

Firestone

CHANDLER, ARIZONA NET LEASE INVESTMENT OFFERING MEMORANDUM



ACTUAL PROPERTY

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**CUSHMAN &
WAKEFIELD**

Private Capital Group

Firestone

CHANDLER, ARIZONA
OFFERING MEMORANDUM

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OFFERING

INVESTMENT HIGHLIGHTS
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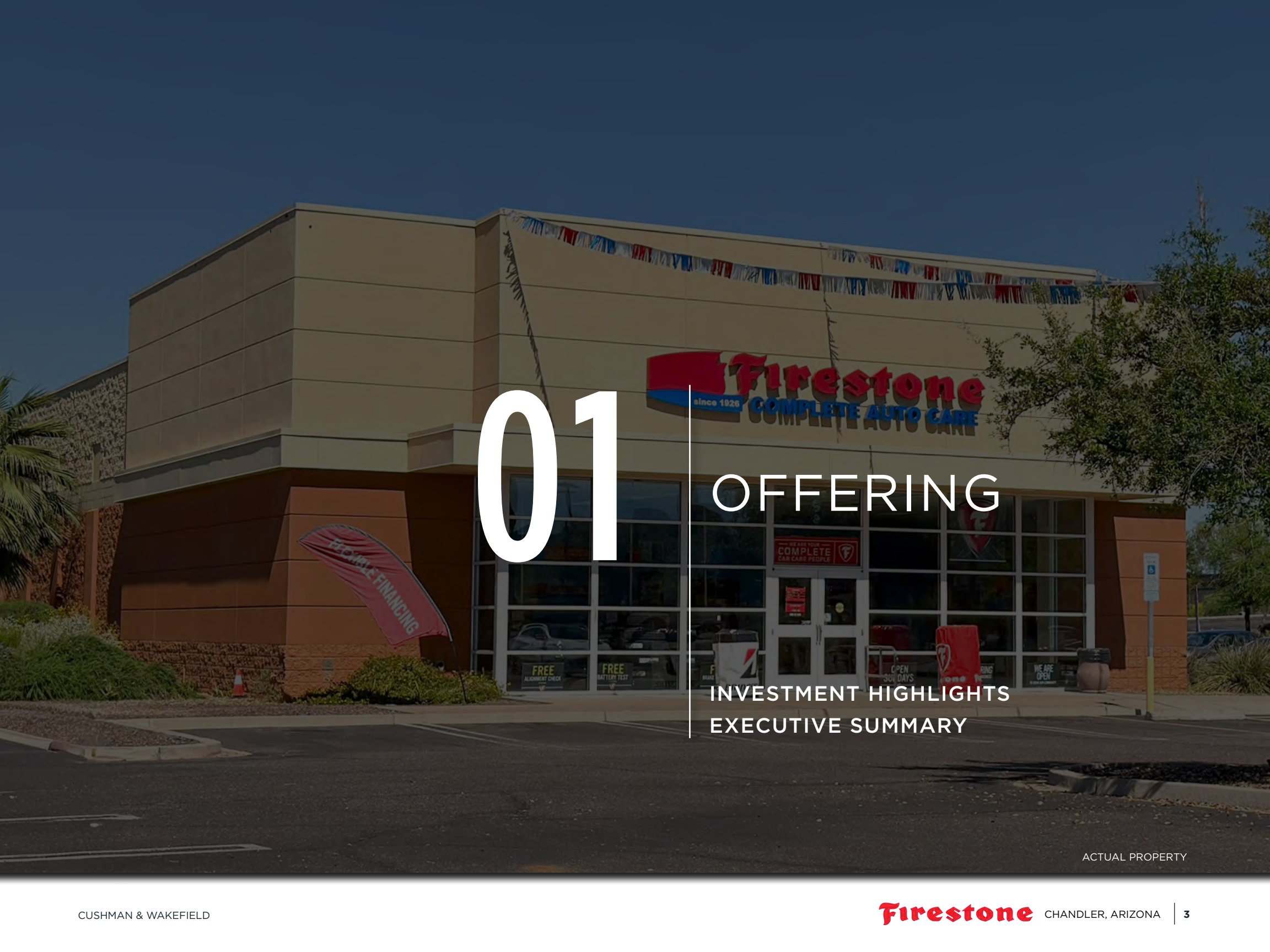
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01

