

**FOR SALE - NN LEASED INVESTMENT**  
**1424 W. BASELINE RD**  
**TEMPE, AZ 85283**



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# OFFERING DETAILS



**SALE PRICE:**  
\$5,900,000



**CAP RATE:**  
5.34%



**BUILDING SIZE:**  
±13,813 SF



**LOT SIZE:**  
±63,423 SF



**PARCEL:**  
123-25-049



**ZONING:**  
RCC, Tempe



**YEAR BUILT:**  
2003

## PROPERTY HIGHLIGHTS

- Two fresh ten (10) year NN leases with O'Reilly Auto Parts (S&P: BBB) and Sherwin-Williams (S&P: BBB)
- Adjacent to Arizona Mills (Simon owned mall), The Home Depot, the Arizona Grand Resort & Spa, etc.
- Dense demos: approximately 19,969 people in a one mile radius and 116,139 in a three mile radius
- \$82k annual average household income in a 3 mile radius
- 60,000+ vehicles per day at this intersection (approximately 42k on Baseline and 18k on Priest)
- One block from the I-10 (157k+ vehicles per day)



**NEW PARKING LOT & NEW PAINT**



# PROPERTY PHOTOS

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# INTERIOR PHOTOS

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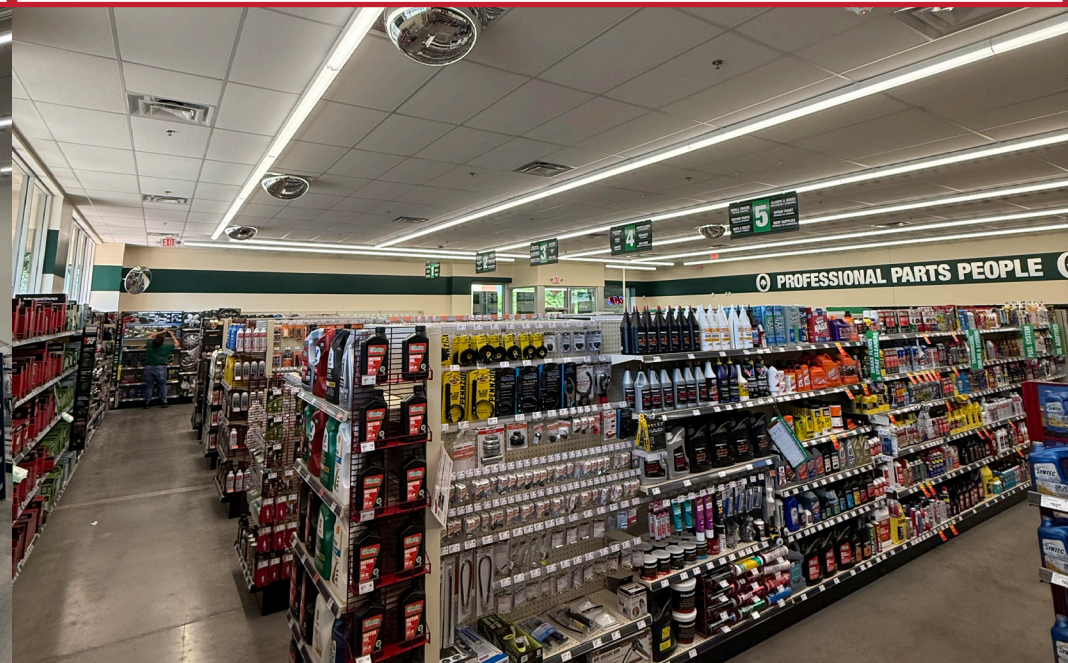
O'REILLY AUTO PARTS



SHERWIN-WILLIAMS



SHERWIN-WILLIAMS



O'REILLY AUTO PARTS

# RENT ROLL

## RENT ROLL

TENANTS	ANNUAL \$/SF	MONTHLY \$/SF	SQ. FT	% OF BUILDING	LEASE START	LEASE EXPIRATION	CURRENT MONTHLY	CURRENT ANNUAL	NOTES
O'REILLY AUTO PARTS	\$18.40	\$1.53	7,500	54%	8/1/2025	7/31/2035	\$11,500	\$138,000	10% increases every 5 years, corporate guarantee, four (4), five (5) year options to renew
SHERWIN WILLIAMS	\$28.08	\$2.34	6,313	46%	8/1/2025	7/31/2035	\$14,775	\$177,294	10% increases every 5 years, corporate guarantee, four (4), five (5) year options to renew.
<b>AVERAGES:</b>	<b>\$23.24</b>	<b>\$1.94</b>	<b>13,813</b>	<b>100%</b>	<b>--</b>	<b>--</b>	<b>\$26,275</b>	<b>\$315,294</b>	<b>--</b>

