



1503 E FLORENCE BLVD
CASA GRANDE, AZ 85122



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LISTING AGENTS

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BROKER OF RECORD

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LIC # CO701910000 (AZ)

INVESTMENT SUMMARY

» OFFERING PRICE	\$2,762,461
» GLA	±2,460 SF
» CAP RATE	5.20%
» YEAR BUILT	2022
» LOT SIZE	±1.06 AC

LEASE & LOCATION HIGHLIGHTS

- Brand new 2022 build to suit construction
- Property qualifies for accelerated depreciation (similar to a gas station)
- Large 3 bay concept due to projections of high sales volume
- Rent commencement of December 2022
- 15-Year absolute NNN lease with zero landlord responsibilities
- 10% rent increases every 5 years beginning in year 11 and continuing through all option periods
- The subject property qualifies for 100% bonus depreciation
- Full term guarantee from an established franchisee
- Hard signalized corner location with traffic counts in excess of 46,000 vehicles daily
- 5-Mile population of 63,850 residents
- Projected population growth of 5.3% over the next 5 years
- Average household income of \$72,512 annually (ideal for full service oil change business)

TENANT HIGHLIGHTS

- Take 5 is one of the nation's leading drive-thru oil change concepts with ±750 locations across the United States
- Take 5 is growing at an exponential rate and has recently begun franchising new locations
- The operator of this store currently has 10 locations in NC, 3 locations in AZ, 1 location in NM and 32 new sites approved and/or under construction



FINANCIAL OVERVIEW

INVESTMENT OVERVIEW

Tenant Trade Name	Take 5 Oil
Type of Ownership	Fee Simple
Lease Guarantor	Franchisee
Lease Type	Absolute NNN
Roof and Structure	Tenant Responsibility
Original Lease Term	15 Years
Rent Commencement Date	December 2022
Lease Expiration Date	December 2037
Term Remaining on Lease	±15 Years
Increase	10% Increases every 5 years
Options	Six, 5-Year Options

FINANCING OPTIONS

For financing options reach out to:

PATRICK FLANAGAN
(214) 550-0277
patrick.flanagan@matthews.com

Representative Photo



ANNUALIZED OPERATING DATA

	Monthly Rent	Annual Rent	Cap Rate
Year 1-10	\$11,970.67	\$143,648.00	5.20%
Year 11-15	\$13,167.73	\$158,012.80	5.72%
Option 1	\$14,484.51	\$173,814.08	6.29%
Option 2	\$15,932.96	\$191,195.49	6.92%
Option 3	\$17,526.25	\$210,315.04	7.61%
Option 4	\$19,278.88	\$231,346.54	8.37%
Option 5	\$21,206.77	\$254,481.20	9.21%
Option 6	\$23,327.44	\$279,929.31	10.13%





FRANCHISOR OVERVIEW

Take 5 Oil Change set service standards and achieve customer satisfaction standards that exceed every customer's expectation by maintaining the highest possible level of employee training and development. They first opened in Metairie, Louisiana in 1984 and currently own and operate locations in states across the country! At Take 5 Oil Change they offer a variety of services to keep your car running, help you get back on the road and on to wherever you're headed. With 300 locations, Take 5 Oil Change is taking the auto service industry by storm.

» COMPANY NAME	Take 5 Oil Change
» OWNERSHIP	Public
» YEAR FOUNDED	1984
» INDUSTRY	Auto Services
» HEADQUARTERS	Metairie, LA
» WEBSITE	www.take5oilchange.com

VISTA GRANDE HIGH SCHOOL
1,727 STUDENTS

CASA GRANDE MIDDLE SCHOOL
679 STUDENTS

N TREKELL RD
± 16,000 VPD

BIG LOTS! OfficeMax®
Mor furniture for less
GIDDENS **SAJAD** **AND GO**
TIRE PROS **DUNKIN'**