OFFERING

INVESTMENT HIGHLIGHTS
EXECUTIVE SUMMARY

ACTUAL PROPERTY

INVESTMENT HIGHLIGHTS

TENANT:	Bridgestone Retail Operations, LLC DBA Firestone Complete Auto Care (Corporate)
LOCATION:	3175 W Chandler Blvd, Chandler, AZ 85226
LEASE TYPE:	Net Lease
BUILDING SIZE:	±10,060 SF
LAND SIZE:	±1.31 AC (±56,847 SF)
YEAR BUILT:	2001
RENT COMMENCEMENT:	August 16, 2019
LEASE EXPIRATION:	August 31, 2029
LEASE TERM REMAINING:	±3.5 years
OPTIONS:	Two (2) five (5) year options
RENT ADJUSTMENT:	10% increases every 5 years
APN:	301-65-886
LANDLORD RESPONSIBILITIES:	Structure, Roof (Property is subject to REA restrictions from the mall)
CAM PAYMENT TO MALL OWNER:	\$0.50 PSF with 4% annual increases (\$5,030)

CURRENT NOI	PRICE	CAP
\$159,970	\$2,782,000	5.75%

RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE
Primary	6-10	\$13,750.00	\$165,000.00	N/A
Option 1	11-15	\$15,125.00	\$181,500.00	10.00%
Option 2	16-20	\$16,637.50	\$199,650.00	10.00%

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Corporate lease
- Priced below replacement cost
- Below market rents (\$16.40 PSF)
- Attractive 10% rent increases every 5 years
- Located in immediate proximity to Chandler Fashion Center, a premier super-regional mall featuring over 180 retailers and serving as a dominant retail and entertainment hub for the Southeast Valley

TENANT HIGHLIGHTS

- Approximately 1,800+ Firestone Complete Auto Care locations nationwide
- Industry-leading automotive service and tire provider with over 100 years of operating history
- Bridgestone Corporation, parent company of Firestone, is one of the world's largest tire manufacturers and retailers, with a market capitalization of approximately \$26.3 billion and an S&P credit rating of A
- Generates approximately \$30+ billion in annual revenue

LOCATION HIGHLIGHTS

- Positioned within Chandler's premier retail corridor, one of the top-performing retail submarkets in Arizona
- Located ±0.5 miles from Loop 101 (142,402 VPD) & Loop 202 (138,208 VPD)
- Densely populated trade area with over 257,000 residents in a 5-mile radius
- Strong average household earnings of \$145,419 in a 3 mile radius
- Surrounded by major national retailers including Costco, Target, Walmart, Home Depot, and numerous dining and entertainment options







