

O'Reilly Auto / Chevron C Store

3602-3630 N Oracle Rd Tucson AZ 85705

CRESTLINE PROPERTIES, LC



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The receipt of this Memorandum constitutes your acknowledgement that this is a confidential Memorandum. The memorandum is for your limited use and benefit to determine your interest in buying the Property. You agree to hold the information in strictest confidence and will not share any of the information to third parties without the prior written permission of the owner of the Property or Crestline Properties. You agree not to use any information from the Memorandum in any manner that would be harmful to the owner and Crestline Properties.

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FOR SALE

National Brands

O'Reilly Auto

Chevron

Cricket

+/- 15,600 SF Building

+/- 67,000 SF Land

C-2 Zoned

Parking Spaces +/- 60

Price: \$3,500,000.00

Cap Rate: 6.82%

Owner/Agent

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92% Occupied
Chevron
New 15 Year Lease
New Pumps
New Storage Tanks
Newly Remodeled Store
Long Term Tenants
O'Reilly Auto
La Palma Bakery
Mike Pierce Insurance
Cricket Wireless

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Tenant Roster

| Suite | Tenant | SF |
|-------|-----------------|-------|
| 3602 | Chevron C Store | 3,000 |
| 3608 | Vacant | 1,250 |
| 3618 | Mike Pierce Ins | 1,008 |
| 3624 | La Palma Bakery | 1,008 |
| 3628 | Sun Com Mobile | 1,350 |
| 3630 | O'Reilly Auto | 8,000 |

Traffic Counts (esri)

N Oracle 43,128 (2016)

S Oracle 49,360 (2013)

W Prince 20,605 (2018)

E Prince 15,929 (2018)

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Property Information:

The Property is a multi-tenant retail center located on the NEC of North Oracle Road and West Prince Road and consists of 67,011 square feet of land on two tax parcels.

Street Address is 3602-3030 N. Oracle Road, Tucson, AZ 85705.

North Oracle Road is a primary arterial six lane roadway and East Prince Road is a four-lane roadway.



Real Estate Taxes 2024

| APN | Site Size (SF) | Yr. Built | 2024 Assessed Value | 2024 RE Taxes |
|-------------|----------------|-----------|---------------------|---------------|
| 106-02-262A | 37,823 | 1989 | \$914,684 | \$16,520.28 |
| 106-02-261C | 29,188 | 1978 | \$959,920 | \$16,830.24 |
| Totals | 67,011 | | \$1,874,604 | \$33,350.82 |
| | | | | |

Traffic Counts (esri)

N Oracle 43,128 (2016)

S Oracle 49,360 (2013)

W Prince 20,605 (2018)

E Prince 15,929 (2018)

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Oracle Prince
3602-3630 N Oracle Rd
Tucson AZ 85705

Actual Annual

| Tenant | Unit | Start | End | Option | SF | Base Rent | CAM | Rent Tax | Total |
|-----------------------|------|-----------|------------|-----------|--------|------------|-----------|----------|------------|
| Chevron | 3602 | 1/1/2025 | 12/31/2039 | 1-5 Year | 3,000 | 78,000.00 | 26,752.68 | 3,247.32 | 108,000.00 |
| Vacant | 3608 | | | | 1,250 | | | | |
| Mike Pierce Insurance | 3618 | 1/15/1994 | 6/30/2026 | | 1,008 | 26,916.00 | 3,000.00 | 927.36 | 30,843.36 |
| La Palma Bakery | 3624 | 1/2/1990 | 8/31/2027 | | 1,008 | 26,574.00 | | 823.80 | 27,397.80 |
| Sun Com Mobile | 3628 | 3/1/2024 | 2/28/2029 | 1-5 Year | 1,350 | 36,081.48 | | 1,118.52 | 37,200.00 |
| O'Reilly Auto | 3630 | 3/15/1997 | 3/31/2027 | 2- 5 Year | 8,000 | 88,669.92 | 18,000.24 | 3,306.72 | 109,976.88 |
| Total | | | | | 15,616 | 256,241.40 | 47,752.92 | 9,423.72 | 313,418.04 |