BIG 5
SPORTING GOODS
SONIC

THE HOME DEPOT

BANNER CASA GRANDE
MEDICAL CENTER
141 BEDS

CITY OF CASA GRANDE
CITY HALL

FOOD CITY

LOWE'S

Auto Zone

CVS
pharmacy

ups

TAKE 5
OIL CHANGE

SUBJECT PROPERTY

FLORENCE BLVD
± 33,000 VPD

BURGER KING

CAL RANCH STORES

FAMILY DOLLAR

O'Reilly
AUTO PARTS

Domino's
Pizza

Pizza hut

Wendy's

Jack
in the box

BIG TIRES

fray's
Church's
McDonald's
PAPA JOHN'S **MATTRESS FIRM**

goodwill

chili's

W

CHIPOTLE
MEXICAN GRILL

LONG JOHN
SILVER'S

DISCOUNT
TIRE

Starbucks

Walmart
Supercenter

J&J TRUCK AND
TRAILER REPAIRS

CIRCLE K

PEART RD
± 13,000 VPD

PEART PARK

KFC

AREA OVERVIEW

CASA GRANDE, AZ

The city of Casa Grande is in Pinal County, Arizona. The city is just about halfway between Phoenix and Tucson. It has a population of over 57,000 people. The name of the city comes from the Casa Grande Ruins National Monument, which is in Coolidge, Arizona. Casa Grande was founded in 1879 during the mining boom in the state. The early town suffered from fires that destroyed wooden buildings, and by the end of the mining boom, it was nearly abandoned. Agriculture was what gave the town life again and it was finally incorporated in 1915.

ECONOMY

Historically, the city's economy has been mostly driven by rural, agricultural industries. Today, many homeowners in the city actually work in either Phoenix or Tucson. This trend has impacted the service industry in Casa Grande, which is growing to accommodate the population.

TOURISM

The Museum of Casa Grande allows visitors to experience the early days of Arizona. The museum maintains over 50,000 artifacts including prehistoric, archaeological, historic, and contemporary items. The museum also holds many photographic and oral history collections.

The Promenade at Casa Grande is an outdoor shopping mall with familiar retailers and department stores, as well as restaurants.

Caywood Farm tours offer educational family fun. Each tour begins with live music, and a hayride. The farm is a great way to teach children about water conservation and farm life.

Palm Island Family Aquatic Park is an outdoor swimming facility that provides residents with a place to cool off during the summer heat waves. The facility has a large swimming pool, 150-foot water slide, aqua climb wall, adjustable water cannons, multiple stationary spray features, and the pool depth ranges from entry beaches to a 12-foot dive tank.



PHOENIX, AZ

Phoenix is a city in Maricopa County, in the state of Arizona. It is a suburb located about 20 miles east of Phoenix in the East Valley section of the Phoenix Metropolitan Area. It is bordered by Tempe on the west, the Salt River Pima-Maricopa Indian Community on the north, Chandler and Gilbert on the south along with Queen Creek, and Apache Junction on the east.

Phoenix is the largest suburban city by population in the United States, the third-largest city in Arizona after Phoenix and Tucson, the 35th-largest city overall in the US, and the largest city that is not a county seat. It is more populous than major cities such as Minneapolis, St. Louis, or Miami. Phoenix is home to numerous higher education facilities including the Polytechnic campus of Arizona State University. It is also home to the largest relief airport in the Phoenix area, Phoenix-Phoenix Gateway Airport, which is located in the southeastern corner of the city.

Phoenix Grande Cultural Park is home to a giant, centuries-old ceremonial mound, and artifacts of the ancient Hohokam people. The Arizona Museum of Natural History exhibits dinosaur skeletons and archaeological finds. The nearby i.d.e.a. Museum offers hands-on artistic and scientific exhibits for kids. Phoenix Arts Center presents theater, musicals and contemporary art.



ECONOMY

The Phoenix Metropolitan area has historically been the center of the state's economy. As with the state of Arizona, the area relied on the five C's (copper, cattle, climate, citrus, and cotton) for its economic growth and expansion. However, after World War II, the area entered the manufacturing industry, which spurred the growth of what would eventually be one of the largest urban areas in the nation. **In 2021, the real GDP of Arizona increased by about 5.3 percent compared to 2020.** About 46.8 million people visit from other states and Canada each year, due to the area's mild winters and long, sunny days. The technology and service industries currently account for almost 77% of total employment in the region. As well as a strong tourism industry, the Phoenix area has a significant business sector. **Phoenix is home to several Fortune 500 and Fortune 1000 regional and international headquarters.**



ECONOMIC DEVELOPMENTS

- The **RealReal**, an online marketplace for authenticated, consigned luxury goods, chose the city of Phoenix as the location of its new e-commerce center. The company signed a lease on a property with over 600,000 square feet of warehouse space. The RealReal facility is expected to be up and running by Fall 2021. The facility will support the company's growing operations, including its retail expansion, which encompasses a rollout of smaller format retail locations over the coming months. The RealReal's Phoenix facility will create more than **1,500 local, full-time jobs** over the **next five years** offering competitive pay, rewards, and benefits. (gpec.org)
- **HelloFresh**, a meal-kit company, is planning on opening a new distribution center in the city of Phoenix. The 400,000 square foot property located at 1850 South 71st Avenue will become the company's largest shipping

and fulfillment center globally. The HelloFresh facility is expected to be in full operation in Q4 2021. It will provide over **1,200 new jobs** over time. With Phoenix being a major logistics hub, HelloFresh will be able to strengthen its West Coast operations. (gpec.org)

