



2250 AZ HIGHWAY 95, BULLHEAD CITY, AZ

ABSOLUTE NNN LEASE OFFERING



EXCLUSIVE INVESTMENT ADVISORS

CHRISTOPHER DePIERRO

Managing Director
cdepierro@farislee.com
(949) 221-1824
License No. 01158321

ARIZONA BROKER OF RECORD

THOMAS J. PANCRAZI

A.T. Pancrazi Real Estate Services, Inc.
tom@pancrazi.com
(928) 782-0000
License No. 009183000



18301 Von Karman Ave., Suite 800, Irvine, CA 92612
(949) 221-1800 | farislee.com



INVESTMENT SUMMARY

OFFERING PRICE:
\$2,149,000

NOI: **\$128,931** CAP RATE: **6.00%**

EST. RENTABLE SQ FT:

1,438 SF

LOT SIZE:

0.73 AC (31,985 SF)

PARKING SPACES:

9 spaces

LOCATION:

Bullhead City, AZ

YEAR BUILT:

2022

TENANT NAME:

Take 5 Oil Change

INVESTMENT HIGHLIGHTS

**BRAND-NEW, STATE-OF-THE-ART
CONSTRUCTION | TENANT OPENED
IN DECEMBER 2022**

**ABSOLUTE TRIPLE NET LEASE | ZERO
LANDLORD RESPONSIBILITIES**

**NEW 15-YEAR LEASE UPON THE CLOSE
OF ESCROW, WITH 10% RENT INCREASES
EVERY 5 YEARS, BEGINNING IN YEAR 6**

**GUARANTY FROM A HIGH-GROWTH
OPERATOR ON TRACK FOR ±50
LOCATIONS BY END OF 2024 | CONTACT
AGENT FOR DETAILS**

**SUBJECT PROPERTY IS AN OUTPARCEL
TO CITY SQUARE SHOPPING CENTER,
THE DOMINANT RETAIL CENTER SERVING
THE TRADE AREA**

- City Square is anchored by Smart N' Final, Hobby Lobby, Ashley Furniture, McDonalds, and Dutch Bros. Coffee

**SUPERB TRAFFIC COUNTS AND IDEAL,
BRAND-DRIVEN DEMOGRAPHICS**

- Excellent access and visibility from Highway 95 which is the main retail corridor serving Bullhead City
- ±42,700 VPD on Highway 95 & Hancock Road
- Approximately 46,600 residents with an AHHI exceeding \$62,200 within a 5-mile radius

**STRATEGIC & CENTRALIZED LOCATION
IN BULLHEAD CITY/LAUGHLIN**

- Located directly across the street from Bullhead City Civic Center, Mohave County State & Federal Offices, Mohave High School and the Civic Center Park & events center
- The planned City Center project, a 300 acre mixed use center with approximately 2,100 residential units (various housing types), Regional Medical Campus, approximately 30 acres of commercial and 2 full service hotels will be located across from the location

**DIVERSE ECONOMIC DRIVERS
PROVIDE SUSTAINED GROWTH FOR
THE BULLHEAD CITY/LAUGHLIN, NV
ECONOMY**

- Over 4 Million annual visitors to Bullhead City and Laughlin, NV
- The attraction and draw of the Colorado River and 10 renowned casinos in Laughlin Nevada with approx. 12,000 hotel rooms and one of the largest gaming volumes in the U.S.
- Bullhead City is a national leader in sports tourism with dozens of regional and national sports tournaments annually

**TAKE 5 OIL CHANGE IS THE FASTEST
GROWING OIL CHANGE CONCEPT IN THE
U.S. WITH MORE THAN 800 LOCATIONS
IN 18 STATES**

**CONTACTLESS, “STAY IN YOUR
CAR, 10-MINUTE OIL CHANGE” |
COVID RESISTANT CONCEPT WITH
LIMITED SCOPE OF WORK TO AVOID
“UPSELLING”**





NOT TO SCALE

1

RIVERVIEW MALL



2

CITY SQUARE SHOPPING CENTER



UNITED STATES
POSTAL SERVICE



PLANNED 300 ACRE
"CITY CENTER" DEVELOPMENT
-APPROX 2,100 RESIDENTIAL UNITS
-MEDICAL CAMPUS
-30 ACRES OF COMMERCIAL
-2 FULL SERVICE HOTELS