## RENT SCHEDULE - 10 YR BASE TERM

YEAR	ANNUAL \$/SF	MONTHLY \$/SF	MONTHLY RENT	ANNUAL RENT
Years 1-5	\$22.83	\$1.90	\$26,275	\$315,294
Years 6-10	\$25.11	\$2.09	\$28,902	\$346,823
First Option 11-15	\$27.62	\$2.30	\$31,792	\$381,506
Second Option 16-20	\$30.38	\$2.53	\$34,971	\$419,656
Third Option 21-25	\$33.42	\$2.78	\$38,468	\$461,622
Fourth Option 26-30	\$36.76	\$3.06	\$42,315	\$507,784
<b>AVERAGES:</b>	<b>\$29.35</b>	<b>\$2.45</b>	<b>\$33,787</b>	<b>\$405,447</b>



## Company Overview:

Founded in 1957 and headquartered in Springfield, Missouri, O'Reilly Auto Parts is a leading retailer in the automotive aftermarket industry. The company provides a wide range of auto parts, tools, and accessories for both professional service providers and do-it-yourself (DIY) customers. With a commitment to quality and customer service, O'Reilly has grown to operate over 6,000 locations across the United States and Mexico.

## Products and Services:

O'Reilly Auto Parts offers an extensive inventory, including replacement parts, performance products, maintenance supplies, and accessories for cars, trucks, and SUVs. Their services also include battery testing, wiper blade installation, and loaner tools, enhancing the customer experience.



## Company Overview

Founded in 1866 and headquartered in Cleveland, Ohio, Sherwin-Williams is a global leader in the manufacture, development, and distribution of paints, coatings, and related products. With over 150 years of history, Sherwin-Williams has become one of the most recognized names in the paint and coatings industry, serving both professional and retail customers.

## Products and Services:

Sherwin-Williams offers a comprehensive portfolio of products, including interior and exterior paints, stains, primers, industrial coatings, and specialty products. Known for its innovation and quality, the company provides solutions for residential, commercial, and industrial applications. Flagship brands include Emerald®, Duration®, SuperPaint®, and Valspar®, among others.

# AERIAL OVERVIEW

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# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024	19,605	112,757	293,299
2029	21,143	121,541	316,256



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	7,700	46,019	117,966
2029	8,317	49,662	127,554



