

10-YEAR SALE-LEASEBACK



WESTERN MIXER
PARTS & PUMPS

2560 E MAIN STREET | MESA, AZ

ABSOLUTE NNN LEASE



ECHO WEST

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DEAL SUMMARY



WESTERN MIXER
PARTS & PUMPS

Address

2560 E Main Street
Mesa, AZ 85213

Asking Price

\$4,500,000

Cap Rate

6.00%

Annual Rent (Year 1)

\$270,000

Lease Structure

Absolute NNN

Rent Increases

2% Annually

Lease Term

10 Years at COE



LEASE SUMMARY



Tenant	Western Mixer
Lease Guarantor	Western Mixer Co, LLC
Address	2560 E Main Street Mesa, AZ 85213
Annual Rent (Year 1)	\$270,000
Lease Type	Absolute NNN
Landlord Responsibilities	None
Lease Term	10 Years at Close of Escrow
Building Size	8,000 SF
Lot Size	3.00 AC
Rent Increases	2% Annual Increases
Renewal Options	Two, 5-Year Options
Zoning	Commercial - General



INVESTMENT HIGHLIGHTS

FAVORABLE LEASE STRUCTURE | ANNUAL RENTAL INCREASES

The offering features a 10-year initial term at close of escrow with 2% annual rental increases creating sustained returns for the prospective investor and a hedge against inflation.

PASSIVE LEASE STRUCTURE | HANDS-OFF INVESTMENT

The offering features an absolute NNN lease structure. Tenant is responsible for the direct payment of all taxes, insurance, and maintenance, including structural repairs and capital replacements associated with the property which makes this a hands off, passive investment for any prospective buyer.

NEW CORPORATE HEADQUARTERS

Western Mixer recently relocated their headquarters from Denver, CO to Mesa, AZ and the desire to structure a 10-year sale-leaseback conveys their long-term commitment to this strategy and the importance of securing this facility long-term as their primary distribution hub.

SIGNIFICANT CAPITAL REINVESTMENT

The company is unlocking 100% of the property's value to reinvest in the business, which reinforces their commitment to growing the company from this specific, stable location.

RARE INFILL LOCATION | GENERAL COMMERCIAL ZONING

Extremely rare and difficult to replace infill location with outdoor storage permitted. The site is zoned General Commercial providing a wide array of uses which include but are not limited to light assembly and fabrication, major automotive vehicle sales and repair, large vehicle and equipment sales, service and rental, outdoor display and storage.

5TH LARGEST MSA | POPULATION & ECONOMIC BOOM

Phoenix is one of the fastest growing MSA's in the United States with a population that has surpassed 5.1M people and continues to expand. Phoenix has seen a massive tech industry boom from companies like Intel, Taiwan Semiconductor Manufacturing Company (TSMC), and other high-tech firms that are investing heavily in the market. Arizona offers a favorable tax and business-friendly environment fostering continued migration into the growing city.

SUPERIOR DEMOGRAPHICS | HEART OF MESA

Located in the heart of Mesa, the subject property benefits immensely from exceptional surrounding population density, with over 162,000 residents within a 3-mile radius and more than 350,000 residents within 5 miles. This dense and established consumer base supports consistent commercial property demand, strong site traffic, and long-term tenant performance. The property's positioning within one of the most populated and fastest-growing submarkets in the Phoenix MSA further strengthens its long-term real estate fundamentals and desirability among national retailers and investors.



TENANT PROFILE



WESTERN MIXER
PARTS & PUMPS



NO. OF LOCATIONS
3 Distribution Facilities



LOCATED IN
AZ, CO, & WA



FOUNDED IN
1991

Now headquartered in Mesa, AZ, Western Mixer serves customers across the United States and Canada with fast, reliable shipping—often delivering orders the same day. We know that your business depends on your equipment, so let us take care of the details, from sourcing to shipping, so you can stay focused on what matters. Since 1991, Western Mixer has been a cornerstone in the world of mixer trucks and parts. Proudly family-owned, we've dedicated over 35 years to serving the concrete and construction industries with a commitment to quality, integrity, and affordability. We know how crucial reliable parts and services are for the success of your business, which is why we make it our mission to deliver dependable products that don't break the bank.

