

BIG O TIRES®

THE TEAM YOU TRUST®

BRAND NEW LONG TERM ABSOLUTE NNN LEASE

TUCSON, ARIZONA
OFFERING MEMORANDUM



ACTUAL PROPERTY

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**CUSHMAN &
WAKEFIELD**

Private Capital Group

BIG O TIRES®

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OFFERING MEMORANDUM

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01

OFFERING

INVESTMENT HIGHLIGHTS
EXECUTIVE SUMMARY

ACTUAL PROPERTY

INVESTMENT HIGHLIGHTS

TENANT:	Thornydale Tire LLC DBA Big O Tires
GUARANTY:	Central Arizona Auto Group, LLC - Franchisee Guaranty
LOCATION:	6627 N Thornydale Rd, Tucson, AZ 85741
LEASE TYPE:	Absolute NNN Lease
BUILDING SIZE:	±4,752 SF
LAND SIZE:	±0.42 AC (±18,285 SF)
YEAR BUILT:	1995
RENT COMMENCEMENT:	Upon close of escrow
LEASE TERM REMAINING:	15 Years
OPTIONS:	Five (5) five (5) year options
RENT ADJUSTMENT:	See rent schedule
APN:	101-05-068B
LANDLORD RESPONSIBILITIES:	None

CURRENT NOI	PRICE	CAP
\$144,000	\$2,618,182	5.50%

RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1 - 5	\$12,000.00	\$144,000.00	N/A	5.50%
Primary	6 - 10	\$12,960.00	\$155,520.00	8.00%	5.94%
Primary	11 - 15	\$13,996.80	\$167,961.60	8.00%	6.42%
Option 1	16 - 20	\$14,696.64	\$176,359.68	5.00%	6.74%
Option 2	21 - 25	\$15,431.47	\$185,177.66	5.00%	7.07%
Option 3	26 - 30	\$16,203.05	\$194,436.55	5.00%	7.43%
Option 4	31 - 35	\$17,013.20	\$204,158.37	5.00%	7.80%
Option 5	36 - 40	\$17,863.86	\$214,366.29	5.00%	8.19%

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- **Absolute NNN lease**
- Long term 15 year lease
- E-commerce and recession resistant tenant
- Strong performing location
- Approximately \$700,000 invested in a recent remodel

TENANT HIGHLIGHTS

- Over 450 locations across 25 states
- Founded in 1962 with a long operating history in the tire and automotive service industry
- Subsidiary of TBC Corporation, one of North America's largest marketers of automotive replacement tires
- Leased to the largest franchisee in Arizona with a portfolio of 20+ locations
- Strong operator generating more than \$65 million in annual revenue
- www.bigotires.com

LOCATION HIGHLIGHTS

- Surrounded by major national retailers including Fry's Food & Drug, Target, Lowe's, Costco, Home Depot, Sprout's and more
- Densely populated trade area with over ±135,000 residents in a 5-mile radius
- Less than 1 mile from the I-10 Freeway (±124,665 VPD), providing strong regional connectivity and visibility
- High average household incomes over \$111,000 in a 5 mile radius
- Positioned within the growing Northwest Tucson/Marana trade area with an approximate 3.7% annual growth rate



