



MAY QUALIFY FOR BONUS DEPRECIATION!
6% CAP RATE

Joe's Auto

9970

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WEST LOWER
BUCKEYE ROAD
TOLLESON, AZ

NNN AUTO REPAIR SHOP

FOR SALE

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Excellent Location Across from Pecan Promenade (~275,055 SF
High Profile Target, Ross, LA Fitness, Starbucks Anchored Center)
<https://www.cireequity.com/property/pecan-promenade/>



Highly Desirable Single Tenant Automotive Facility



Strong Local Demographics



Limited Local Competition



New Ten (10) year lease with Two Five (5) year options



Triple Net Rent (Landlord only responsible for structural elements of
Roof, Sidewalls and Foundations and Some Roof)



Rent Increases 10% each 5 years of Initial Term



Tenant Operates 10 locations across Phoenix area and is
One of the Leading Auto Repair Companies in the Valley
for 30 Years



Limited Personal Guarantee from Owner



Huge Growth Plans

Property Details

LOCATION	9970 West Lower Buckeye Road, Tolleson AZ
ZONING	C-2 General Commercial
BUILDING SIZE	~7,610 SQ. FT.
PARCEL SIZE	~52,129 SQ. FT.
BAYS	10, with Individual Lifts
YEAR BUILT	~2007/2008
PARKING SPACES	~37
BUILDING	Tilt-Up/Concrete Block. New 5 Ton HVAC Unit. Entirely New Exterior/Interior Paint. Resurfaced/Restriped Parking Lot.
SALES PRICE	\$3,805,000
WEBSITE	https://www.joesautoaz.com/

Tenant Overview

Joe's Auto is a premier auto repair company with 10-fully outfitted Metro-Phoenix locations. Celebrating 30 years, they are well-prepared to deliver complete auto care for both domestic and foreign vehicles.

From providing basic oil changes to brake repair services, they have all auto needs covered. Since 1992, Joe's Auto has delivered state-of-the-art auto services throughout Arizona and are committed to delivering excellent service.



HONESTY & QUALITY

Over 30 years as the Valley's leading auto repair company. Their ASE-Certified technicians have the skill and expertise to provide the outstanding services customers can rely on.



SAME-DAY SERVICE

With their convenient same-day services, customers can be in and out and back on the road safely and quickly. Their team is dedicated to completing most maintenance and repair jobs within the day.



INDUSTRY'S BEST WARRANTY

Joe's Auto Repair has the industry's top warranty services. Customers enjoy a full 36-month, 36,000-mile warranty on all parts and labor.