Western Mixer's extensive inventory gives you access to over 7 million parts, covering almost every mixer manufacturer—whether you're looking for common replacements or hard-to-find components. Our team works diligently to ensure you find exactly what you need to keep your equipment running smoothly. Our transparent approach means we offer prices significantly lower than traditional dealerships, all while upholding the highest standards of product quality and service.



FALCON FIELD AIRPORT PROXIMITY

FALCON FIELD AIRPORT



- *The heart of the Falcon District, a general aviation airport and reliever airport for Phoenix Sky Harbor and Mesa Gateway airports.*
- *One of the busiest general aviation airports in the country with more than **330,000 annual operations***
- *More than **800 aircrafts** are based at Falcon Field Airport*
- *Two runways of **5,100** and **3,800 feet** accommodate a wide variety of fixed-wing aircraft and helicopters*
- *More than **130 on-airport businesses** provide aviation services – fueling, maintenance and repairs, inspections, avionics, aircraft painting, aircraft interiors, aircraft charters and rentals – to support aircraft operations, manufacturing, or research and development activities.*

KEY INDUSTRY CLUSTERS - FALCON DISTRICT

Aerospace/Aviation & Defense – The Falcon District boasts market leaders in aerospace, defense, and aviation including Boeing, MD Helicopters, Northrop Grumman, Nammo Defense Systems, Mercury Systems, Heliponents, CAE Aviation Academy, Serastar Technologies Corporation, and Valkyrie Aero.

Advanced Manufacturing – Businesses in the Falcon District have a long history of manufacturing excellence including Special Devices Inc., Daicel Safety Systems, BEMO, and Able Steel.

Advanced Business Services – An important strategic target for the Falcon District. With robust fiber assets, easy transportation access, and a well-educated workforce, the Falcon District is a perfect location for back office, financial, and customer service companies.

\$811 MILLION
Annual Economic
Benefit to Mesa

18,000+ PEOPLE
Are Employed in
the Falcon District



PROPERTY AERIAL



- Provides **35 miles** of light rail services across Phoenix, Tempe, & Mesa
- Generated over **\$20 billion** in regional economic impact since operating
- Supports **28%** of Maricopa County jobs within a 1/2 mile of the line



55,500+ Students

DOWNTOWN MESA

~3 Miles From Subject Property



PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

DOWNTOWN PHOENIX

- One of the Fastest-Growing Cities in the Nation
- 5th Largest City in the United States
- Attracts ~6 Million Visitors Annually



BUY • SELL • CONSIGN



RV COUNTRY



Main Street - 20,484 VPD

3.00 ACRES

PROPERTY AERIAL



- Over \$2.2M in Daily Economic Benefits
- 800+ Aircraft Based at Falcon Field Airport
- 1,385 Airport Jobs
- 18,000+ Employees in the Falcon District
- \$811M Annual Economic Benefit to Mesa



