Sonoran Desert valley.

The Tucson community has entered a new era of collaboration with our economic partners, the State of Arizona, Rio Nuevo, Pima County, and Sun Corridor Inc, that has transformed our business environment and successfully attracted major investment and job creation by global and national corporations. Tucson has long been recognized as a center for the aerospace, defense, optics, and medical-health services industries and is now receiving global attention for its emergence as a center for logistics, mining technology, renewable energy, and biotechnology. With 350 days of sunshine every year, tourism is a major economic engine for the Tucson community. Major world class attractions include Saguaro National Park, the Arizona-Sonora Desert Museum and the Pima Air and Space Museum. Thousands of visitors attend annual signature events, such as the Tucson Gem and Mineral Show, El Tour de Tucson and the Tucson Rodeo and Parade (La Fiesta de los Vaqueros). These visitors generate sales in lodging, dining, retail, recreation, and transportation and have an estimated local impact of \$150 million dollars. Principal employers include: University of Arizona, Raytheon Missile Systems, State of Arizona, Davis-Monthan Air Force Base and Pima County.

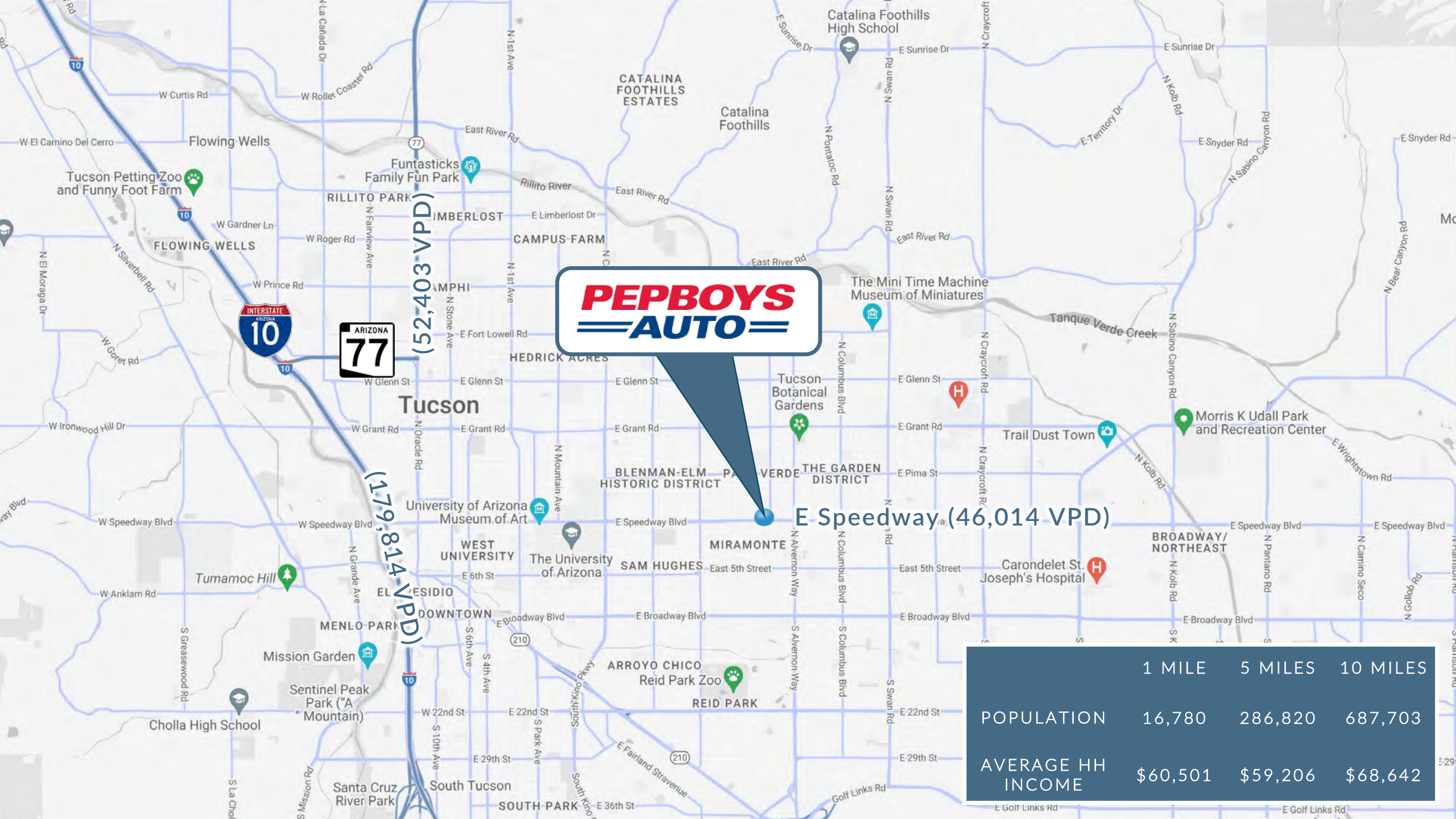
The arts are well represented in Tucson, with numerous art galleries and nationally-recognized museums such as the Tucson Museum of Art. The Tucson Convention Center is home to the Tucson Symphony Orchestra and the Arizona Opera. Additional museums pay tribute to the area's Hispanic and Native American cultures. The University of Arizona has competitive programs in several sports. The city also hosts major golf events, including the PGA's Tucson Open and the LPGA Welch's/Fry's Championship. The city is surrounded by mountains, with hiking and camping available in the Tucson Mountains to the west and the Catalina Mountains to the north. Mt. Lemmon in the Catalinas is a 9,157-foot peak perfect for climbing uphill in the summer and skiing downhill in the winter. Anselmo Valencia Tori Amphitheater is the first amphitheater concert facility, in Tucson, Arizona, with a capacity of about 4,500-5,000.



ARIZONA STATE UNIVERSITY - TUCSON



ANSELMO VALENCIA TORI



E Speedway (46,014 VPD)

	1 MILE	5 MILES	10 MILES
POPULATION	16,780	286,820	687,703
AVERAGE HH INCOME	\$60,501	\$59,206	\$68,642

TENANT PROFILE

Since 1921, Pep Boys has been one of the nation's leading automotive aftermarket chains, providing premium tires; automotive maintenance and repair; premium-brand parts and expert advice for the do-it-yourselfer; commercial auto parts delivery; and fleet maintenance and repair to customers across the U.S. Pep Boys operates more than 9,000 service bays in approximately 932 locations in 37 states and Puerto Rico, and the Pep Boy Mobile Crew service trailer, which offers automotive maintenance on location. In February 2016, Icahn announced that it completed its acquisition of Pep Boys.

Icahn Automotive today consists of Pep Boys automotive aftermarket retail and service chain, Auto Plus automotive aftermarket parts distributor, Precision Tune Auto Care owned and franchised automotive service centers, and AAMCO Total Auto Care franchised service centers. The businesses of Icahn Automotive total over 22,000 employees, over 2,000 company-owned and franchise locations, and 25 distribution centers throughout the US, Canada, and Puerto Rico.



COMPANY TYPE
Subsidiary NASDAQ: IEP



FOUNDED
1921



OF LOCATIONS
936



HEADQUARTERS
Philadelphia, PA



WEBSITE
pepboys.com

CONFIDENTIALITY AGREEMENT

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from the listing broker and should not be made available to any other person or entity without the written consent of the listing broker.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, the listing broker has not verified, and will not verify, any of the information contained herein, nor has the listing broker conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose its contents in any manner detrimental to the interest of the Owner. You also agree that by accepting this Memorandum you agree to release the listing broker and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this property.

ACTUAL PROPERTY IMAGE



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