Firestone

COSTCO
WHOLESALE

TARGET

OLD NAVY

Harkins
Theatres
ULTIMATE MOVIE GOING

Chomp's
Sweet Treats & More

DSW
DESIGNER SHOE WAREHOUSE

Famous Dave's
Legendary Pit Bar-B-Que

ROUND1
BOWLING & ARCADE

SCHEELS

BARNES & NOBLE
BOOKSELLERS

The Cheesecake
Factory

macy's

Dillard's

AVANT AT
FASHION CENTER
±335 UNITS

BEST
BUY





CHANDLER BOULEVARD

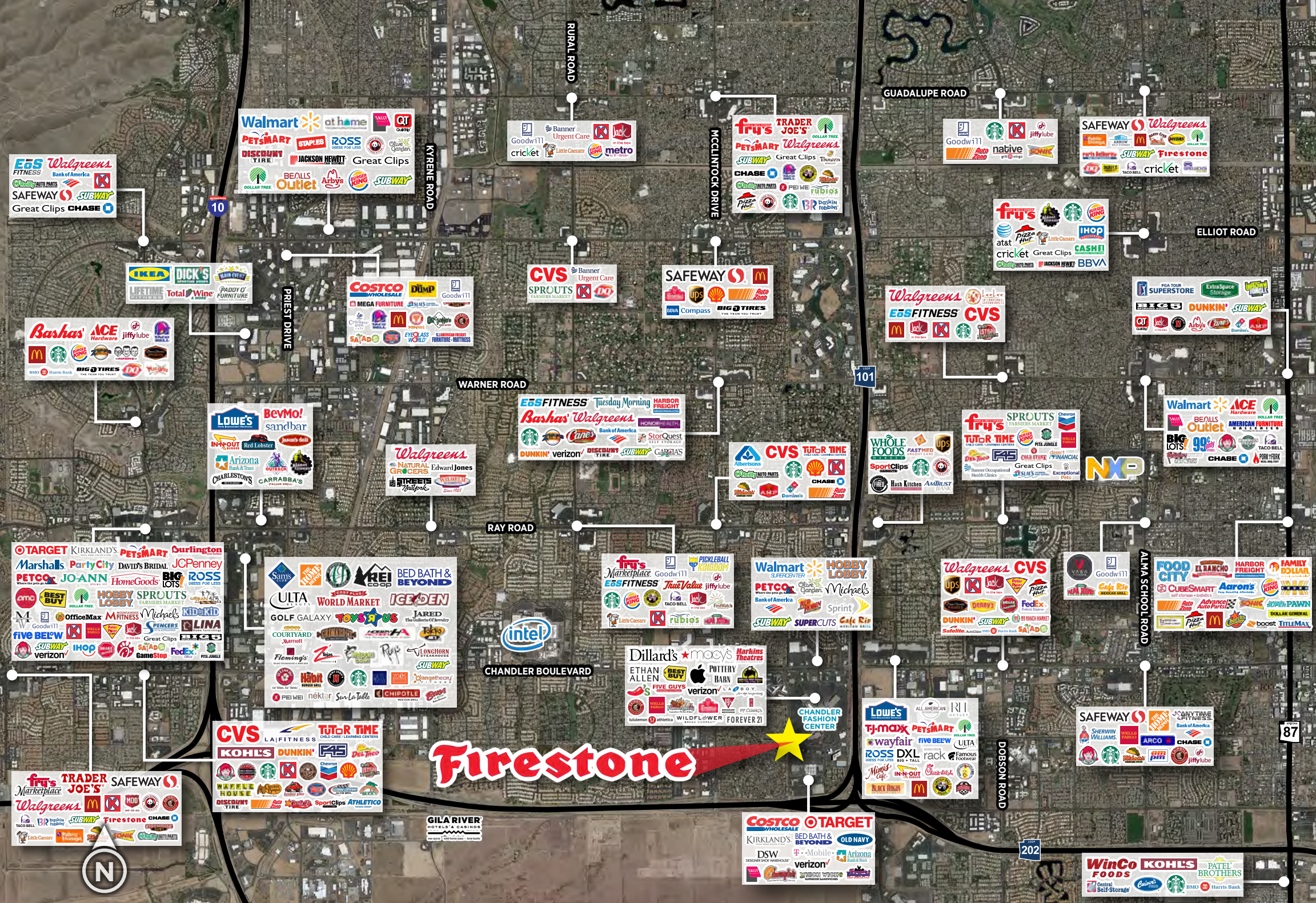
±39,459 VPD

±142,402 VPD

LOOP 101

PRICE ROAD

Firestone



02

OVERVIEW

TENANT OVERVIEW

ACTUAL PROPERTY

TENANT OVERVIEW

Firestone Complete Auto Care (www.firestonetire.com) is a leading provider of automotive maintenance, repair services, and tire sales across the United States. The company traces its roots back to 1900, when Harvey S. Firestone founded The Firestone Tire & Rubber Company in Akron, Ohio. Originally focused on manufacturing rubber tires for carriage wheels, the brand evolved alongside the automotive industry and entered the retail service space in the 1920s with the opening of its first Firestone Service Centers.