MOHAVE CITY LIBRARY

BULLHEAD CITY
CIVIC CENTER

MOHAVE HIGH SCHOOL

HANCOCK ROAD (E=15,665 VPD)



HIGHWAY 95 (~27,054 VPD)

1

2

AREA OVERVIEW

Bullhead City, AZ

Bullhead City is situated in Mohave County, Arizona, on the eastern side of the Colorado River and on the southern end of Lake Mohave. Originating due to the nearby construction of the Davis Dam, Bullhead City has grown in population to over 40,000 today. The neighboring communities make up the Tri-State Area, where Arizona, California, and Nevada all intersect. The Tri-State Area includes the towns Bullhead City, Laughlin, Fort Mohave, Mohave Valley, and Needles, all located within a ten mile radius and with a combined population of over 110,000. Tourism is the biggest industry today in Bullhead City, with its close proximity to Lake Mohave and the Colorado River offering tourists the opportunity to swim, kayak, whitewater raft, fish, camp, and several more outdoor activities. The median household income for Bullhead City is \$37,492.



2250 AZ HIGHWAY 95, BULLHEAD CITY, AZ	1 MILE	5 MILES	10 MILES
POPULATION			
2023 Estimated Population	7,607	46,604	69,582
Population 5 Years Forecast	8,014	48,429	72,826
Population 10 Years Forecast	8,555	51,216	77,362
Average Age	49	50	50
HOUSEHOLDS			
2023 Estimated Households	3,413	21,233	31,286
Households 5 Years Forecast	3,596	22,009	32,665
Households 10 Years Forecast	3,837	23,236	34,645
INCOME			
Household Average Income	\$53,678	\$62,282	\$71,487
BUSINESS			
Total Businesses	225	1,007	1,375
Total Employees	2,231	17,326	20,804

INDUSTRY STATISTICS

INDUSTRY	EMPLOYMENT	PERCENTAGE
TRADE, TRANSPORT & UTILITIES	3,859	11.05%
INFORMATION	772	2.21%
FINANCIAL ACTIVITIES	1,689	4.84%
PROFESSIONAL & BUSINESS SERVICES	1,346	3.86%
EDUCATION & HEALTH	4,578	13.11%
LEISURE & HOSPITALITY	17,345	49.68%
OTHER SERVICES	2,405	6.89%
PUBLIC ADMIN	1,890	5.41%
NATURAL RESOURCES & MINING	2	0.01%
CONSTRUCTION	748	2.14%
MANUFACTURING	280	0.80%

TOP EMPLOYERS



HOUSING MARKET

\$389,000
AVERAGE LIST PRICE

\$323,000
AVERAGE HOME VALUE

HOUSEHOLD EXPENDITURES

INDUSTRY	SPENDING	PERCENTAGE
APPAREL	\$39,250,698	4.84%
ENTERTAINMENT, HOBBIES & PETS	\$135,085,129	16.66%
FOOD & ALCOHOL	\$235,559,090	29.06%
HOUSEHOLD	\$123,773,303	15.27%
TRANSPORTATION & MAINTENANCE	\$195,087,312	24.06%
HEALTH CARE	\$50,496,109	6.23%
EDUCATION & DAYCARE	\$31,428,970	3.88%

7 miles to Laughlin/Bullhead International Airport



102 miles to Las Vegas



232 miles to Phoenix



286 miles to Los Angeles



1

RIVERVIEW MALL

CVS

BIG LOTS!

JOANN



POPEYES



LAUGHLIN BULLHEAD INTERNATIONAL AIRPORT

LAUGHLIN CASINOS

N

NOT TO SCALE

SAFeway

DOLLAR TREE

O'Reilly
AUTO PARTS

WELLS FARGO



sam's club

Lowe's



HARBOR FREIGHT TOOLS

CHASE



Carl's Jr.