Lindsay Ave - 22,037 VPD



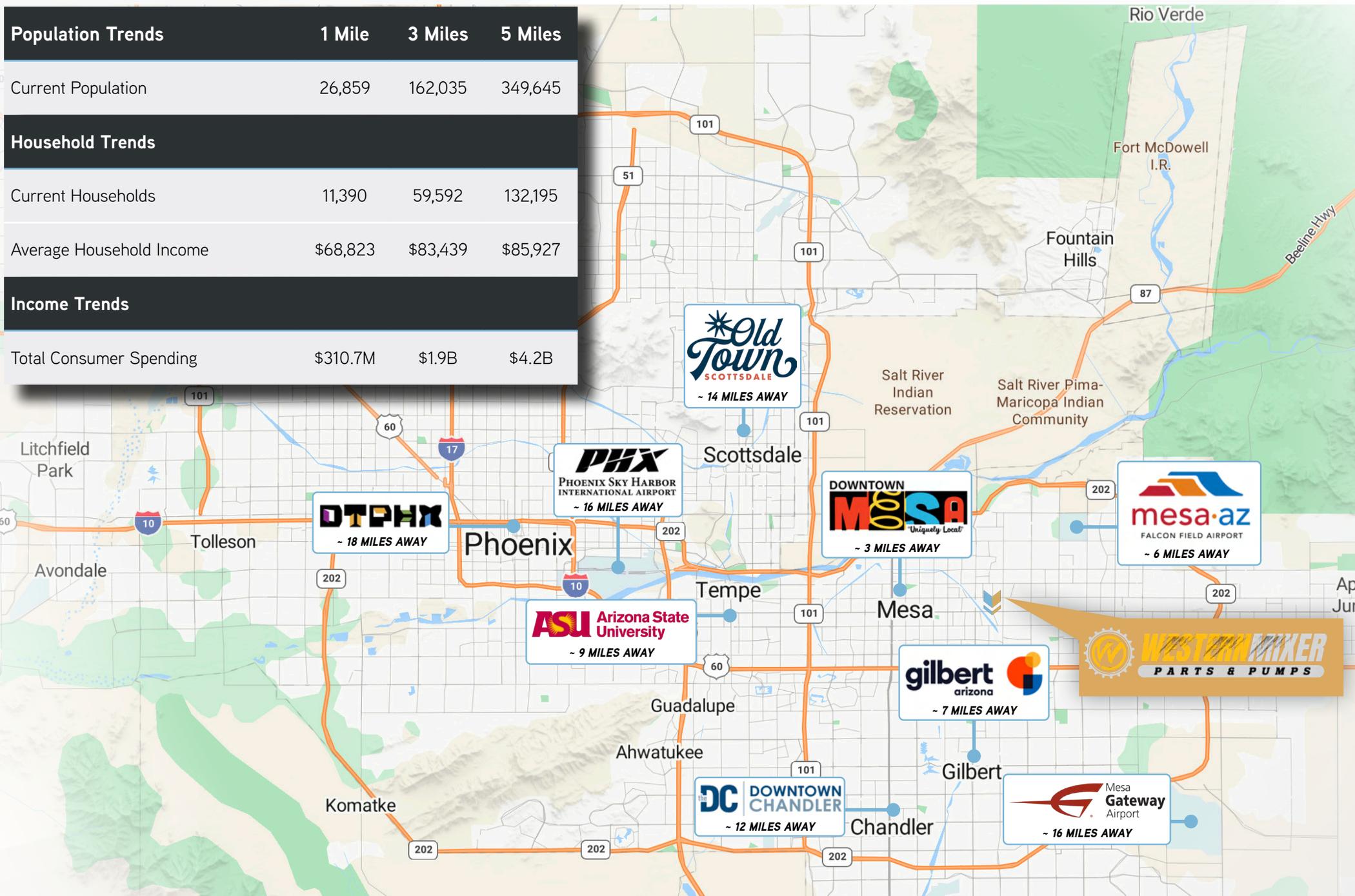
3.00 ACRES

Main Street - 20,484 VPD

DEMOGRAPHICS - Mesa, AZ



Population Trends	1 Mile	3 Miles	5 Miles
Current Population	26,859	162,035	349,645
Household Trends			
Current Households	11,390	59,592	132,195
Average Household Income	\$68,823	\$83,439	\$85,927
Income Trends			
Total Consumer Spending	\$310.7M	\$1.9B	\$4.2B



LOCATION OVERVIEW - Mesa, AZ

Mesa is the 3rd largest city in Arizona and one of the fastest-growing suburban hubs in the nation. With a population of more than 540,000 residents, Mesa anchors the East Valley with a strong economy built on aerospace, advanced manufacturing, education, and healthcare. The city benefits from its proximity to Phoenix while maintaining its own identity, supported by affordable business costs, a well-trained workforce, and strategic infrastructure investments. Mesa's growing innovation zones—including the Elliot Road Technology Corridor and the Falcon District—continue to attract major corporations and high-tech employers.

