

# ABSOLUTE NNN GROUND LEASE INVESTMENT

**Brand New Construction  
10-Year Lease**



REPRESENTATIVE PHOTO

**D** **DIVERSIFIED  
PARTNERS**

*Nationwide Real Estate Services*

**34100 N GARY ROAD, SAN TAN VALLEY, AZ 85144**

**OFFERING MEMORANDUM**

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## OFFERING SUMMARY



**ASKING PRICE**

\$1,619,000



**CAP RATE**

5.25%



**ANNUAL RENT**

\$85,000



**LEASE TERM**

10 YEARS



**RENT INCREASES**

10% EVERY 5 YEARS



**TYPE OF OWNERSHIP**

FEE SIMPLE

## INVESTMENT HIGHLIGHTS

### CORPORATE DEAL | BUILT-IN RENT GROWTH

- Brand new Take 5 Oil Change, corporately guaranteed, featuring a 10-year initial lease with four 5-year options and contractual 10% rent increases every five years, providing long-term income durability and inflation protection.

### NATIONALLY RECOGNIZED AUTOMOTIVE BRAND | DRIVEN BRANDS PLATFORM

- Take 5 is one of the fastest-growing quick-lube operators in the U.S. and is backed by Driven Brands, the largest automotive services company in North America with thousands of locations across multiple service concepts.

### ABSOLUTE NNN LEASE | ZERO LANDLORD RESPONSIBILITIES

- Absolute triple-net lease structure eliminates all landlord obligations, offering investors a truly passive, management-free investment opportunity.

### BRAND-NEW 2025 CONSTRUCTION | STRONG REAL ESTATE FUNDAMENTALS

- The property features TAKE 5's new-construction, on a 1.11-acre parcel. Strategically located near the Gary Road & Hunt Highway corridor, the site is surrounded by over 20,000 new homes under development within a 2-mile radius and sits just half a mile from a major power center underway.
- Planned co-tenancy includes Home Depot, Raising Cane's, Jimmy John's, Super Star Car Wash, Dunkin' Donuts, Panda Express, Freddy's Steamburgers, Denny's, Salad and Go, Big O Tires, Native Grill & Wings and a future grocery anchor.



**REPRESENTATIVE PHOTO**

# PROPERTY DESCRIPTION

## ADDRESS:

↘ 34100 N Gary Road  
San Tan Valley, AZ 85144

## BUILDING AREA:

↘ ± 1,708 SF

## LAND AREA:

↘ ±48,351.6 SF (±1.11 Acres)