HIGHWAY 95 (±27,054 VPD)

HANCOCK ROAD (±15,665 VPD)

MOHAVE HIGH SCHOOL

BULLHEAD CITY CIVIC CENTER

2 CITY SQUARE SHOPPING CENTER

HOBBY LOBBY

City Square Storage

Smart & Final

ASHLEY



DUTCH BROS



PLANNED BLACK MOUNTAIN TRAILS DEVELOPMENT
±1,544 RESIDENTIAL UNITS

2



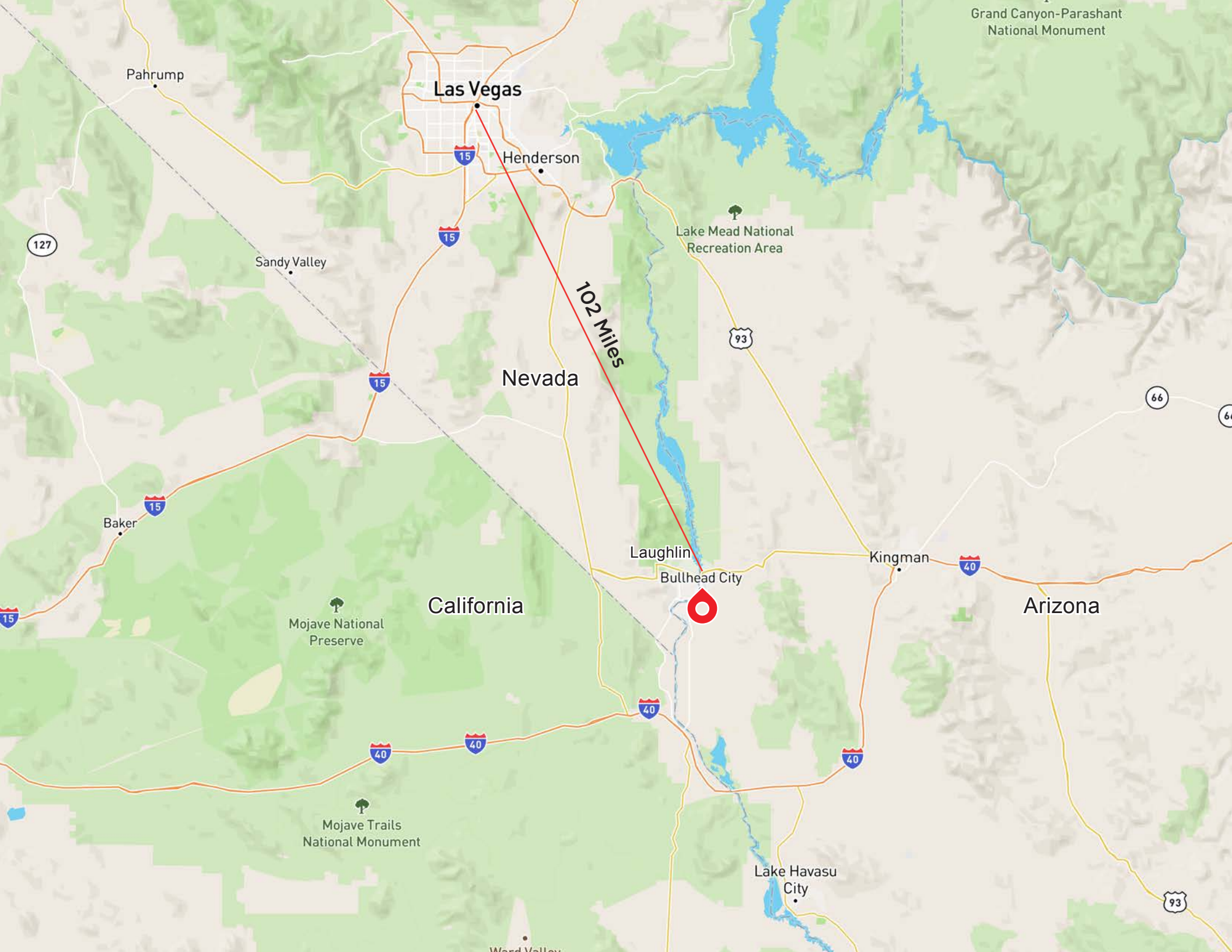
Walgreens

1

CITY CENTER DEVELOPMENT
APPROX 2,100 RESIDENTIAL UNITS



Auto Zone



Las Vegas

Henderson

Sandy Valley

Lake Mead National
Recreation Area

Nevada

California

Mojave National
Preserve

Mojave Trails
National Monument

Laughlin

Bullhead City

Kingman

Arizona

Lake Havasu
City

Ward Valley

Grand Canyon-Parashant
National Monument

102 Miles

PROPERTY DESCRIPTION

LOCATION

2250 AZ Highway 95,
Bullhead City, AZ

BUILT

Location will be built in 2022

RENTABLE AREA

1,438 SF

PARKING

9 spaces (6.3 per 1000 SF)