Pricing Details

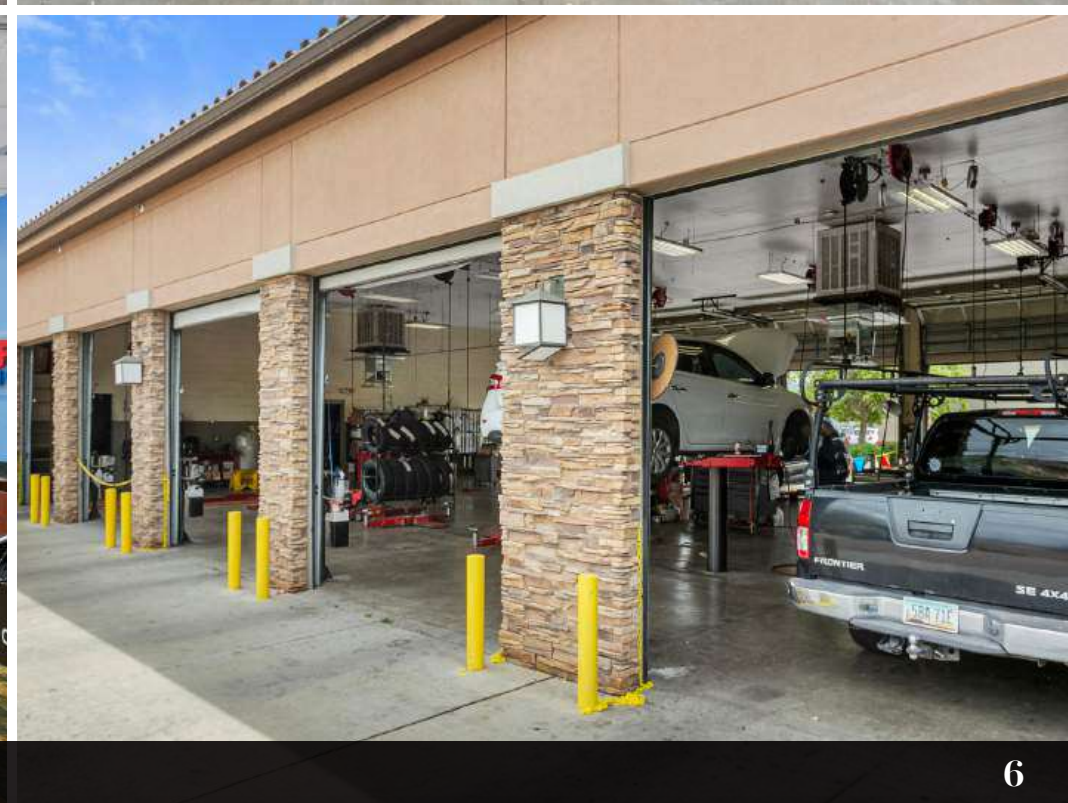
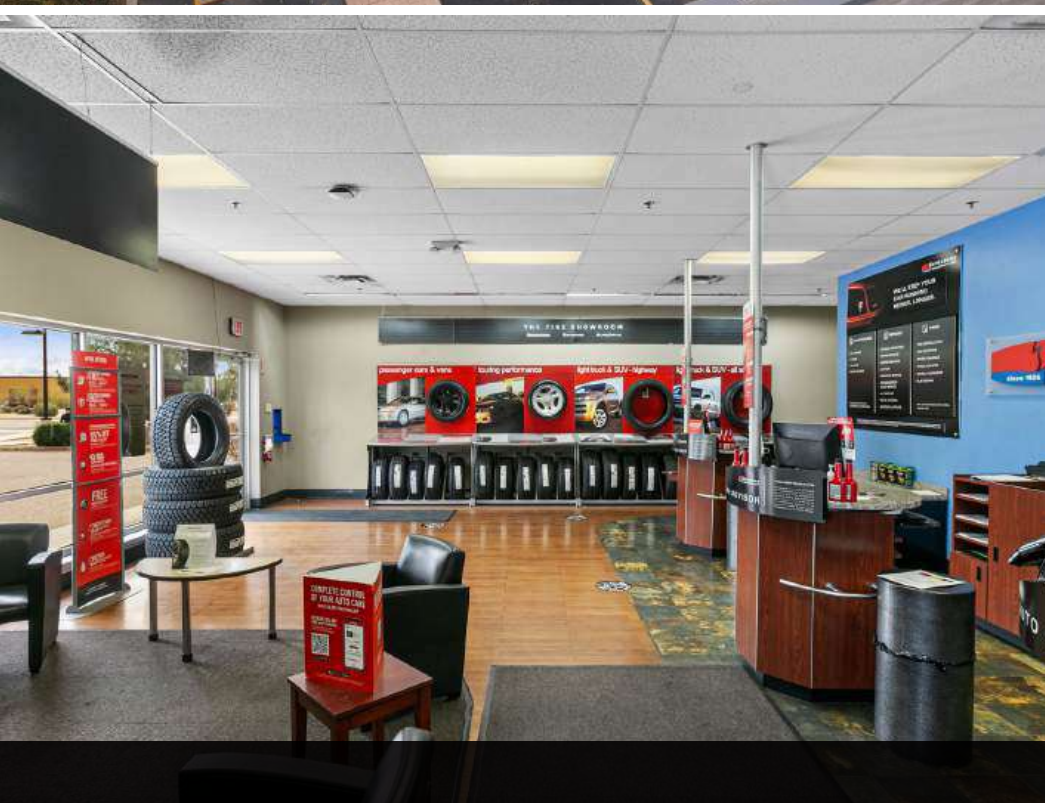
LIST PRICE	\$3,805,000
CAP RATE	6%
ANNUAL RENT	\$228,300
TAXES	NNN
INSURANCE	NNN
CAM	NNN (Except Structural and some Roof)