Today, Firestone Complete Auto Care operates as part of Bridgestone Retail Operations (BSRO), the largest network of company-owned automotive service providers in the world. Headquartered in Nashville, Tennessee, BSRO operates approximately 2,200+ retail locations nationwide under brands including Firestone Complete Auto Care, Tires Plus, and Wheelworks. Firestone Complete Auto Care alone operates approximately 1,800+ locations nationwide, providing a full suite of services including preventative maintenance, mechanical repair, tire replacement, and customer-focused automotive care.

In addition to its retail platform, Firestone launched Firestone Complete Fleet Care, a comprehensive service solution tailored to commercial and fleet operators. The platform offers centralized billing, nationwide warranties, and access to thousands of service locations across the country, making it one of the most expansive fleet maintenance networks in the industry.

Firestone's parent company, Bridgestone Corporation, is the largest tire and rubber company in the world, with a global presence spanning more than 150 countries and approximately 130+ manufacturing facilities worldwide. The company produces a wide range of products for passenger, commercial, and industrial applications, in addition to offering mobility solutions and fleet services.

As of 2026, Bridgestone Corporation generates approximately \$30+ billion in annual revenue and maintains a market capitalization of \$26.30 billion, underscoring its strong global position, financial stability, and long-standing leadership within the automotive and tire manufacturing industry.



A photograph of a Firestone store exterior. The building is a single-story structure with a tan and brown facade. Large windows display cars and signs for 'FREE ALIGNMENT CHECK' and 'FREE BATTERY TEST'. A red banner on the left says 'FLEXIBLE FINANCING'. The Firestone logo is prominent on the right side of the building. A large white number '03' is overlaid on the left side of the image.

03

MARKET

AREA OVERVIEW

AREA DEMOGRAPHICS

ACTUAL PROPERTY

PHOENIX



AREA OVERVIEW

Population

Phoenix is the fifth largest city in the United States and anchors the nation's tenth largest metropolitan area, with 5.1 million residents. Greater Phoenix encompasses 14,600 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe and Mesa. Greater Phoenix is the financial, commercial, cultural, entertainment and government center of Arizona.

Maricopa County, in which Phoenix is located, covers more than 14,600 square miles. Its strategic southwest location has made it a major business and distribution hub for aerospace, high-technology, logistics, financial services, bio-science and sustainable technology companies.

Phoenix is a large desert city. Its elevation is 1,117 feet above sea level. The city's horizon is defined by three distinct mountains: South Mountain, Camelback Mountain and Piestewa Peak. It is known for its warm climate, beautiful setting and great cultural and recreational amenities. The timeless Southwestern backdrop is scattered with resorts and spas infused with Native American tradition. Numerous golf courses stay emerald green all year. Mountain parks are criss-crossed with trails and plentiful sports venues host some of the biggest events in the nation. All together, Phoenix makes for the perfect setting for 16 million leisure visitors each year, which is good for business.

The population of Greater Phoenix is 5.1 million and is expected to grow to nearly 6.4 million in the next 20 years. A relatively young region, Greater Phoenix has a median age of 36.6 – 2.3 years younger than the average age nationwide. The population boasts comparatively high-earnings, with an median household income of over \$75,940. This is 4.9% above the national median average household income, which stands at \$72,414.

Employment

The Metro Phoenix employment base has grown rapidly in the past 20 years and currently boasts more than 2 million workers. Projected employment by occupation shows continued strength in the area's professional and technical workforce, with service employment increasing as well. A steady influx of new workers and high graduation levels from the state's largest university, Arizona State University, enrich the quality of labor. Thanks to the variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow.

Metro Phoenix has a diversified base of industries, led by aerospace, high-tech manufacturing, distribution and logistics, financial services and corporate/regional headquarters. Major data processing, credit card and customer service companies are also attracted to Greater Phoenix's telecommunications infrastructure. Phoenix has a predictable climate and low catastrophic risk—no earthquakes, tornadoes or coastal flooding.

Intel, Freescale, Microchip Technology and ON Semiconductor have given Arizona the distinction of being the fourth largest semiconductor manufacturing exporter in the nation.

Phoenix is ranked among the top in the country for its solar and renewable energy sector, and has a rapidly growing healthcare and biomedical industry. With \$1.3 billion in strategic investments over the past 10 years added into its emerging healthcare enterprise and research capabilities, Greater Phoenix is the place for healthcare opportunities.