## CROSS STREETS:

↘ Skyline Dr & Gary Rd

## YEAR BUILT:

↘ 2026

## PINAL COUNTY PARCEL #:

↘ 509-94-9610



# MARKET OVERVIEW



## DEMOGRAPHICS

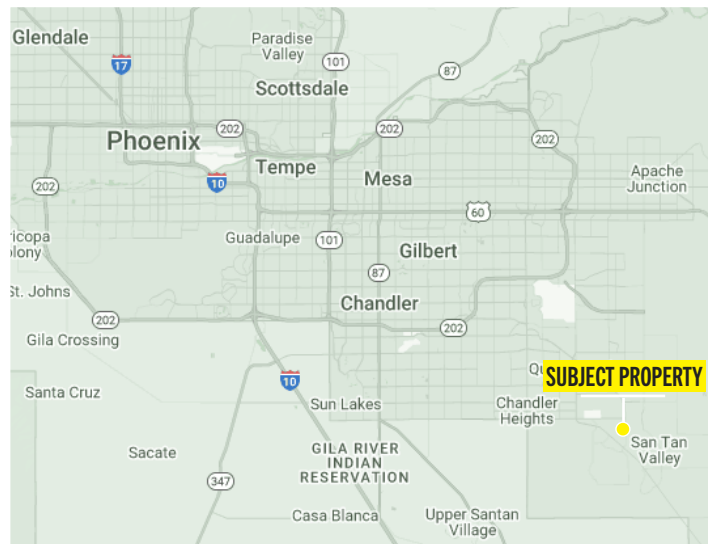
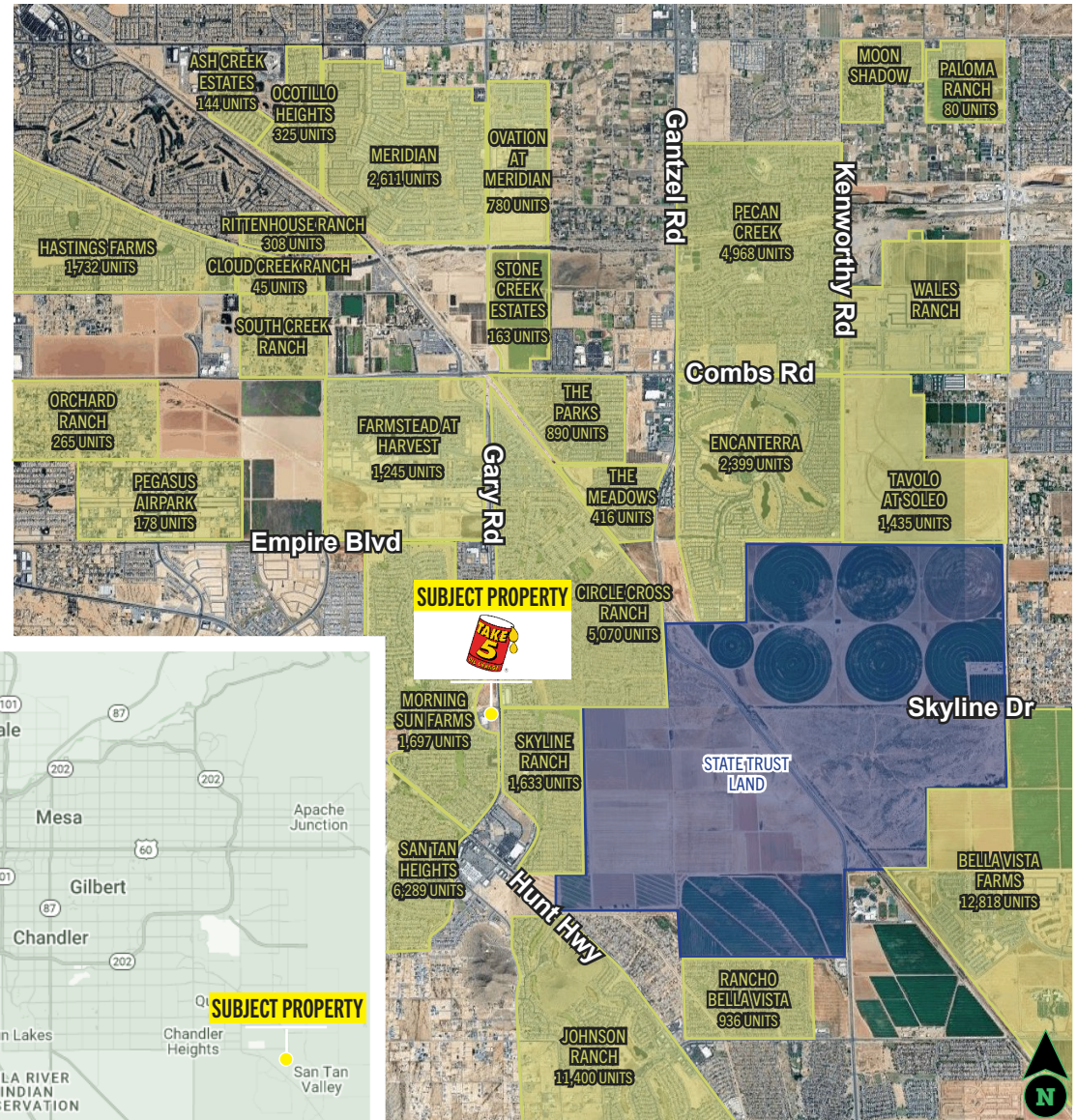
	1 MILE	3 MILE	5 MILE
POPULATION (2025)	16,514	65,422	148,789
PROJECTED POPULATION (2030)	19,919	80,840	182,024
AVG HH INCOME	\$110,947	\$129,352	\$134,745
MEDIAN HOME VALUE	\$393,655	\$461,291	\$473,463
MEDIAN AGE	34.1	37.1	35.8
DAYTIME POP (16 YRS & OVER)	4,599	21,989	48,215
TOTAL BUSINESSES	224	1,065	2,440
WORKFORCE (16 YRS & OVER)	12,769	51,381	114,505