Proforma Annual

| Tenant | Unit | Start | End | Option | SF | Base Rent | CAM | Rent Tax | Total |
|-----------------------|------|-----------|------------|-----------|------------|-------------|-----------|-----------|------------|
| Chevron | 3602 | 1/1/2025 | 12/31/2039 | 1-5 Year | 3,000 | 80,340.00 | 26,752.68 | 3,247.32 | 110,340.00 |
| Vacant | 3608 | | | | 1,250 | 31,248.00 | | 1,181.88 | 32,429.88 |
| Mike Pierce Insurance | 3618 | 1/15/1994 | 6/30/2026 | | 1,008 | 26,916.00 | 3,000.00 | 927.36 | 30,843.36 |
| La Palma Bakery | 3624 | 1/2/1990 | 8/31/2027 | | 1,008 | 26,574.00 | | 823.80 | 27,397.80 |
| Sun Com Mobile | 3628 | 3/1/2024 | 2/28/2029 | 1-5 Year | 1,350 | 36,081.48 | | 1,118.52 | 37,200.00 |
| O'Reilly Auto | 3630 | 3/15/1997 | 3/31/2027 | 2- 5 Year | 8,000 | 88,669.92 | 18,000.24 | 3,306.72 | 109,976.88 |
| Total | | | | | 15,616 | 289,829.40 | 47,752.92 | 10,605.60 | 348,187.92 |
| | | | | | CAMS | 47,752.92 | | | |
| | | | | | Total Rev | 337,582.32 | | | |
| | | | | | Less 5% | (16,879.12) | | | |
| | | | | | Eff. Gross | 320,703.20 | | | |

2025 Est

Operating Expenses

| | |
|----------------------|-----------|
| License & Permits | 75.00 |
| Insurance | 8,000.00 |
| Lease Commissions | - |
| Maintenance/Security | 22,000.00 |
| Management (5%) | 16,879.12 |

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| | |
|-----------------------------|---------------------|
| Professional Fees | - |
| Property Taxes | 34,000.00 |
| Utilities | 1,200.00 |
| Total | 82,154.12 |
| Net Operating Income | 238,549.09 |
| Sales Price | 3,500,000.00 |
| Cap Rate | 0.0682 |

| Tenant Rent Increase | Inc Date | New Rent | Security Dep |
|----------------------|----------|----------|--------------|
| Chevron | 26-Jan | 6,695.00 | 13,000.00 |
| La Palma | 26-Sep | 2,280.94 | 800.00 |
| Sun Comm | 27-Mar | 3,157.13 | 3,000.00 |

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Metro Area

Tucson, located in Pima County, is the second largest metropolitan area in the State of AZ. The total 2024 population of Pima County was 1,086,634 and the 2023 inflation adjusted median household income was \$67,929 (MSA) with a median age of 39.7 (source: University of AZ mapazdashboard)

Major employers are the University of Arizona, Raytheon, Davis Monthan Air Force Base, Banner Health and Pima County and city government. Other employers are in the fields of technology and bioscience (Roche, IBM, Intuit, Honeywell Aerospace), retail logistics (Walmart, Target and Amazon) and mining and renewables (Freeport-McMoran, Asarco, Caterpillar), logistics and transportation (The Port of Tucson, Am-

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Metro Highlights

Outdoor Activities: Tucson located in the Arizona-Sonoran desert offers many outdoor activities including hiking in the Saguaro National Park, Sabino Canyon, Catalina State Park and Mount Lemon. Enjoy biking on the city's 131-mile loop path or ride in the annual El Tour de Tucson. Enjoy a round of golf in the many designer golf courses surrounding the area. Enjoy stargazing and visit the national recognized Kitt Peak National Observatory.

Culinary Delight: Tucson is celebrated as the first UNESCO City of Gastronomy in the United States. It's many restaurants offer mouth watering cuisine blending rich Indigenous and Mexican flavors with regional ingredients, cultural fusion for a unique Sonoran-style Mexican food.