- **Lucid Motors**, an American automotive company that manufactures electric cars, announced the completion of its Casa Grande factory and will start producing thousands of electric cars in the Spring of 2021. Lucid Motors is already planning on expanding the factory to produce Lucid SUV in 2023. The company has four expansion phases planned out through 2028. The 1 million square feet facility will become a 5 million square feet facility in less than a decade. The company is committed to hiring more than **2,000 workers** with an average wage of \$42,000 a year. (azcentral.com, 2020)

DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
2027 Projection	46,669	63,186	96,596
2022 Estimate	39,309	53,548	82,120
2022-2027 Growth	18.72%	18%	17.63%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2027 Projection	17,070	22,997	34,730
2022 Estimate	14,568	19,780	30,021
2022-2027 Growth	17.17%	16.26%	15.69%
INCOME	3-MILE	5-MILE	10-MILE
Average HH Income	\$70,176	\$68,208	\$68,902

HIGHER EDUCATION

ARIZONA STATE UNIVERSITY

Arizona State University is a public metropolitan research university on five campuses across the Phoenix metropolitan area, and four regional learning centers throughout Arizona. ASU is one of the largest public universities by enrollment in the U.S.

Recognized by U.S. News & World Report as the country's most innovative school, Arizona State University is where students and faculty work with NASA to develop, advance, and lead innovations in space exploration. This is where Nobel laureates and Pulitzer Prize winners teach master learners. This is where nationally ranked and internationally ranked programs prepare next-generation innovators to thrive while advancing pioneering research, strategic partnerships, entrepreneurship, and economic development. ASU offers 800+ accredited undergraduate and graduate degree programs and 270+ minors and certificates — and that number is growing this fall.

ASU's nationally ranked programs inspire the top-qualified graduates and have positioned the university as a "top-tier" recruiting and hiring institution by more than 50 of the country's top corporations, according to professional recruiters and rankings services around the world.

ASU graduates more than 20,000 thinkers, innovators, and master learners every year.