# SAN TAN VALLEY OVERVIEW

Located about 45 minutes southeast of Downtown Phoenix, San Tan Valley sits in the scenic foothills of the San Tan Mountains and is one of the fastest-growing communities in the Phoenix metropolitan area. The population has surged to nearly 100,000 residents, up from 81,000 a decade ago, reflecting an annual growth rate of more than 5.6%. This rapid expansion has spurred significant residential, retail and industrial development.

The community is anchored by a collection of master-planned neighborhoods such as Johnson Ranch, Ironwood Crossing, Pecan Creek, Morning Sun Farms, Sun Tan Heights, Skyline Ranch, Copper Basin and Circle Cross Ranch. Residents benefit from convenient access to Phoenix Sky Harbor International Airport (40 minutes away) and Phoenix-Mesa Gateway Airport (20 minutes away), which connects to more than 60 cities across North America.

Development activity underscores the area's momentum. More than 560 multifamily units are planned, along with multiple shopping centers, including a 300,000-square-foot project breaking ground at Queen Creek Crossing. Industrial demand is also surging, with 132,000 square feet of new projects underway and vacancy rates at just 0.4%. San Tan Valley borders Queen Creek, one of the metro's most affluent communities, with a median household income of \$115,688 and the highest homeownership rate in the region. The area blends a rural setting with urban-style growth and offers attractions such as Horseshoe Park and Equestrian Centre, a venue gaining recognition for commercial events. Major employers include Walmart (225 employees), Benjamin Franklin Charter Schools (130) and VP Nurseries (125). With more than 320 days of sunshine each year, San Tan Valley continues to attract both residents and businesses seeking quality of life and opportunity.



# PHOENIX OVERVIEW



**4.9M**  
**RESIDENTS**  
**IN METRO**  
**PHOENIX**

**5<sup>TH</sup>**  
**LARGEST**  
**METROPOLITAN**  
**AREA**

San Tan Valley is part of the Phoenix metropolitan area, which spans Maricopa and Pinal counties and includes more than 60 incorporated and unincorporated communities. With nearly 4.9 million residents, Metro Phoenix ranks as the nation’s 5th-largest metropolitan area. The City of Phoenix itself is the state capital, covering roughly 520 square miles and home to more than 1.6 million people, making it one of the fastest-growing cities in the country. Between 2010 and 2020, Phoenix added more than 163,000 residents, fueled by a strong job market, lower cost of living and highly desirable lifestyle.

The region’s economy is diverse and resilient, led by construction, high-tech manufacturing, healthcare, finance and tourism. Phoenix also hosts nine Fortune 500 headquarters — Freeport-McMoRan, Avnet, Republic Services, Reliance, Carvana, Insight Enterprises, Taylor Morrison Home, Sprouts Farmers Market and Microchip Technology — along with several other major employers. Its relatively low cost of doing business continues to attract and retain companies, supporting long-term population and housing growth.

Lifestyle amenities further strengthen the metro’s appeal. Phoenix enjoys nearly 300 days of sunshine annually, mild winters and abundant outdoor recreation, from hiking and golf to boating and nearby national parks. Sports fans have access to all four major professional leagues — Arizona Cardinals (NFL), Phoenix Suns (NBA), Arizona Diamondbacks (MLB) and Arizona Coyotes (NHL) — as well as Cactus League spring training. The region also offers a thriving arts and cultural scene, including the Phoenix Art Museum, the Heard Museum, theaters, galleries and live music venues. Higher education is anchored by Arizona State University, one of the nation’s largest research universities, along with a well-developed K-12 system.

