

Meineke Car Care Center

6757 E Southern Ave | Mesa, AZ 85206

Retail
Investment Opportunity

Offering Memorandum



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EXCLUSIVELY LISTED BY



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PROPERTY OVERVIEW

Meineke

6757 E Southern Ave Mesa, AZ 85206



INVESTMENT HIGHLIGHTS

Property Highlights

Absolute NNN | Extensive Lease Guarantee | Zero Landlord Responsibilities

- **Truly Passive Income:** Tenant is responsible for all taxes, insurance, and maintenance.
- **Management-Free:** Ideal for out-of-state or passive investors looking for an "armchair" investment in a high-growth Arizona market.
- **Multi-Layered Guarantee:** Non-release structure with cumulative recourse, each tenant remains liable, creating a stacked guarantee.
- **Multiple Guarantors:** Five distinct sources of lease guarantee, including personal and corporate guarantees.
- **Original Tenant Continuity:** Long-term liability remains in place through base term and options,
- **Built-in Rent Growth:** CPI increases biannually throughout the initial term and option periods, providing a hedge against inflation and consistent yield growth.

Highly Visible Super Station Springs Shopping Mall Outparcel

- **Prime Southern Avenue Frontage:** Located directly on E. Southern Ave just west of Power Road, a primary east-west artery in Mesa, and out parceled to a major shopping mall
- **Significant Traffic Volume:** Southern Ave and Power Rd see combined traffic counts exceeding $\pm 62,000$ Vehicles Per Day (VPD).
- **Easy Freeway Access:** Situated less than one mile from the US-60 (Superstition Freeway), allowing for easy regional access and high commuter visibility.

Strong Demographics & Regional Retail Hub | Mesa, AZ

- **Dense, Affluent Population:** 119,000+ residents within 5 miles with average household incomes exceeding \$91,000.
- **High-Growth Market:** Located in Mesa, a key city within the rapidly expanding Phoenix-Mesa-Chandler MSA.
- **Dominant Retail Corridor:** Adjacent to Superstition Springs Center and surrounded by major national anchors including Target, Walmart, Home Depot, Kohl's, and WinCo Foods.
- **Strong Co-Tenancy:** Nearby traffic drivers include Starbucks, Chick-fil-A, In-N-Out Burger, and national auto retailers.





Hwy 60
±132,000 VPD

Superstition Springs Center

JCPenney Bath & Body Works
 Dillard's ULTA BEAUTY
 TJ-maxx ROSS
 Foot Locker DRESS FOR LESS

CHEVROLET KIA
 TOYOTA HONDA

Walmart Supercenter
 COX BRAKE MASTERS TACO BELL

BEST BUY ASHLEY
 Applebee's HALF PRICE BOOKS
 Olive Garden Burlington
 ACE Hardware