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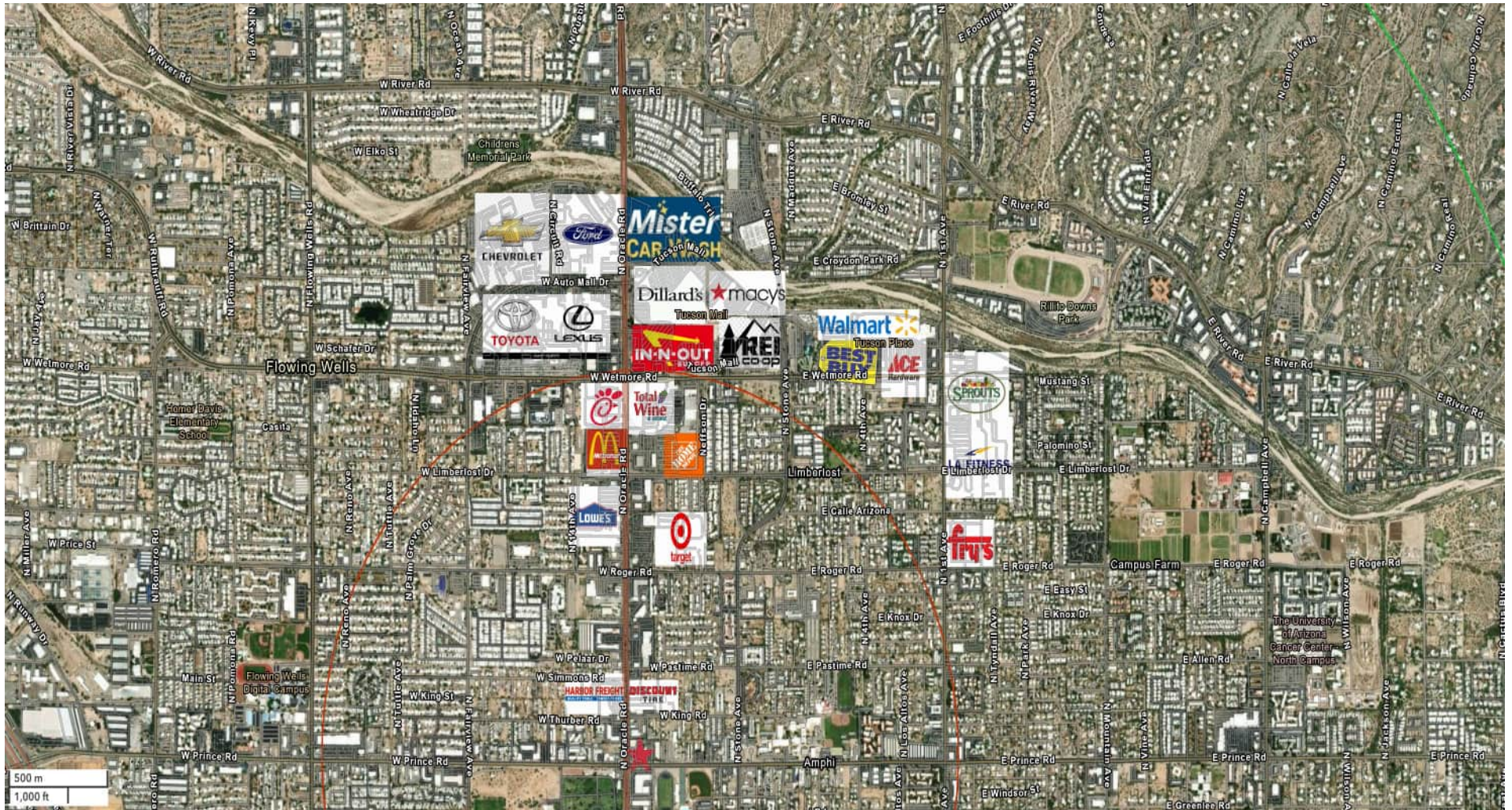