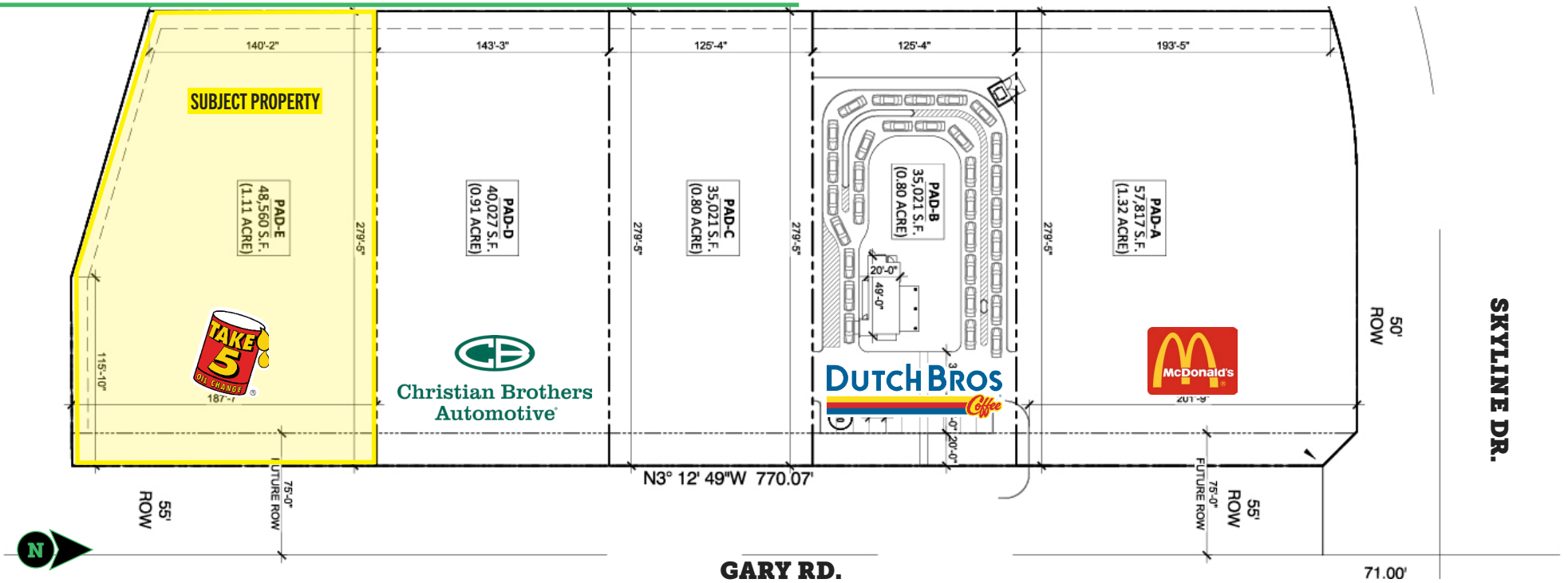
**HOME TO SEVERAL FORTUNE 500 COMPANIES:**



# RENT ROLL

Tenant	Lease Start	Lease End	Square Feet	% of GLA	CONTRACT RENTAL RATE		RENT PER SQ. FT.		Rent Increases	Options
					Year	Month	Year	Month		
TAKE 5	Sep 1, 2026	Sep 30, 2036	1,708	100%	\$85,000	\$7,083	\$49.77	\$4.15	10% Increases Every 5 Years	4 x5 Yr Options

# SITE PLAN



# ↓ TENANT OVERVIEW



[www.take5.com](http://www.take5.com)

Take5OilChange is one of the nation's fastest-growing quick-lube chains, known for its stay-in-your-car, drive-through oil changes completed in an average of ten minutes. Founded in 1984 in Metairie, Louisiana,

Take 5 pioneered a simplified service model that allows customers to remain in their vehicles while trained technicians perform oil changes and routine maintenance. The brand was acquired by Driven Brands, the largest automotive services company in North America in 2016, and has since experienced rapid nationwide growth.

Today, Take 5 operates more than 1,000 locations across the United States and Canada, with plans to continue expanding aggressively through both corporate and franchise development. The company's customer-centric model emphasizes speed, convenience and transparency, appealing to modern consumers who value time efficiency and reliable service.