LAND AREA

0.73 AC (31,985 SF)

TRAFFIC COUNTS

Highway 95 ±27,054 VPD
Hancock Rd. ±15,655 VPD
Marina Blvd. ±5,892 VPD

OWNERSHIP

Fee Simple

ZONING

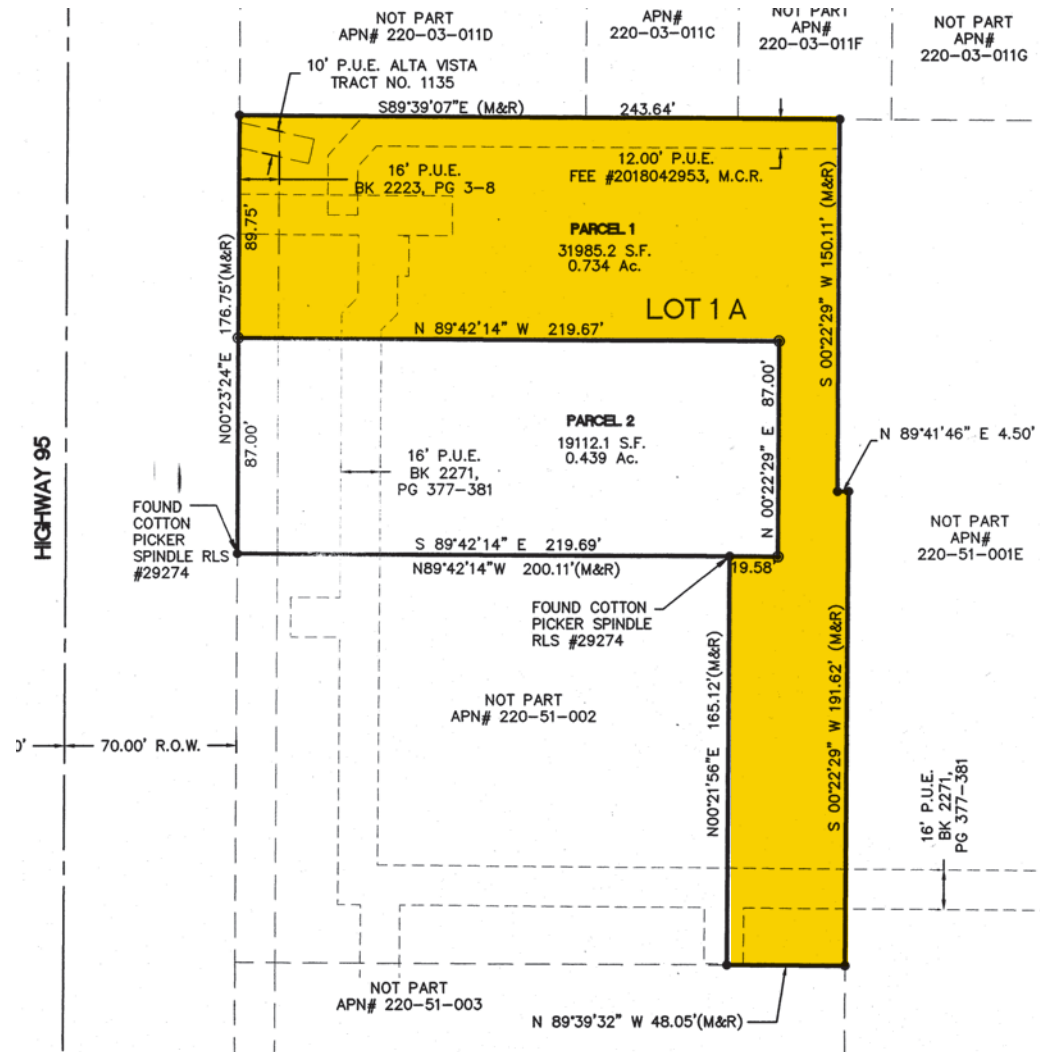
Per the city of Bullhead City
the location is zoned as
Commercial

ACCESS

There are 2 access point via
Highway 95.