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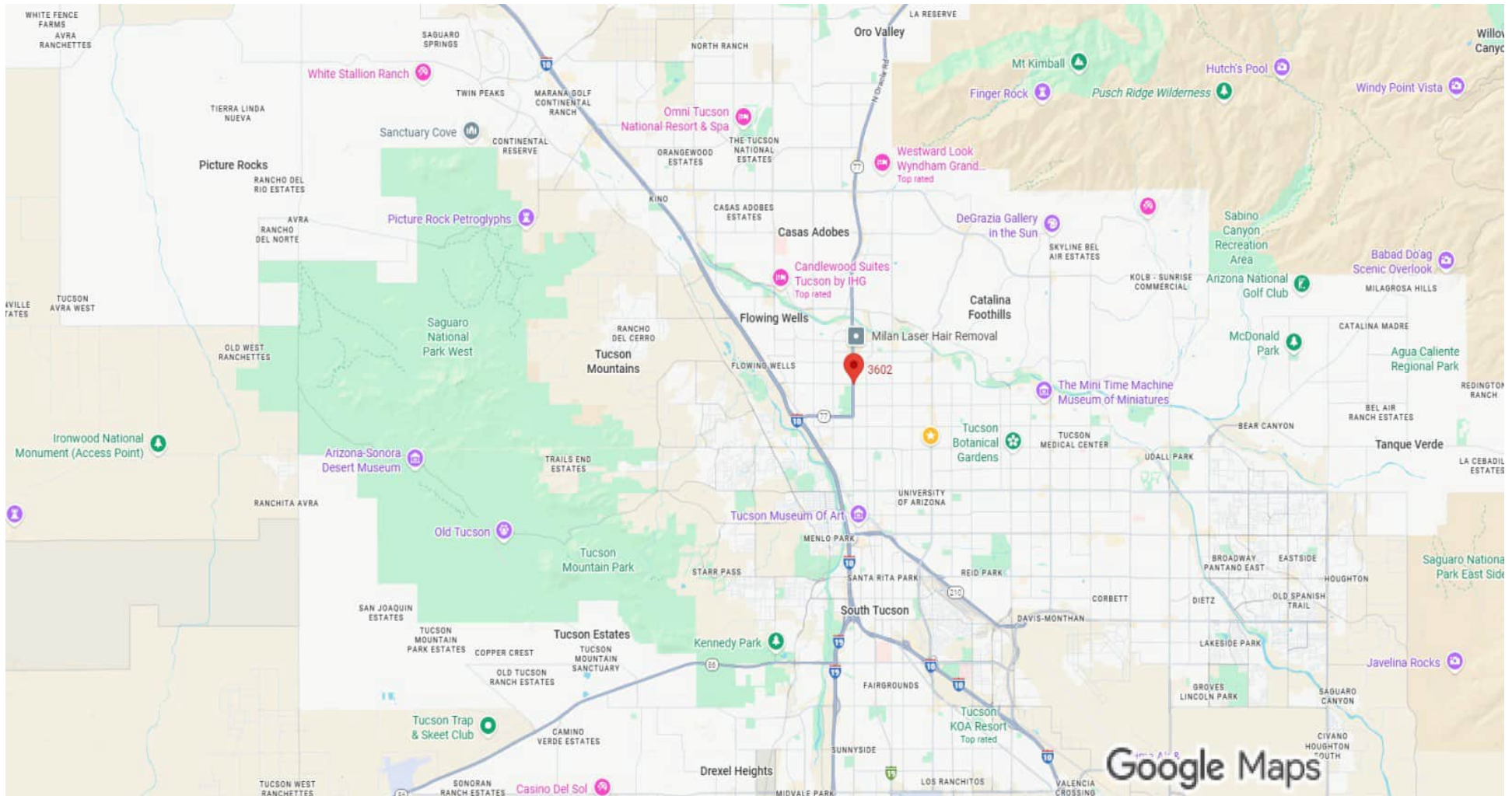
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