MAJOR PHOENIX EMPLOYERS

State of Arizona
Banner Health
Walmart
Frys Food Stores
Wells Fargo
Maricopa County
City of Phoenix
Intel
Arizona State University
Bank of America
State Farm Insurance
U-Haul
Dignity Health
USAA
The Boeing Company
Phoenix Childrens Hospital
Vangaurd
General Dynamics
American Express
Amazon
Honeywell
HonorHealth

AREA OVERVIEW

Lifestyle & Entertainment

Dependable sunshine and warm temperatures make outdoor activities a way of life in Phoenix. Golf, tennis, hiking, cycling, mountain biking and rock climbing are popular Phoenix activities. Some of Greater Phoenix's most notable outdoor attractions are South Mountain Park and Preserve, Tempe Town Lake, Camelback Mountain, Desert Botanical Garden, the Tournament Players Club (TPC) and the Phoenix Zoo. Phoenix is also a gateway to the Grand Canyon, just a short three and a half hour drive to America's greatest natural wonder.

Live music including classical, blues, local bands and major concerts are easy to come by, and Downtown Phoenix's First Friday Artwalk is a popular event each month with thousands of attendees. Phoenix is chockfull of local galleries, boutiques and studios.

Greater Phoenix annually plays host to the PGA Tour's Waste Management Phoenix Open at the TPC, NASCAR's March and November events at Phoenix International Raceway, the Rock 'n' Roll Arizona Marathon and college football's VRBO Fiesta Bowl and Guaranteed Rate Bowl. Phoenix has played host to the Super Bowl in 2023, 2015 and 2008 at University of State Farm Stadium, the College Football Playoff National Championship Game in 2016 and the 2017 and 2024 NCAA Men's Basketball Final Four. Phoenix has franchises in three major professional sports leagues: Phoenix Suns (NBA), Arizona Diamondbacks (MLB) and Arizona Cardinals (NFL).

With more than 16 million leisure visitors each year, Greater Phoenix is home to more than 500+ hotels with more than 69,000 guest rooms. That total includes more than 40 luxury resorts. Notable resorts include the JW Marriott Desert Ridge Resort and Spa, the Arizona Biltmore, Westin Kierland Resort & Spa, The Phoenician, Royal Palms, Omni Scottsdale Resort & Spa at Montelucia, Four Seasons Resort at Troon North, Hyatt Regency Resort & Spa at Gainey Ranch, Sanctuary Camelback Mountain, The Camby, The Wigwam, W Scottsdale, and the Fairmont Scottsdale Princess.

Housing

As one might expect in the 10th largest metropolitan area in America, the options for housing are as diverse as the people who live here. You'll find everything from luxury high-rise condos to modest apartments, to mature tree-lined family neighborhoods and brand-new gated communities. The metro area has many distinct neighborhoods and urban "villages" and no home in Phoenix is very far from one of the city's parks. Whether you want the bustle of living in a downtown loft or historic mid-century gem, the comfort of a home in a family oriented neighborhood, or the quiet of a mini-ranch in the beautiful Sonoran Desert, Phoenix is a great place to put down roots.

Sources: Moody's Analytics; The Cromford Report; U.S. Census Bureau Census 2010 – ESRI Forecasts; 2015 MAG Employer Database; 2016 ARMLS and FBS. DMCA; Costar; 2016 Arizona Department of Education; Arizona State University – Degree Facts; Gilbert Public Schools; Chandler-Gilbert Community College; Golf Academy of America Chandler; Mesa Community College Graduation and Transfer Report; GPEC; Visit Phoenix; City of Phoenix



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 POPULATION GROWTH			
2025	9,557	97,453	257,346
2030	9,930	99,042	261,818
Daytime Population	16,433	110,853	289,110
 AVERAGE HH INCOME			
2025	\$123,893	\$145,419	\$139,194
2030	\$137,794	\$161,099	\$154,256

PRIVATE CAPITAL GROUP WESTERN REGION

ONE team THIRTEEN markets





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