PARCEL MAP

APN: 220-51-001G



HANCOCK ROAD



ALTA VISTA ROAD

MOHAVE VALLEY HIGHWAY



THUNDERSTRUCK ROAD



HOBBY LOBBY

SHOPS

Smart&Final

ASHLEY

SHOPS



City Square
Storage



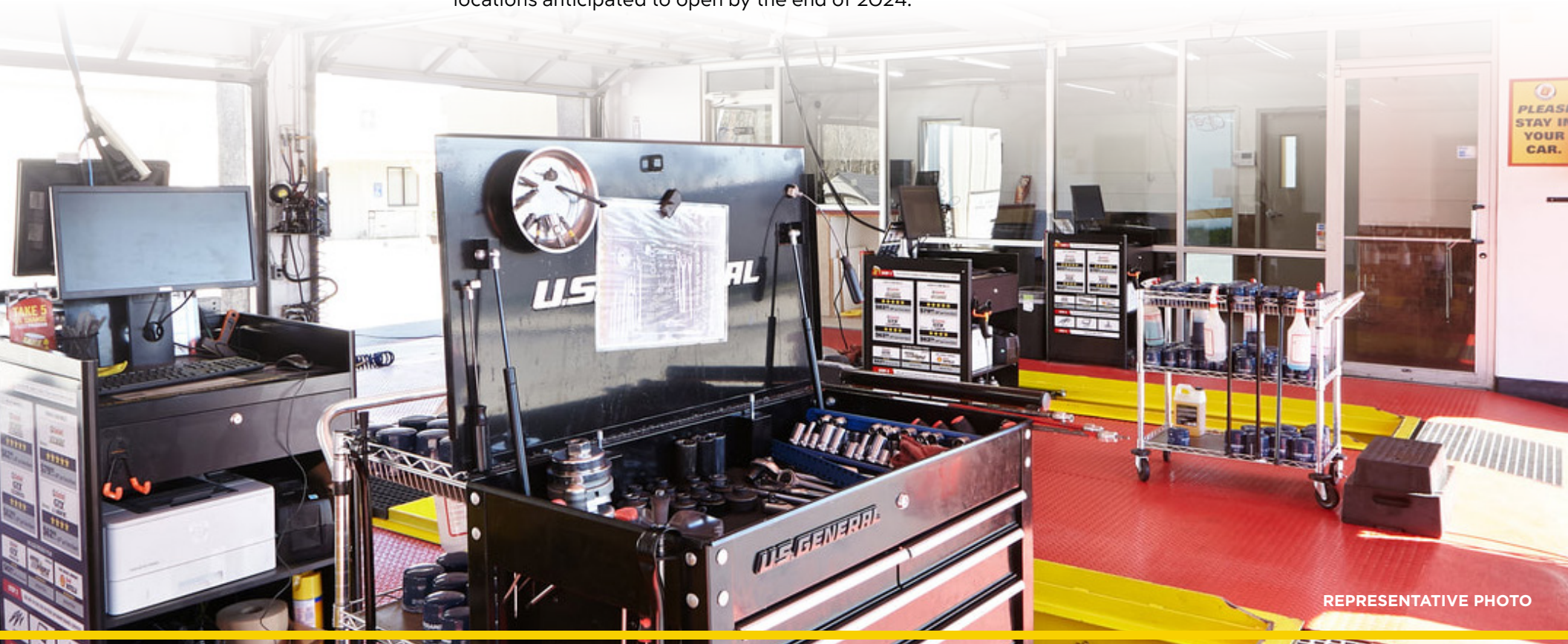
Tenant:	Take 5 Oil Change
Website:	www.take5oilchange.com

Company Type:	Private
Locations:	800

Take 5 Oil Change was founded in Metairie, LA in 1984 with the mission to provide fast, friendly, affordable oil changes with an emphasis on an exceptional customer experience. They currently have more than 800 locations in 18 states with plans for further expansion into additional states. Long term their goal over the next ten years is to grow to more than 2,000 locations.