Mesa is home to ASU's Polytechnic Campus, the Phoenix-Mesa Gateway Airport, and an expanding transportation network that includes the Valley Metro Light Rail in Downtown Mesa. The pro-business environment, streamlined permitting, and high quality of life makes Mesa a top destination for companies and residents alike. Over the last decade, Mesa has experienced rapid growth, adding new employment centers, master-planned communities, and major commercial developments across the East Valley.

- **More than half a million people** live in Mesa, Arizona with a **population of 540,000**.
- Mesa is the **2nd largest city in the Phoenix-Mesa metro** and the **3rd largest** in the state of Arizona.
- There is a **1.3M workforce population** within a 30-minute drive of Mesa, Arizona.
- **Amazon opened a new 1.2 million-square-foot storage and distribution center** just off the Loop 202 in Mesa. This is one of the largest Amazon facility's in the U.S. Read more [here](#).
- Gulfstream Aerospace opens a new **\$130 million** customer support service center at Mesa Gateway Airport. Gulfstream's Mesa operations have already brought more than **250 new jobs** to the region, with an additional **100 more expected** this year. To read more about the new facility, click [here](#).
- The **140,000 SF Virgin Galactic facility** was recently completed in 2024 with plans to perform the final assembly of the next generation of Delta-class spaceships. The facility is expected to create **hundreds of aerospace engineering and manufacturing jobs** in Mesa. Read more [here](#).

3rd LARGEST
City in Arizona

540,000
2025 Population
(Mesa, AZ)

14%+
Population Increase
Since 2010



LOCATION OVERVIEW - Phoenix, AZ

Phoenix, the seat of Maricopa County, is the largest and most populous city in the state of Arizona and the only state capital with a population of more than a million people. Phoenix is the second largest city in the Western United States after Los Angeles, California. It is the region's primary cultural, economic, and financial center and a major transportation hub. Businesses thrive in Phoenix. Combining a well-trained and educated workforce with Arizona's stable business environment and the Phoenix signature quality of life, all the ingredients are in place for business success. A new business is not on its own arriving in Phoenix. A burgeoning ecosystem of businesses and continuing services from the City make Phoenix a dynamic place for planting a company's flag. Phoenix is a flourishing community with a young, skilled workforce ready to take on innovative jobs. Over the last decade, Phoenix has exploded to take the spot as the 5th largest city and fastest-growing city of the last decade according to the U.S. Census Bureau.

- Phoenix boasts a modern infrastructure with access to major markets across the U.S. and globe with **7 major freeways, 22 miles of resident rail, and 3 airports** strategically located throughout the valley. Read how Phoenix was built for the future [here](#).
- The Phoenix Metro is home to over **3,700 internationally-owned businesses** and continues to grow. Companies take advantage of a domestic location and the low-cost of operating in Phoenix. Read more about how Phoenix can help your business thrive [here](#).
- A diversity of industries and talents has attracted companies from all over the world. **Banner Health, American Express, TSMC, Sumco, Charles Schwab, Mayo Clinic, and Blue Optima** are a few of the numerous growing companies in Phoenix. See why Phoenix continues attracting global business [here](#).
- Phoenix has grown over **30% since 2010** and is home to **500+ employers**, including big names like **Quicken Loans** and **Uber**. **ASU's Downtown Campus attracts over 10,000 students yearly**. Discover why Downtown Phoenix is a top spot for business and innovation [here](#).

#1 LARGEST
City by Population
in Arizona

5th LARGEST
City by Population
in the U.S.

4.8M
2025 Population
(Phoenix MSA)





ECHOWEST

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