

BRAKES PLUS SALE-LEASEBACK (MAVIS GUARANTY)

1452 EAST FLORENCE BLVD, CASA GRANDE, AZ 85122



OFFERING MEMORANDUM

fry's ACE
Hardware
Walgreens BURGER KING

**CASA GRANDE UNION
HIGH SCHOOL**
±1,970 Students

FritoLay
Production Plant
±500 Employees

**KOHLER
STERLING**
Manufacturing Plant
±400 Employees

Abbott
Manufacturing Plant
±400 Employees

**Banner Casa Grande
Medical Center**

FRANCISCO GRANDE
HOTEL & GOLF RESORT

brakes plus

**HISTORIC
DOWNTOWN
CASA GRANDE**

Harkins PET SMART
THEATRES
Michaels **Dillard's**
JCPenney
target **IN-N-OUT** **KOHL'S**
Fairfield **ROSS**
BY MARRIOTT DRESS FOR LESS
PROMENADE AT CASA GRANDE

Walmart
Distribution Center
±950 Employees

Walmart

**MISSION ROYALE
GOLF CLUB**

THE HOME DEPOT
HOBBY LOBBY
LOWE'S
planet fitness
fry's
OfficeMax

LUCID
3.85M SF Manufacturing Plant
±2,800 Employees

**Robson Resort
COMMUNITIES**
±1,500 Homes



**CASA GRANDE
MOUNTAINS**



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Executive Summary

1452 East Florence Blvd, Casa Grande, AZ 85122

FINANCIAL SUMMARY

Price	\$2,804,000
Cap Rate	5.35%
Building Size	4,975 SF
Net Cash Flow	5.35% \$150,000
Year Built	2025
Lot Size	0.58 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Brakes Plus
Guarantor	Mavis Tire Express Services Corp
Lease Commencement Date	Upon Close of Escrow
Lease Term	20 Years
Rental Increases	5% Every 5 Years and in Options
Renewal Options	6, 5 Year Options
Roof and Structure	Tenant Responsible
Taxes and Insurance	Tenant Responsible

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Years 1 – 5	\$150,000	5.35%
Years 6 – 10	\$157,500	5.62%
Years 11 – 15	\$165,375	5.90%
Years 16 – 20	\$173,644	6.19%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$182,326	6.50%
Option 2	\$191,442	6.83%
Option 3	\$201,014	7.17%
Option 4	\$211,065	7.53%
Option 5	\$221,618	7.90%
Option 6	\$232,699	8.30%

Base Rent	\$150,000
Net Operating Income	\$150,000
Total Return	5.35% \$150,000





Harkins **PET SMART**
 THEATRES
Michael's **Dillard's**
JCPenney
IN-N-OUT **KOHL'S**
target **Fairfield** **ROSS**
 BY MARRIOTT DRESS FOR LESS
PROMENADE AT CASA GRANDE

Banner Casa Grande
 Medical Center

ALDI **TACO BELL**
CHIPOTLE **WHATABurger**

Walmart

THE HOME DEPOT

Walgreens
DISCOUNT TIRE **chili's**
AutoZone

jiffylube

TAKE 5
 CLEAN

LOWE'S

HARBOR FREIGHT
 QUALITY TOOLS LOWEST PRICES

brakes plus

NAPA **AUTOCARE CENTER** **Starbucks**

Firestone

eegee's

Reilly
 AUTO PARTS

CIRCLE K

35,100 CPD
 E FLORENCE BLVD

Western
 Bank • Invest • Insure





fru's
goodwill planet fitness

McDonald's
CHASE
BIG TIRES

DUNKIN'
SAJAD
Jack
WELLS FARGO
In the box

CAL Ranch
FOOD CITY

DOLLAR TREE
Mor HOBBY LOBBY
OfficeMax
five BELOW

Sunrise Preschools

CIRCLE K

SONIC

LOWE'S

CALIBER COLLISION

Western Bank - Invest - Insure

O'Reilly AUTO PARTS

eegee's

Firestone



NAPA AUTOCARE CENTER
Starbucks

35,100 CPD
E FLORENCE BLVD

brakes plus

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 20-Year Absolute Triple-Net (NNN) Lease with Corporate Guaranty**
- » 5% Rental Increases Every Five Years with Multiple Renewal Options
- » **Brakes Plus Operates 190+ Locations Across 7 States**
- » Corporate Guaranty by Mavis Tire Express Services Corp., One of the Largest Independent Automotive Service Businesses in the United States with Over 3,500 Service Centers Across the U.S.
- » **Situated in the Heart of Casa Grande's Primary Retail Corridor, Anchored by Lowe's, The Home Depot, Walmart, Fry's, and More**
- » High Traffic Location Along East Florence Blvd, Visible by $\pm 35,100$ Cars per Day
- » **Easy Freeway Access 2 Miles Off Interstate 10, a Significant Connector Providing Direct Access to Phoenix and Tucson**
- » Close Proximity to Casa Grande's Top Employers: Lucid Motors, Walmart, Banner Casa Grande Medical Center, Abbott Nutrition, and Frito-Lay



DEMOGRAPHICS

1-miles

3-miles

5-miles

Population

2030 Projection	10,455	47,238	67,176
2025 Estimate	10,191	44,271	61,931
Growth 2025 - 2030	2.59%	6.70%	8.47%

Households

2030 Projections	4,183	18,148	25,775
2025 Estimate	4,057	16,918	23,660
Growth 2025 - 2030	3.13%	7.27%	8.94%

Income

2025 Est. Average Household Income	\$88,907	\$80,976	\$82,450
2025 Est. Median Household Income	\$69,225	\$67,083	\$69,170

Tenant Overview



CENTENNIAL, COLORADO

Headquarters



±190
Locations



1990
Founded



WWW.BRAKESPLUS.COM

Website

Founded in 1990, Brakes Plus offers brake and auto repair services, tire rotation, oil changes, transmission services, and more. Whether it's scheduled maintenance or oil changes, shocks and struts or brake repair/maintenance, Brakes Plus provides customers a service they can trust at a price they can afford. Brakes Plus now has 190 locations and growing across seven states.