ACTUAL PROPERTY



CALIBER COLLISION
RESTORING THE FUTURE OF YOUR LIFE

COSTCO WHOLESALE

THE HOME DEPOT

TOPGOLF

FURNITURE CONNECTION

10

BIG TIRES
THE TEAM YOU TRUST

CHICKEN SALAD COUNTRY

SPORTSMANS WAREHOUSE

ROCK SOLID CLIMBING + FITNESS

Paints

COSMO PROF

Little Caesars

sears HOME SERVICES

Jockey Mitas

enterprise

THORNYDALE ROAD



SOLSTICE MARANA
±392 UNITS

±32,396 VPD



BIG TIRES
THE TEAM YOU TRUST

THORNYDALE ROAD

±124,665 VPD



CANTERA
±400 UNITS



±32,214 VPD

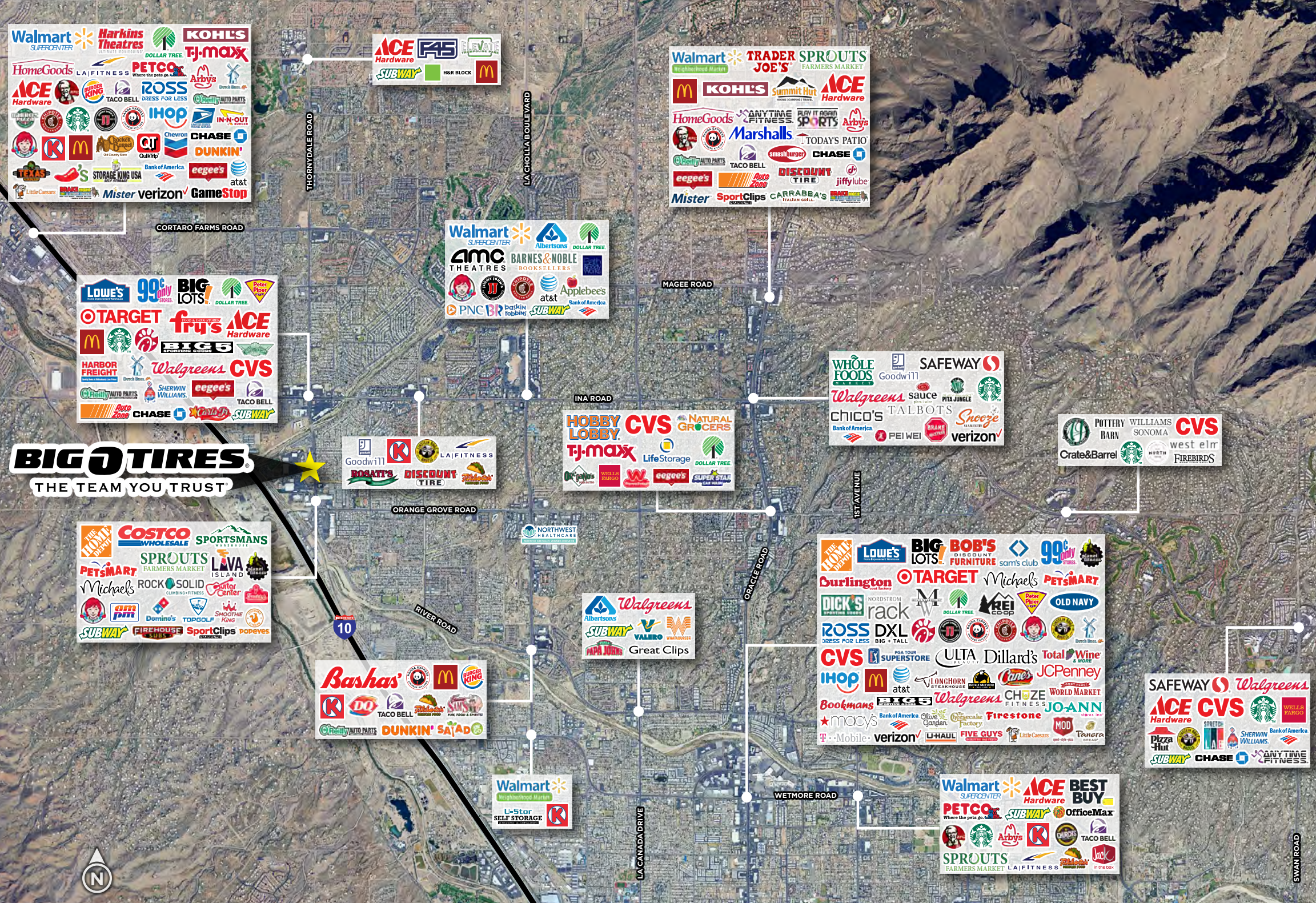
±47,628 VPD



ORANGE GROVE ROAD

±21,636 VPD





Walmart Supercenter, Harkins Theatres, Kohl's, Dollar Tree, T.J. Maxx, HomeGoods, LA Fitness, Petco, Arby's, ACE Hardware, Burger King, Taco Bell, Dress for Less, O'Reilly Auto Parts, IHop, In-N-Out, K, McDonald's, Dunkin', Texas, Little Caesars, Storage King USA, Bank of America, egees, at&t, Mister verizon, GameStop

ACE Hardware, F45, Home Depot, Subway, H&R Block, McDonald's

Walmart Neighborhood Market, Trader Joe's, Sprouts Farmers Market, McDonald's, Kohl's, Summit Hut, ACE Hardware, HomeGoods, Anytime Fitness, Play It Again Sports, Arby's, Marshalls, Today's Patio, O'Reilly Auto Parts, Smashburger, Chase, TACO BELL, egees, Discount Tire, Jiffy Lube, Mister Sport Clips, Carrabba's, Little Caesars