Lease Abstract

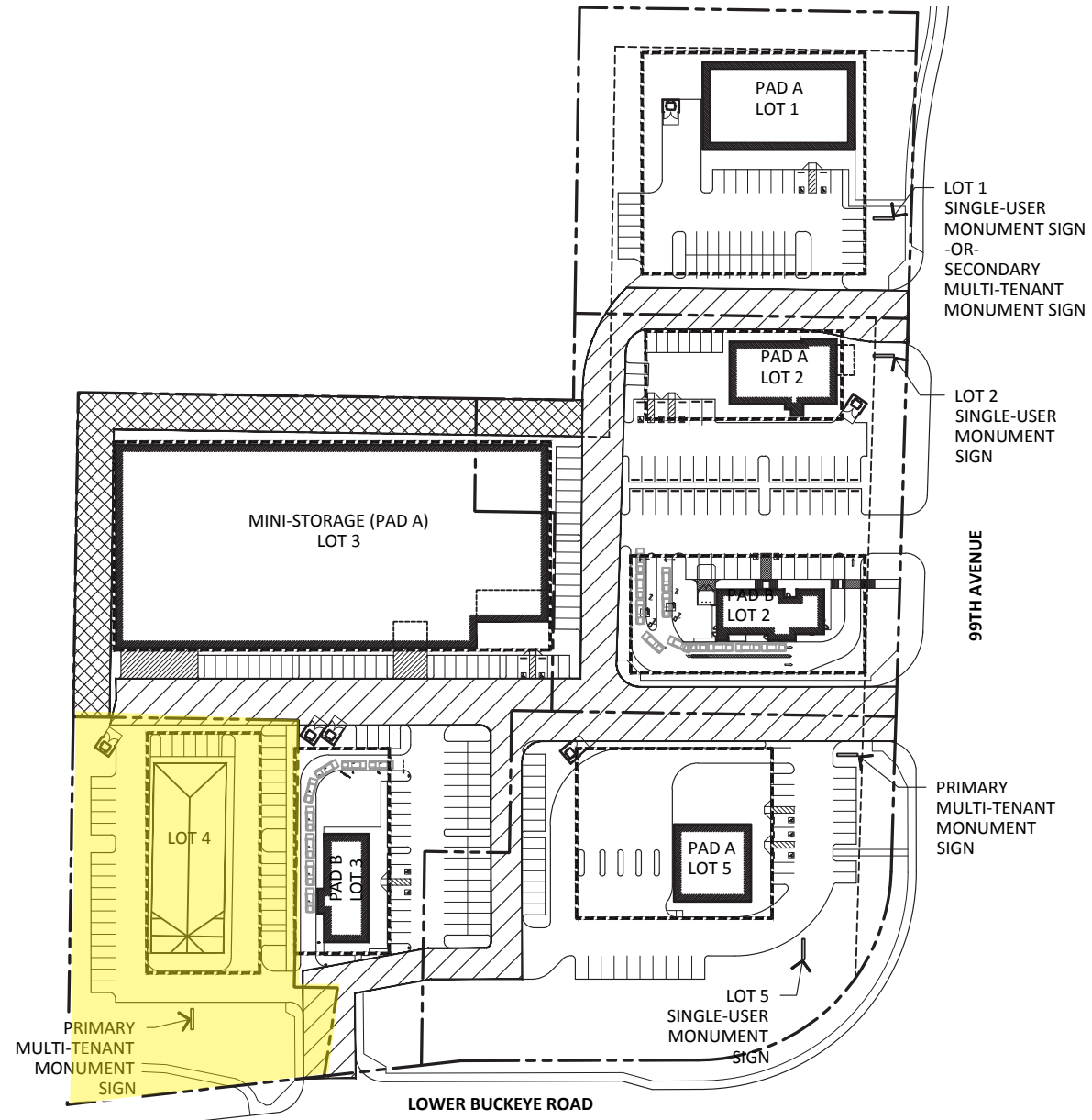
TENANT	Joe's Auto
LEASE START	August 1, 2025
LEASE EXPIRATION	July 31, 2035
TERM REMAINING ON LEASE	~10 Years
BASE RENT	\$228,300 (with 10% increase after 5 years)
OPTION PERIODS	2 - 5 Year Option Periods At FMV
LEASE TYPE	NNN Lease
ROFR	None

Investment Highlights

- STNL Auto Repair Shop - Joe's Auto - Tolleson, AZ
- Operates 10 Locations Across Phoenix - Leading Auto Repair Company in the Valley for 30+ Years
- NNN Lease with ~10 Lease Years Remaining In Primary Term
- Rent Increases 10% After 5 Years
- Minimal Landlord Responsibilities - Ideal for Investor Seeking Passive Income
- Two 5-Year Option Periods - Fair Market Value
- Strategically Positioned Adjacent to Pecan Promenade
- Within Phoenix, AZ MSA - Population Exceeding 4.9 Million
- ±7,610 SF Building on ±52,129 SF Parcel - Excellent Ingress and Egress
- Nearby Retailers Include Target, Ross, LA Fitness, Starbucks, Denny's, etc.
- Strong Demographics - Over 76,000 Residents within 3 Mile Radius
- Average Household Income Exceeding \$84,000 within 3 Mile Radius



Site Plan



Aerial

9970
WEST LOWER
BUCKEYE ROAD





Demographics



52,461
POPULATION



\$116,248
AVERAGE HH
INCOME



\$411,898
MEDIAN HOME
VALUE



96.7%
EMPLOYMENT RATE

* Two mile radius of property.
Source-Esri, Esri-Data Axle, U.S. Census.



9970

WEST LOWER
BUCKEYE ROAD

AUTO CARE FACILITY FOR SALE

DISCLAIMER

This Memorandum does not constitute a representation that the business or affairs of the Property or Seller since the date of this Memorandum have remained the same. Analysis and verification of the information contained in this Memorandum are solely the responsibility of the prospective purchaser.

Additional information and an opportunity to inspect the Property will be made available upon written request of interested and qualified prospective purchasers. Seller and Agent each expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers regarding the Property, and/or terminate discussions with any party at any time with or without notice. Seller reserves the right to change the timing and procedures for the Offering process at any time in Seller's sole discretion. Seller shall have no legal commitment or obligations to any party reviewing this Memorandum, or making an offer to purchase the Property, unless and until such offer is approved by Seller, and a written agreement for the purchase of the Property has been fully executed and delivered by Seller and the Purchaser thereunder.

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