## AVERAGE H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$75,594	\$86,902	\$92,705



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	7,380	85,036	217,892



## BUSINESSES

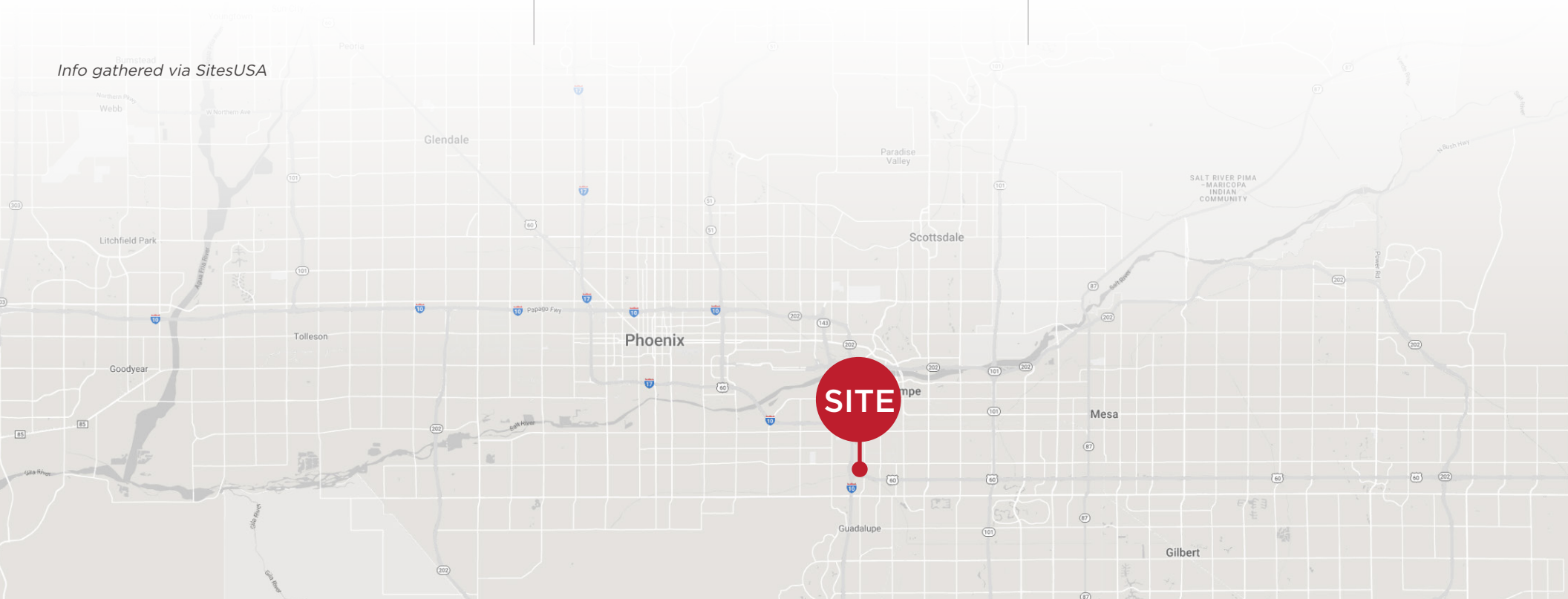
	1 MILE	3 MILES	5 MILES
2024	561	7,388	18,408



## MEDIAN H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$64,156	\$68,533	\$71,266

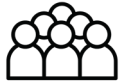
Info gathered via SitesUSA



# TEMPE CITY OVERVIEW

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**185K +**  
TOTAL POPULATION



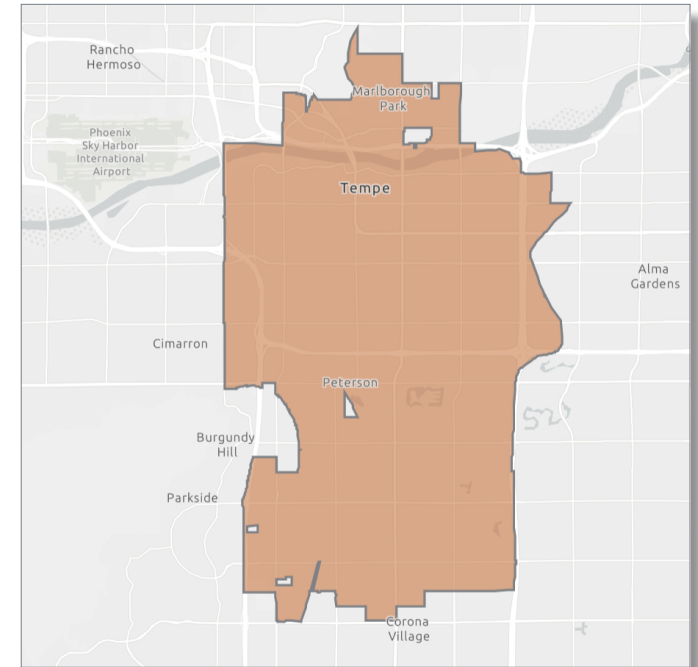
**\$91K +**  
AVG HH INCOME

## ACCESSIBLE LOCATION

Tempe is situated in the heart of the Valley and just 10 minutes from Phoenix Sky Harbor International Airport. The city is a top technology center in Arizona and a leading choice for major corporations. Primary city initiatives focus on transportation, accessibility, sustainability, quality of life, inclusivity, and more. There are over 210,000 employees in Tempe and Arizona State University employs the majority of daytime employees.

## DIVERSE COMMUNITY

Tempe is a vibrant and active community. Home to Tempe Town Lake, Tempe Center for the Arts, Historic Mill Avenue, PAC 12 Sports, and the oldest comedy club in Arizona, Tempe Improv. With over 40 events and festivals in our downtown and lake district you can find something fun and relaxing to do any time you want. Tempe is the most walkable and bikeable city in the Valley, with hundreds of miles of bike lanes and pedestrian corridors.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



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