CORTARO FARMS ROAD

THORNDALE ROAD

LA CHOLLA BOULEVARD

MAGEE ROAD

Walmart Supercenter, Albertsons, Dollar Tree, AMC Theatres, Barnes & Noble Booksellers, Applebee's, PNC, Baskin Robbins, at&t, Bank of America, Subway

Lowe's, 99¢ Only Stores, Big Lots, Dollar Tree, Petco, Target, Fry's, ACE Hardware, Harbor Freight, Walgreens, CVS, O'Reilly Auto Parts, Sherwin Williams, egees, Auto Zone, Chase, TACO BELL, SUBWAY

INA ROAD, Hobby Lobby, CVS, Natural Grocers, TJ Maxx, Life Storage, Dollar Tree, Walmart, egees, Super Star

Whole Foods, Safeway, Goodwill, Walgreens, Sauce, Pita Jungle, Starbucks, Chico's, Talbots, Snooze, Bank of America, Pei Wei, Verizon

Pottery Barn, Williams Sonoma, CVS, Crate & Barrel, Starbucks, Firebirds

BIG O TIRES
THE TEAM YOU TRUST

Goodwill, K, LA Fitness, Bobcat's Discount Tire, Dunkin'

ORANGE GROVE ROAD

Costco Wholesale, Sportsman's, Petsmart, Sprouts Farmers Market, Lava Island, Michaels, Rock Climbing Fitness, Firehouse Subs, Popeyes, Subway, Domino's, Topgolf, Smoothie King

NORTHWEST HEALTHCARE

RIVER ROAD

Walgreens, Albertsons, Subway, Valero, Papa John's, Great Clips

ORACLE ROAD

The Home Depot, Lowe's, Big Lots, Bob's Discount Furniture, Sam's Club, 99¢ Only Stores, Burlington, Target, Michaels, Petsmart, Dick's Sporting Goods, Rack, Dollar Tree, KREI, Old Navy, Ross, DXL, Dress for Less, CVS Superstore, Ulta Beauty, Dillard's, Total Wine & More, JCPenney, IHop, McDonald's, at&t, Longhorn Steakhouse, Cune's, World Market, Bookmans, Big O Tires, Walgreens, Jo-Ann, Macy's, Bank of America, Olive Garden, Firestone, MOD, T-Mobile, Verizon, U-Haul, Five Guys, Little Caesars, Panera

Safeway, Walgreens, ACE Hardware, CVS, Starbucks, Wells Fargo, Pizza Hut, Subway, Chase, Anytime Fitness

Bashas', McDonald's, Burger King, K, DO, Dunkin' Donuts, Dunkin' Sa'ad

Walmart Neighborhood Market, U-Store Self Storage, K

WETMORE ROAD

Walmart Supercenter, ACE Hardware, Best Buy, Petco, Subway, OfficeMax, Arby's, K, Taco Bell, Sprouts Farmers Market, LA Fitness, Jiffy Lube

LA CANADA DRIVE

SWAN ROAD





02

OVERVIEW

TENANT OVERVIEW

ACTUAL PROPERTY

TENANT OVERVIEW



Big O Tires was founded in 1962 and has grown into one of the largest tire and automotive service franchise systems in the United States. The company operates nearly 470 locations nationwide, with a strong presence throughout the Western and Midwestern U.S. Big O Tires offers a wide range of essential automotive services, including tire sales, tire service, wheel alignments, oil changes, brake service, batteries, suspension and steering, and routine maintenance.

Big O Tires became part of TBC Corporation in 1996, one of North America's largest marketers of automotive replacement tires. TBC Corporation supports a broad automotive platform that includes franchised tire and service centers, wholesale tire distribution, and well-known retail tire brands. Big O Tires benefits from TBC's national vendor relationships, purchasing power, operating systems, and industry experience while maintaining a franchise-based model centered around local ownership and customer service.

The Big O Tires franchise platform provides operators with the strength of a nationally recognized brand while allowing individual franchisees to serve their local markets directly. This location is operated by Central Arizona Auto Group, LLC, the largest Big O Tires franchisee in Arizona, with a portfolio of more than 20 locations statewide and over \$65 million in annual revenue. A franchisee guaranty is provided within the lease, further strengthening the tenant profile and overall lease structure.

Website: www.bigotires.com





03

MARKET

- AREA OVERVIEW
- AREA DEMOGRAPHICS

ACTUAL PROPERTY

TUCSON



AREA OVERVIEW

Population

Tucson, the second-largest city in Arizona, has a population of approximately 550,000 residents, while the greater metropolitan area, including suburbs such as Oro Valley, Marana, and Sahuarita, exceeds 1 million people. The city has seen steady population growth, driven by its affordable cost of living, strong job market, and desirable climate. Tucson attracts a diverse mix of residents, including young professionals, families, retirees, and students, thanks to its balance of economic opportunities, cultural amenities, and natural beauty.