Take 5's growth strategy focuses on essential automotive maintenance, a recession-resilient sector with consistent demand. The company has maintained double-digit revenue growth and same-store sales increases for more than fifteen consecutive quarters and was recently ranked among Entrepreneur Magazine's Fastest-Growing Franchises. As part of Driven Brands' quick lube segment, Take 5 continues to innovate through digital integration, streamlined processes, and data-driven customer engagement, solidifying its position as a leading player in the automotive maintenance industry.

**1,000+**

**ACROSS  
 UNITED STATES  
 & CANADA**



**#27**

**ENTREPRENEUR'S  
 FASTEST-GROWING  
 FRANCHISES  
 (March 26, 2025)**

**\$2.3B**

**APPROXIMATE  
 REVENUE  
 (2025)**



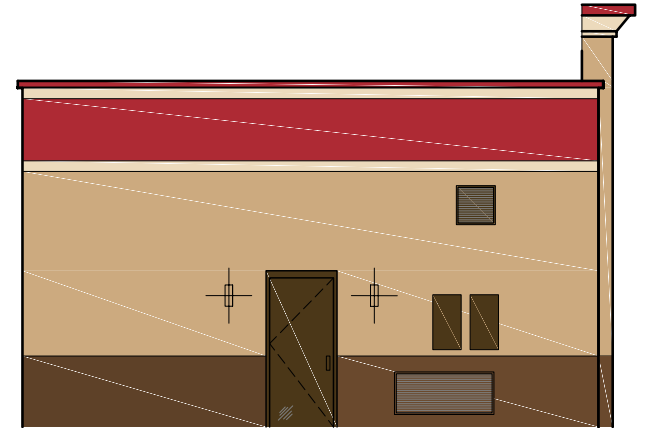
## LEASE ABSTRACT

<b>LESSEE</b>	Take 5 Properties SPV LLC
<b>TENANT NAME</b>	Take 5
<b>TENANT SIZE (SF)</b>	1,708
<b>LEASE COMMENCEMENT DATE</b>	9/1/2026
<b>EXPIRATION DATE</b>	9/30/2036
<b>NO. &amp; TERM OF OPTIONS</b>	Four (4) - Five (5) Year Options
<b>CONTRACTUAL RENTAL RATE</b>	\$7,083.33 per month
<b>RENT INCREASE SCHEDULE</b>	10% Increases every five (5) years Yr 6-10 \$93,500.00 Yr 11-15 \$102,850.00 Yr 16-20 \$113,135.00 Option Yr 21-25 \$124,448.50 Option Yr 26-30 \$136,893.35
<b>LESSEE OPERATING EXPENSES</b>	From and after the Commencement Date, Tenant shall be solely responsible for direct payment of all costs of operating, maintaining, repairing, and replacing the Premises, including but not limited to utilities, janitorial services, trash removal, water, sewer, electricity, gas, security, pest control, and any other services related to the operation of the Premises.
<b>PROPERTY TAX EXPENSE</b>	Tenant shall pay all ad valorem real property taxes, general and special assessments, and any other governmental charges imposed against the Premises during the Term. These amounts shall be prorated as of the Commencement Date (or Expiration Date, as applicable), so that Tenant is only responsible for the portion of the calendar year during which the Lease is in effect, including any Option Term or holdover period.
<b>PROPERTY INSURANCE</b>	Tenant is required to maintain, at its sole cost, commercial general liability insurance in the amount of \$1,000,000 per occurrence with an additional \$2,000,000 umbrella policy, naming Landlord as an additional insured, and "special form" property insurance covering all buildings, improvements, and Tenant's personal property at 100% replacement cost, with all insurance proceeds payable to Tenant.
<b>MAINTENANCE &amp; REPAIRS</b>	Tenant shall, at its sole cost and expense, maintain and repair the entire Premises in good condition, including the building structure, roof, foundation, HVAC systems, utility lines, landscaping, sidewalks, parking areas, and all other improvements. Landlord shall have no obligation for maintenance or repair unless specifically stated otherwise in the Lease.