In September 2017, Express Oil Change & Tire Engineers acquired Brakes Plus. In 2018, Express Oil Change & Tire Engineers and Brakes Plus merged with Mavis Discount Tire to form one of the largest automotive maintenance providers in the United States.

Guarantor Overview



WHITE PLAINS, NEW YORK

Headquarters



±3,500

Locations



PRIVATE

Company Type



1972

Founded



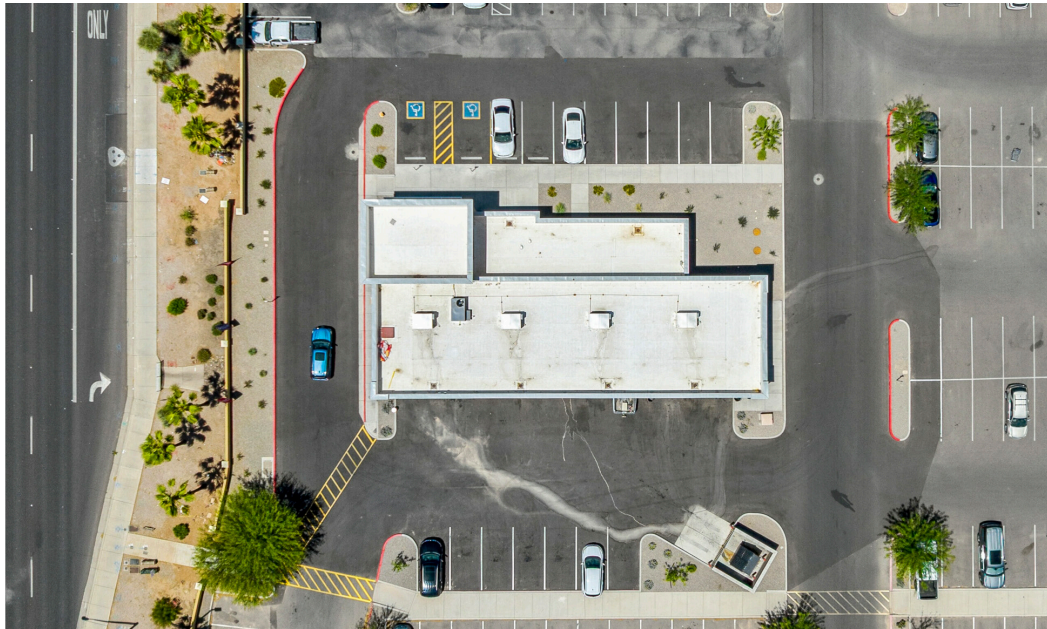
MAVIS.COM

Website

Mavis has been saving people money on tires for more than 50 years. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to 1949. Originally a bicycle shop, the family owned business became a tire shop by filling a neighborhood need to work on automobile tires and quickly grew their reputation and customer base. In 1971, Mavis had become a three-store chain and a neighborhood staple. By 1972, it was one of the first multi-brand tire dealers in the New York area. In 1988, management of the family owned business was passed on to the next generation.

In 2025, Mavis acquired Midas, aiding in the company's expansion. Today, as the largest multi-brand tire dealer in the United States, Mavis operates over 3,500 service centers across the United States and Canada under a family of brands: Mavis Discount Tire, Mavis Tires & Brakes, Midas, Express Oil Change & Tire Engineers, Brakes Plus, Tire Kingdom, NTB (National Tire & Battery), Town Fair Tire, and Tuffy. Mavis generates approximately \$2.4 billion in revenue annually. The Mavis brands are rapidly expanding with goals to add 100+ stores per year.

Property Photos



Location Overview



Casa Grande is a city in Pinal County, Arizona, halfway between Phoenix and Tucson. The city is home to an estimated 70,150 residents as of 2025. Casa Grande is strategically situated in the southern part of Arizona, conveniently accessible from major cities. With its central location, Casa Grande offers easy access to stunning desert landscapes, cultural attractions, recreational activities, and a welcoming community that reflects the spirit of Arizona's rich heritage.

Casa Grande is nestled within the Arizona Innovation and Technology Corridor, the center for manufacturing, logistics, healthcare, retail, and commerce within Pinal County. Its prime location grants easy access to a rich pool of talent from both

local and nearby urban areas, essential for current operations and future growth. Casa Grande has direct access to two interstate freeway systems and is trucking distance to San Diego, Los Angeles, Las Vegas, El Paso, and Albuquerque. Additionally, the city is one hour from three international airports and is a few hours' drive from two international ports of entry to Mexico.

Casa Grande offers an affordable lifestyle, with living costs averaging 35% to 50% lower than those of metropolitan regions. Historic downtown Casa Grande has more than 40 buildings in national and local historic registers. Several golf courses surround the city, including the highly ranked Dave White Municipal Golf Course.

[exclusively listed by]

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For financing options, please reach out to:

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