target WinCo FOODS
 FLOOR & DECOR
 PET SMART
 HARBOR FREIGHT
 QUALITY TOOLS LOWEST PRICES
 DISCOUNT TIRE
 FIVE GUYS

SureStay PLUS
 by BEST WESTERN

JAO easy

Quick Lane
 TIRE & AUTO CENTER

enterprise

BW Best Western
 Denny's McDonald's

The Cheesecake Factory

OfficeMax

BLT KITCHENS

Southwest
 Camino Real Associates

Subject Property

UROLOGIC SURGEONS
 OF ARIZONA

BANK OF AMERICA

E Southern Ave ± 19,000 VPD

S Power Rd ± 43,000 VPD



Calusa Trace Apartments Complex

E Main St ± 22,120 VPD



Pueblo Seco Condominium Condo Complex



Banner Baywood Medical Center ±324 Beds



Madison Elementary ±378 Students

Superstition Springs Center

Sunland Village Golf Club Golf Course



Golden Hills Golf Club

Franklin Junior High School ±282 Students



Subject Property

E Southern Ave ± 19,000 VPD



Wilson Elementary ±473 Students



60 ± 209,100 VPD

Banner Gateway Medical Center ±286 Beds



60



Google Earth

6757 E Southern Ave
Mesa, AZ 85206

±2,507 SF
GLA

1997
Year Built

±62,000
Vehicles Per Day

Absolute NNN
Lease Type



FINANCIAL OVERVIEW

Meineke

6757 E Southern Ave Mesa, AZ 85206



FINANCIAL SUMMARY

\$1,648,000

List Price

6.25%

Cap Rate

±0.57 AC

Lot Size

Property Details

Tenant Trade Name	Meineke Car Care Center
Lease Guarantors	Four Personal Guarantees, Freedom Auto Group, LLC, Right Way Automotive, Inc.
Lease Type	Absolute NNN
Original Lease Term	10 Years
Lease Commencement Date	07/23/2022
Lease Expiration Date	07/22/2032
Term Remaining on Lease	±6.3 Years
Increases	CPI-based increases will be capped at 2% and applied biannually
Options	One, 5-Year Option
Annual Rent	\$103,030



TENANT SUMMARY

Year Founded
1972

Headquarters
Charlotte, NC

Ownership Status
Public

Employees
10,000+

Locations
900

Annual Revenue
2.3+ Billion



Tenant Overview

Meineke Car Care Centers is a leading automotive repair franchise specializing in full-service vehicle maintenance and repair solutions across the United States and internationally. Headquartered in Charlotte, North Carolina, Meineke supports a vast network of independently owned and operated locations that provide services including brake repair, exhaust system service, oil changes, tires, and general automotive maintenance. Backed by strong brand recognition and national marketing support, Meineke combines local ownership with corporate expertise to deliver reliable, convenient, and affordable car care solutions to individual consumers and fleet customers alike.

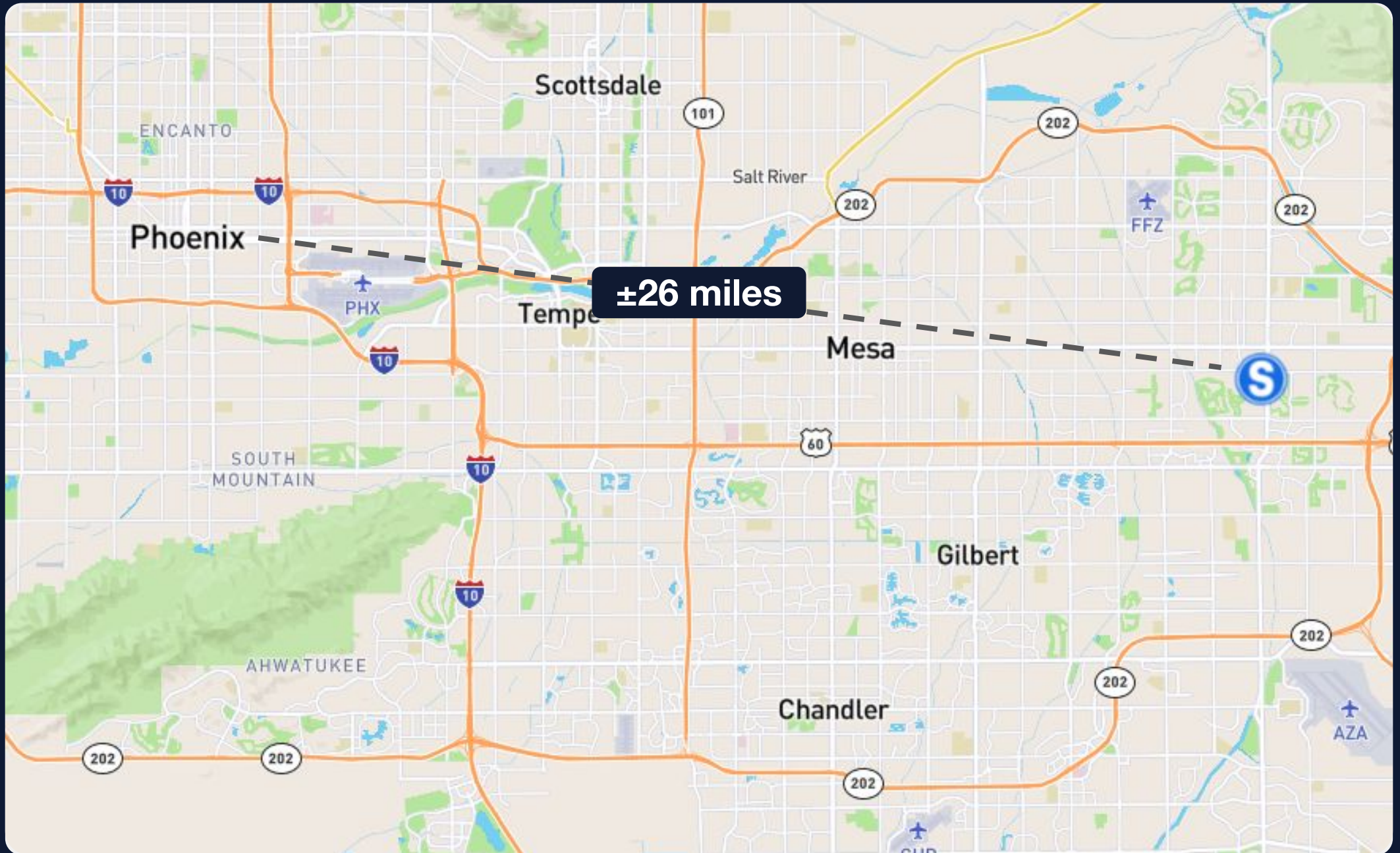
Why Invest in Meineke?