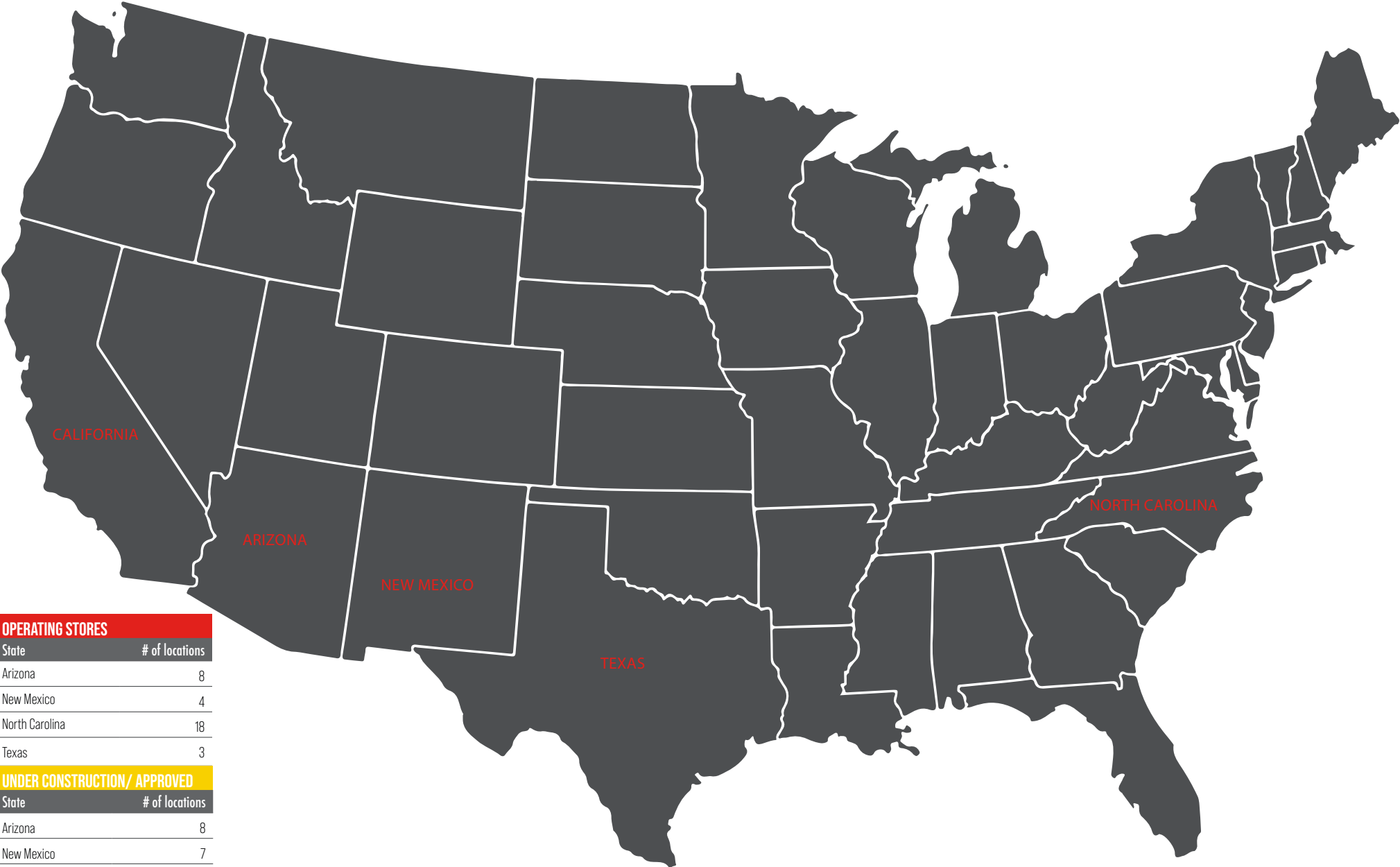
About the Franchisee

T5 West Operations has the exclusive franchise rights for the development and operation of Take 5 locations in west Texas, New Mexico, Arizona and San Bernandino and Imperial counties in California. T5 West Operations currently has 12 open locations and expects to open another +/- 19 locations by the end of 2024. It's affiliate – T5 NC Operations - has the exclusive franchise rights in eastern North Carolina and currently has 12 open locations with another +/- 10 locations anticipated to open by the end of 2024.



