

UNITED STATES  
POST OFFICE  
MIAMI, ARIZONA 85539

SPEED  
LIMIT  
5

NO  
PARKING  
ANY  
TIME

01610



**UNITED STATES**  
**POSTAL SERVICE**

**MIAMI & SUPERIOR, AZ**

INTERACTIVE OFFERING MEMORANDUM

## EXCLUSIVELY LISTED BY:

### SIMON ASSAF

Broker of Record  
License No. CO701910000 (AZ)  
+1 (866) 889-0550  
contact@matthews.com



## MIAMI & SUPERIOR, AZ

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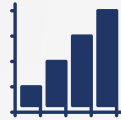
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AREA OVERVIEWS





**\$1,250,000**  
OFFERING PRICE



**6.45%**  
CAP RATE



**\$80,601**  
NOI



**±7,498 SF**  
GLA

## INVESTMENT HIGHLIGHTS

- Two single-tenant properties leased to the United States Postal Service.
- Investment grade rated tenant (S&P: AA+).
- Mission Critical Facility – Open Monday through Friday from 8:30 am to 4:30 pm offering delivery and retail services.
- USPS retains the largest physical and logistical infrastructure of any non-military government institution, providing an indispensable foundation supporting an ever-changing and evolving nationwide communication network.
- Postal Service Reform Act – Is projected to save the United States Postal Service upwards of \$50 billion over the next decade.





## TENANT SUMMARY

161 W LIVE OAK ST, MIAMI, AZ 85539

TENANT TRADE NAME	United States Postal Services
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	US Postal Service
LEASE TYPE	USPS Maintenance Rider
ROOF AND STRUCTURE	Landlord
GLA	±4,066 SF
LAND AREA	±0.49 AC
YEAR BUILT	1964
ROUTES	2 (5-Mile EDDM)
PURCHASE OPTION	None
LEASE TERM	±5 Years
LEASE EXPIRATION DATE	4/30/2028

## INCOME & EXPENSES

	TOTAL	\$/SF
RENT	\$48,600	\$11.95
EFFECTIVE GROSS INCOME	\$48,600	\$11.95
EXPENSES		
INSURANCE	\$1,423.10	\$0.35
MAINTENANCE RESERVE	\$1,016.50	\$0.25
TOTAL OPERATING EXPENSE	\$2,439.60	\$0.60
NET OPERATING INCOME	\$46,160.40	\$11.35

## TENANT SUMMARY

25 N HIGH SCHOOL AVE, SUPERIOR, AZ 85173

TENANT TRADE NAME	United States Postal Services
TYPE OF OWNERSHIP	Fee Simple
LEASE GUARANTOR	US Postal Service
LEASE TYPE	USPS Maintenance Rider
ROOF AND STRUCTURE	Landlord
GLA	±3,432 SF
LAND AREA	±0.28 AC
YEAR BUILT	1965
PURCHASE OPTION	None
LEASE TERM	±2 Years
LEASE EXPIRATION DATE	4/30/2025
RENEWAL OPTIONS	Two, 5-Year Options

## INCOME & EXPENSES

	TOTAL	\$/SF
RENT	\$36,500.00	\$10.64
EFFECTIVE GROSS INCOME	\$36,500.00	\$10.64
EXPENSES		
INSURANCE	\$1,201.20	\$0.35
MAINTENANCE RESERVE	\$858.00	\$0.25
TOTAL OPERATING EXPENSE	\$2,059.20	\$0.60
NET OPERATING INCOME	\$34,440.80	\$10.04



## FINANCING INQUIRIES

For financing reach out to:

**PATRICK FLANAGAN**

+1 (214) 550-0277

patrick.flanagan@matthews.com





BURGER HOUSE  
DICK'S BROASTED CHICKEN  
LOS GILBERTOS  
GUAYO'S EL REY



161 W LIVE OAK ST  
MIAMI, AZ



Pepsi Bottling Group

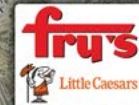


± 13,000 VPD

MIAMI MINE



COBRE VALLEY RECREATION CENTER







25 N HIGH SCHOOL AVE  
SUPERIOR, AZ

SILVER KING SMOKEHOUSE & SALOON

JUAN'S CENTRAL BAKERY

SAVE MONEY MARKET

MOUNTAINSIDE COFFEE

THE SUPERIOR BARMACY

LA PLAZA



PORTER'S SALOON & GRILL



+ 10,000 VPD





## TENANT PROFILE

### COMPANY NAME

United States Postal Service

### EMPLOYEES

±633,100

### WEBSITE

WWW.USPS.COM

### INDUSTRY

Mailing Service

### HEADQUARTERS

Washington, D.C



### UNITED STATES POSTAL SERVICE

The United States Postal Service (USPS; also known as the Post Office, U.S. Mail, or Postal Service) is an independent agency of the executive branch of the United States federal government responsible for providing postal service in the United States, including its insular areas and associated states. It is one of the few government agencies explicitly authorized by the United States Constitution.

The United States Postal Service employs 633,100 workers, making it the third-largest civilian employer in the United States behind the federal government and Walmart. The USPS operates 30,825 post offices and locations in the U.S., and delivers 149.5 billion pieces of mail annually. The USPS operates one of the largest civilian vehicle fleets in the world, with an estimated 227,896 vehicles. It is by geography and volume the globe's largest postal system, delivering 47% of the world's mail.



**30,825+**

Locations



**1971**

Year Founded



**633,100+**

Employees



# AREA OVERVIEWS

## MIAMI, AZ

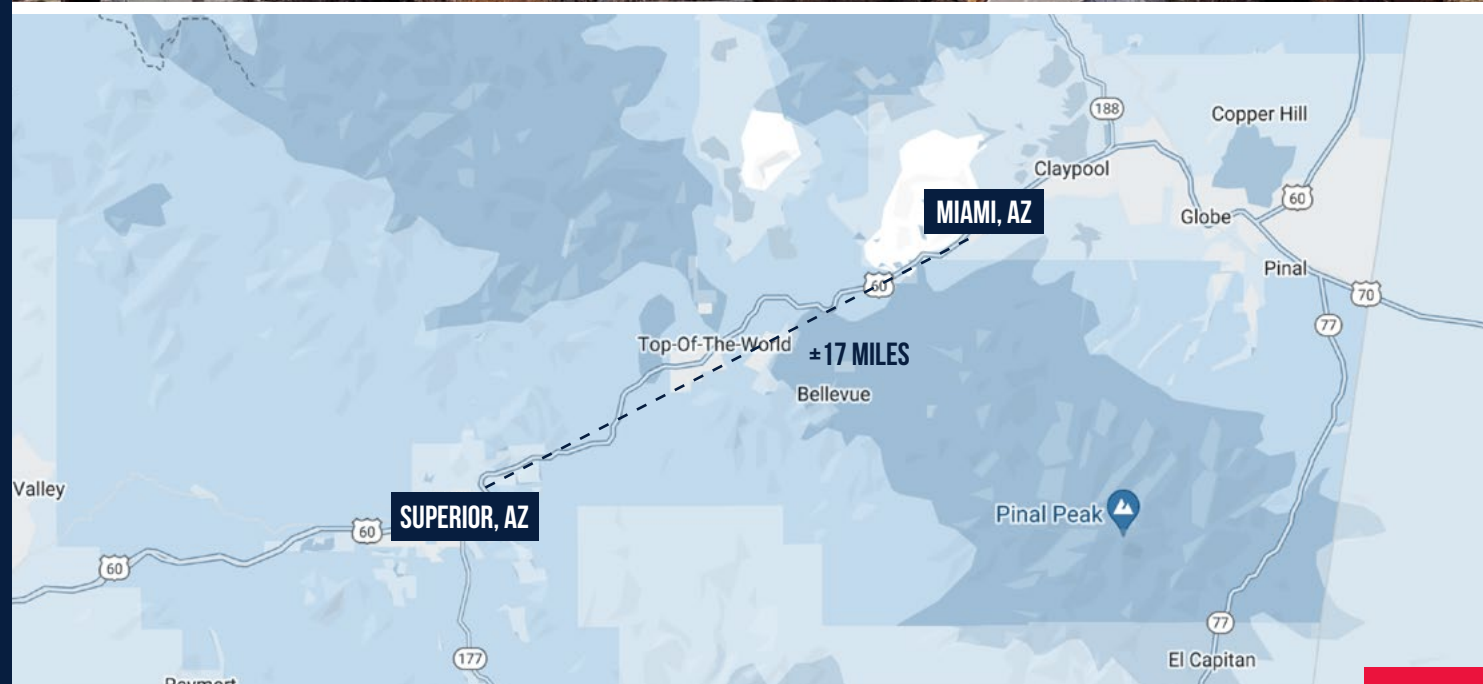
Miami is a developing town in Gila County, Arizona. The town is noted for its rich history, stunning architecture, and distinctive attractions. The town was formed in 1907 and was formerly a thriving copper mining town, which still contributes significantly to the local economy today. Miami's economy has evolved over time, with the city becoming home to a number of manufacturing and service companies.