\$4B

University Generated
Economic Impact

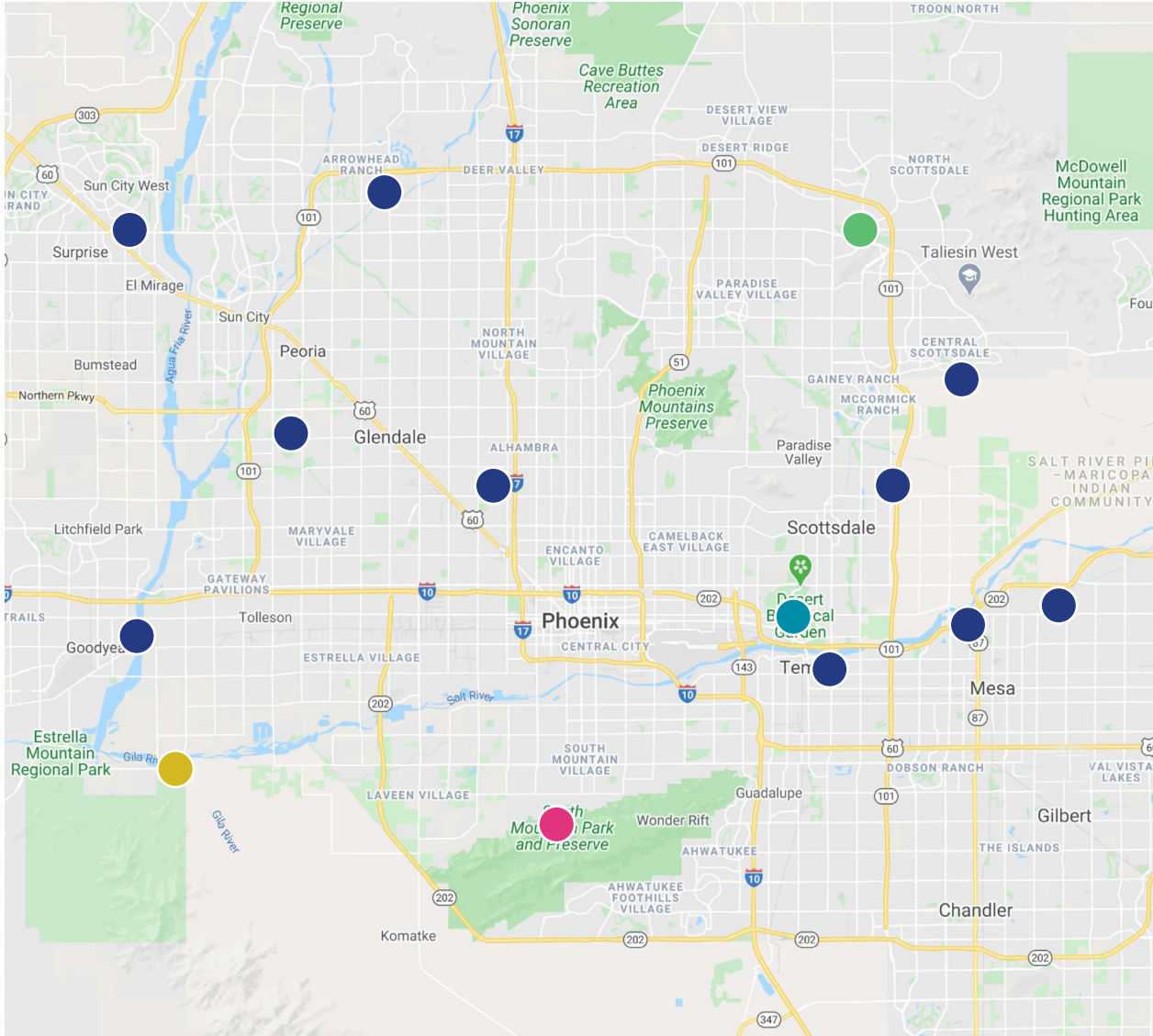


#3

In the U.S. For Interdisciplinary
Science Research



TOURISM AND ATTRACTIONS



VISITOR SPENDING

\$25.6B

Estimated
Direct
Spending

TAX REVENUE

\$3.78B

State and Local
Tax Revenue

EMPLOYMENT

194,000

Total Generated
Jobs



SOUTH MOUNTAIN PARK AND RESERVE

At over 16,000 acres, South Mountain Park and Preserve is the largest municipal park in the United States, and one of the largest urban parks in North America and the world. It has been designated as a Phoenix Point of Pride. The 30 trails across the park offer a wide variety of options for hikers and mountain bikers, from novices to the most experienced.



PHOENIX RACEWAY

Phoenix Raceway is a 1-mile, low-banked tri-oval race track located in Avondale, Arizona, near Phoenix. The motorsport track opened in 1964 and currently hosts two NASCAR race weekends every year generating \$425 million in economic activity annually. Phoenix Raceway has also hosted the CART, IndyCar Series, USAC, and the WeatherTech SportsCar Championship. The raceway is currently owned and operated by NASCAR.



WASTE MANAGEMENT PHOENIX OPEN

The Phoenix Open is a professional golf tournament on the PGA Tour at the Tournament Players Club (TPC) of Scottsdale, Arizona. The event's relaxed atmosphere, raucous by the standards of professional golf, has earned it the nickname "The Greatest Show on Grass" and made it one of the most popular events on the PGA Tour calendar. Waste Management estimated the total economic impact from the 2018 tournament and its fans at over \$390 million, one of the largest financial impacts of any golf event in the nation.



CACTUS LEAGUE SPRING TRAINING

In Major League Baseball (MLB), spring training is a series of practices and exhibition games preceding the start of the regular season. Spring training has always attracted fan attention, drawing crowds who travel to the warm climate of Arizona and watch their favorite teams play. The 2018 Cactus League season generated an estimated economic impact of \$644.2 million and generated \$373 million for Arizona's Gross Domestic Product.



PHOENIX ZOO

The Phoenix Zoo opened in 1962 and is the largest privately owned, non-profit zoo in the United States. Located in Phoenix, Arizona serves 1.4 million guests annually and operates on 125 acres of land in the Papago Park area of Phoenix. It has been designated as a Phoenix Point of Pride. The zoo has over 3,000 animals on display and contains 2.5 miles of walking trails.

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of Take 5 Oil Change located at **1503 E Florence Blvd, Casa Grande, AZ 85122** ("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.



OIL CHANGE **IN YOUR CAR**

LISTING AGENTS

SIMON ASSAF

BROKER OF RECORD

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