The University of Arizona, one of the city's major institutions, has a student population of over 45,000, contributing to the city's vibrant and youthful energy. Additionally, Tucson is home to a large number of military personnel due to its proximity to Davis-Monthan Air Force Base. The city's demographics reflect a rich cultural history, with a strong influence from Hispanic, Native American, and Western traditions.

Employment

Tucson's economy is driven by industries such as aerospace and defense, healthcare, education, and technology. Major employers include Raytheon Technologies, the University of Arizona, Banner Health, and Davis-Monthan Air Force Base. The city has also become a hub for startups and small businesses, benefiting from state incentives and a cost-effective business environment. With a growing focus on renewable energy and logistics, Tucson

continues to attract companies and talent from across the country.

Lifestyle & Entertainment

Tucson offers a high quality of life, blending outdoor adventure, cultural heritage, and a vibrant social scene. Surrounded by the Sonoran Desert and multiple mountain ranges—including the Santa Catalina, Rincon, and Tucson Mountains—the city is a paradise for outdoor enthusiasts. Residents and visitors enjoy a variety of recreational activities such as:

- Hiking and biking - Popular trails include those in Sabino Canyon, Saguaro National Park, and Mount Lemmon, which also offers skiing in the winter.
- Golfing - Tucson is home to world-class golf courses, including the Omni Tucson National Resort and Ventana Canyon Golf Club.
- Wildlife and nature exploration - Attractions like the Arizona-Sonora Desert Museum and Reid Park Zoo showcase the region's unique flora and fauna.

Tucson's arts and culture scene is equally dynamic. The city boasts numerous museums, historic sites, and annual events that celebrate its rich history and diverse influences. Some key cultural attractions include:

- Tucson Museum of Art and Historic Block - Featuring works from local and international artists.
- Mission San Xavier del Bac - A historic Spanish Catholic mission, often referred to

MAJOR PHOENIX EMPLOYERS

Raytheon Missile Systems

University of Arizona

Davis-Monthan Air Force Base

Banner - University Medicine

Freeport-McMoran Mine

Walmart Inc.

Tucson Medical Center

Carondelet Health Network

TMC Healthcare

Corrections Corp. of America

AREA OVERVIEW



as the “White Dove of the Desert.”

- The Tucson Gem and Mineral Show – One of the largest and most prestigious gem shows in the world, attracting visitors and collectors from around the globe.
- Fourth Avenue and Downtown Tucson – Known for their eclectic mix of local shops, restaurants, and music venues.

Tucson has also gained national recognition for its food scene, being designated as a UNESCO City of Gastronomy. The city’s cuisine is deeply rooted in Mexican and Native American traditions, with standout local favorites including Sonoran-style hot dogs, green corn tamales, and carne asada tacos. The local craft beer and coffee scenes are also growing, adding to the city’s culinary appeal.

The city’s nightlife and entertainment options cater to a wide range of interests, from live music at the Rialto Theatre and Fox Tucson Theatre to college sports at the University of Arizona. With a laid-back atmosphere, friendly community, and a wealth of things to do, Tucson provides a unique and fulfilling lifestyle for its residents.

Whether you’re drawn to its outdoor beauty, job opportunities, or cultural experiences, Tucson continues to be one of Arizona’s most appealing places to live, work, and visit.



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
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POPULATION GROWTH

2025	8,328	57,742	135,431
2030	8,763	58,897	138,525
Daytime Population	11,837	57,778	134,452

AVERAGE HH INCOME

2025	\$89,766	\$105,335	\$111,370
2030	\$101,993	\$118,057	\$126,235

PRIVATE CAPITAL GROUP WESTERN REGION

ONE team FOURTEEN markets



PRIVATE CAPITAL GROUP WESTERN REGION

- **ONE** Team, **FOURTEEN** Markets
- **COHESIVE 32-BROKER TEAM**
Sourcing and Sharing Regional Capital
- Each Team is Based and **OPERATES EXCLUSIVELY IN THEIR OWN MARKET**
(No Outsiders or Rookies handle Marketing)
- Shared **WESTERN REGION BUYER DATABASE**
- **1031 EXCHANGE TRACKING**
- **BI-WEEKLY CALL**
Sharing Market Intel, Listings and Buyers
- Culture of **SHARING** and **SUPPORTING MEMBERS AND EACH OTHER'S CLIENTS**



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ACTUAL PROPERTY