Miami is home to Gila Community College, which provides a variety of educational options to students throughout the region. The college is well-known for its excellent instructors and curriculum, which include courses in business, the arts, and healthcare.

Tourism is also a significant element of the Miami economy, with visitors traveling from all over the world to experience the city's distinctive attractions. Visitors can tour the nearby copper mine or explore the historic downtown center, which has exquisite Victorian-era architecture. The surrounding San Carlos Apache Reservation, the Tonto National Forest, and the historic Globe-Miami Mine Tour are all famous attractions.



Source: [visitarizona.com](http://visitarizona.com)





## SUPERIOR, AZ

Superior is a lively town with a vibrant industry, natural beauty, and historic attractions. The town was established in 1875 as a successful mining town, has a long history with the mining sector, which continues to play an role in the town's economy. The town's economic foundation has diversified throughout time while keeping its historic tradition, strong community relationships, and stunning scenery.

Superior's economy has diversified over time, with the town currently home to various small enterprises, agriculture, and tourism. Superior's economy is primarily dependent on tourism, as visitors come from all over to see the town's unique features. The historic downtown district is a highlight, with stunning early-century architecture. Hiking in the adjacent Superstition Mountains is ideal for nature lovers. Another must-see sight is the Boyce Thompson Arboretum, a magnificent botanical area with a wide plant collection. Tourists can visit the World's Smallest Museum for a fascinating display of local history.



Source: [explore.localfirstaz.com](https://explore.localfirstaz.com)



This map of Arizona provides an overview of the state's geography and major transportation routes. A circular inset in the center-left shows a cityscape, identified as Phoenix, AZ. Two dashed lines radiate from this inset to the right side of the map, indicating distances to other locations. The first line points to Miami, AZ, with a distance of approximately 81 miles. The second line points to Superior, AZ, with a distance of approximately 65 miles. The map includes numerous city names, such as Phoenix, Mesa, Chandler, Gilbert, and Tucson, as well as geographical features like the Gila River and the Tonto National Forest. Major highways are marked with their respective route numbers.

**AREA OVERVIEW**

**PHOENIX, AZ**

**MIAMI, AZ**

**SUPERIOR, AZ**

**±81 MILES**

**±65 MILES**

**PHOENIX, AZ**

**±81 MILES**

**MIAMI, AZ**

**±65 MILES**

**SUPERIOR, AZ**



# CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **25 N High School Ave Superior, AZ 85173 and 161 Live Oak St, Miami, AZ 85539** (“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. Neither 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.

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 entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

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 Owner 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 of this Offering Memorandum.



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