- **Extensive Operational Scale:** With more than 900 locations across North America, Meineke operates within a highly fragmented automotive repair industry. Its national footprint, centralized procurement capabilities, and shared services platform provide franchisees with purchasing power, marketing scale, and operational efficiencies that independent operators often lack.
- **Credit Stability with Upside Potential:** As part of Driven Brands, Meineke benefits from access to established capital markets and structured financial management. While the broader automotive service sector may carry moderate leverage typical of franchise platforms, the essential nature of vehicle maintenance supports steady demand, even during economic slowdowns.
- **Growth via Acquisitions and Organic Expansion:** Driven Brands has a strong history of strategic acquisitions and brand expansion within the automotive services space.
- **Strong Brand and Market Position:** Founded in 1972, Meineke is a nationally recognized automotive service brand known for convenient, full-service repair and maintenance. Its combination of local franchise ownership and national marketing support positions it as a trusted, go-to provider for everyday drivers seeking reliable and affordable car care.

MARKET OVERVIEW

Meineke

6757 E Southern Ave Mesa, AZ 85206



MESA, AZ

Market Demographics

507,478
Total Population

\$78,779
Median HH Income

3.32%
Population Growth Since 2020



Local Market Overview

Mesa, Arizona is one of the fastest-growing cities in the Phoenix metropolitan area, with a population exceeding 500,000 residents supported by continued regional expansion and in-migration. The median age of approximately 37 years reflects a balanced demographic profile of young professionals, families, and retirees. The local labor force includes more than 250,000 employed residents across diverse sectors such as healthcare, retail trade, manufacturing, and business services, underscoring a broad and stable economic base. Educational attainment exceeds 30% bachelor's degree or higher, supporting workforce depth and household income growth. Strong owner occupancy levels (~64%) and a median home value of approximately \$364,300 reflect residential stability and sustained housing demand, reinforcing the city's long-term viability for retail and commercial investment.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,186	124,776	307,150

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,242	54,808	125,749

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$98,289	\$102,792	\$113,719

PHOENIX, ARIZONA MSA

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.1 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

5.19M

Total Phoenix MSA
Population

1.7%

Annual Population Growth
(2020-2025)

\$398B

Gross Domestic Product
(GDP) in 2023

1.6%

Annual Employment Growth
(2023-2024)



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 6757 E Southern Ave, Mesa, AZ, 85206 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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