REPRESENTATIVE PHOTO

FRANCHISEE LOCATIONS



OPERATING STORES	
State	# of locations
Arizona	8
New Mexico	4
North Carolina	18
Texas	3
UNDER CONSTRUCTION/ APPROVED	
State	# of locations
Arizona	8
New Mexico	7
North Carolina	5
Texas	1
Alaska	1
California	2
TOTAL	57



NOT TO SCALE

LAUGHLIN



LAUGHLIN/BULLHEAD
INTERNATIONAL AIRPORT



CITY CENTER
DEVELOPMENT

1
2



1 CITY SQUARE SHOPPING CENTER



HIGHWAY 95 (I-25, 41 WPD)

MOHAVE
COMMUNITY COLLEGE

3

3 MOHAVE CROSSROADS
SHOPPING CENTER



SUN VALLEY AIRPORT

RENT ROLL

TENANT NAME	SF	DATE	INCREASE	MONTHLY RENTAL RATES	ANNUAL RENTAL RATES	CAP RATE
Take 5 Oil	1,438	Years 1-5		\$10,744	\$128,931	6.00%
		Years 6-10	10%	\$11,819	\$141,824	6.60%
		Years 11-15	10%	\$13,001	\$156,006	7.26%
		Option 1	10%	\$14,301	\$171,607	7.99%
		Option 2	10%	\$15,731	\$188,768	8.78%
		Option 3	10%	\$17,304	\$207,645	9.66%
		Option 4	10%	\$19,034	\$228,409	10.63%
		Option 5	10%	\$20,938	\$251,250	11.69%
		Option 6	10%	\$23,031	\$276,375	12.86%

NOTES: Lease term and rent will commence upon the close of escrow



TRANSACTION SUMMARY

FINANCIAL INFORMATION

Price:	\$2,149,000
Rentable Area	1,438 SF

OPERATING INFORMATION

	Years 1-5	Years 6-10	Years 11-15
Gross Potential Rent	\$128,931	\$141,824	\$156,006
Effective Gross Income	\$128,931	\$141,824	\$156,006
Less Expenses	(NNN)	(NNN)	(NNN)
Net Operating Income	\$128,931	\$141,824	\$156,006
Cap Rate	6.00%	6.60%	7.26%





STAY IN YOUR CAR

NEW AIR FILTER.
FASTER THAN YOU CAN
TAKE A DEEP BREATH.

LIMITED TIME OFFER
\$20 OFF
ANY OIL CHANGE

FREE
TIRE CHECK &
FLUID TOP-OFF.

PLEASE
STAY IN
YOUR
CAR

PLEASE
STAY IN
YOUR
CAR

PLEASE
STAY IN
YOUR
CAR

Dutch Bros

Dutch Bros

EXCLUSIVE INVESTMENT ADVISORS

CHRISTOPHER DePIERRO

Managing Director
cdepierro@farislee.com
(949) 221-1824
License No. 01158321

ARIZONA BROKER OF RECORD

THOMAS J. PANCRAZI

A.T. Pancrazi Real Estate Services, Inc.
tom@pancrazi.com
(928) 782-0000
License No. 009183000



18301 Von Karman Ave., Suite 800, Irvine, CA 92612 | (949) 221-1800 | farislee.com

Faris Lee Investments ("FLI") has been engaged as the exclusive financial advisor to the Seller in connection with Seller's solicitation of offers for the purchase of this property. Prospective purchasers are advised that as part of the solicitation process, Seller will be evaluating a number of factors including the current financial qualifications of the prospective purchaser. Seller expressly reserves the right in its sole and absolute discretion to evaluate the terms and conditions of any offer and to reject any offer without providing a reason therefore. Further, Seller reserves the right to terminate the solicitation process at any time prior to final execution of the Purchase Agreement.

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, and it is not to be used for any other purpose or made available to any other person without the express written consent of Seller or FLI. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by FLI from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outline some of the provisions contained therein and qualified in their entirety by the actual document to which they relate.

No representation or warranty, expressed or implied, is made by the Seller, FLI, or any of their respective affiliates as to the accuracy or completeness of the information contained herein. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence, including engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous material located at the Property site or used in the construction or maintenance of the building at the Property site.

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 FLI 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.

Prospective purchasers are not to construe the contents of this Offering Memorandum or any prior or subsequent communication from FLI or Seller or their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents as legal, tax, or other advice. Prior to submitting an offer, prospective purchasers should consult with their own legal counsel and personal and tax advisors to determine the consequences of an investment in the Property and arrive at an independent evaluation of such investment.