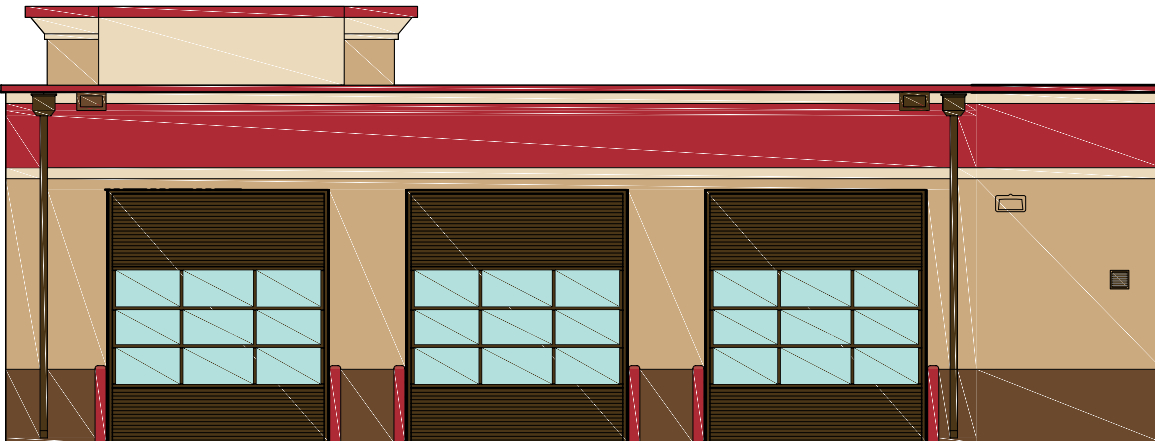
## ↘ ELEVATIONS



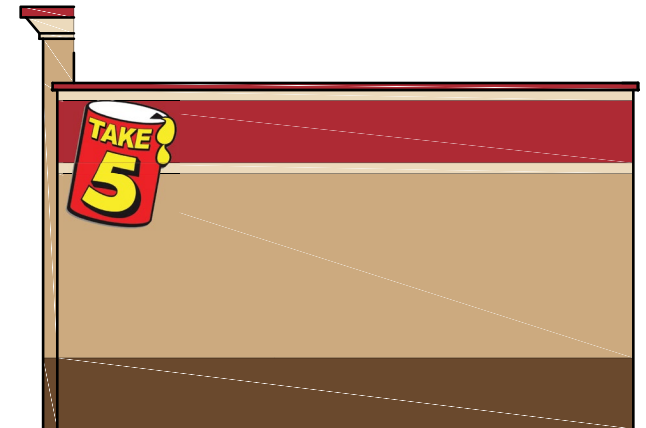
NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



## ▼ CONFIDENTIALITY STATEMENT

This is a confidential Offering Memorandum that is intended only for the purpose of review by a prospective purchaser of Take 5, located at 34100 N Gary Road, San Tan Valley, AZ 85144, and is not to be used for any other purpose or by any other person without the consent of Diversified Partners. Material included in this Offering Memorandum is based upon information provided by Owner and information obtained by the Broker through sources deemed reliable. This Memorandum is not to be considered a representation of the state of affairs of the project and is not intended to be the entirety of documentation required by prospective investors for consideration. No warranty or representation, expressed or implied, is made by the Owner or Broker as to the accuracy or completeness of information included within this Offering Memorandum. All financial projections and project information (including acreage and square footage) is for general reference purposes only, may be approximate in nature and are subject to variation. Qualified investors shall have the opportunity to review additional documentation and inspect the subject property. Investors should conduct their own due diligence to determine the condition of the property. This Offering Memorandum has been prepared by the Broker and approved by the Owner for distribution to prospective purchasers only for their review. The Owner reserves the right, at its sole discretion, to reject offers to purchase the subject property. The Owner shall not have any legal commitment to any party reviewing this Offering Memorandum until any written agreements have been fully executed and any contingencies have been waived. Receipt of this Offering Memorandum shall confirm agreement that this document is confidential and shall not be distributed to any other entity without written consent from Diversified Partners. If upon review of this Offering Memorandum you no longer have further interest or do not wish to pursue the purchase of this property, please return this Offering Memorandum to Diversified Partners.

## EXCLUSIVELY LISTED BY:

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### LEASING TEAM

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