

# INVESTMENT OPPORTUNITY FOR SALE



- Ideal 1031 Tax Deferred Exchange
- No Landlord Responsibilities
- Absolute Triple Net Lease
- Early Renewed Another Term
- Corporate Guarantee
- Great Location on Busy Arterial



*Offered Exclusively By:*

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The information contained herein has been obtained from sources we believe to be reliable, however, we make no warranties or representations, expressed or implied as to the accuracy of the information. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. Buyer bears all risk for any inaccuracies. This offering is subject to change without notice given





## PROPERTY INFORMATION

LOCATION:	810 East Greenway Parkway Phoenix, Arizona 85022	
BUILDING SIZE:	4,520 Square Feet	
YEAR BUILT:	1995	
LOT SIZE:	0.71 Acres	
LEASE TYPE:	Triple Net	
LEASE TERM:	5 Years; Tenant early renewed in 2024	
RENEWED TERM:	03/01/2025 thru 02/28/2030	
NOI:	\$114,708/Year	
OPTION TERMS:	Two (2) – Five (5) Year Terms	
OPTION NOI:	\$126,178/Year	03/01/2030 thru 02/28/2035
	\$138,796/Year	03/01/2035 thru 02/28/2040
GUARANTEE:	Corporate	

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## THE OFFERING

<b>SALES PRICE:</b>	<b>\$2,100,000</b>	<b>(Firm; price recently reduced from \$2,300,000)</b>
<b>CAP RATE:</b>	<b>5.5%</b>	<b>03/01/2025 thru 02/28/2030</b>
		<b>Option Terms:</b>
	<b>6.0%</b>	<b>03/01/2030 thru 02/28/2035</b>
	<b>6.6%</b>	<b>03/01/2035 thru 02/28/2040</b>

## TENANT PROFILE

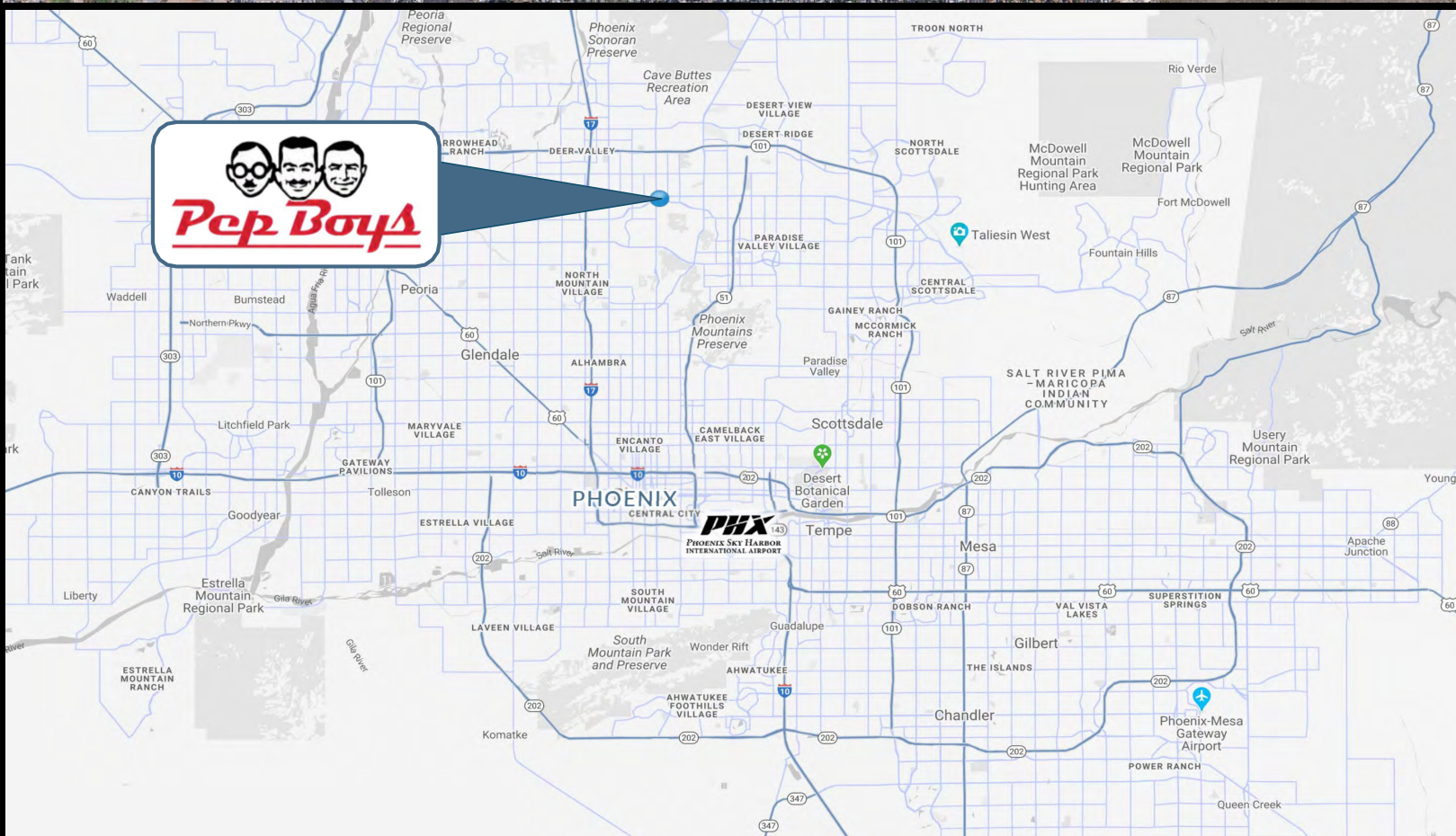
Pep Boys, Manny, Moe & Jack (branded name) abbreviated as Pep Boys is an American automotive aftermarket retail and service chain. Recently, Pep Boys decided to focus their main emphasis on service and exit the retail market for products. Pep Boys was founded in 1921 with the first store in Philadelphia, Pennsylvania. In 2016, Pep Boys was acquired by Icahn Enterprises L.P. Headquartered in Philadelphia, Pep Boys core business model is automotive maintenance and repair, and fleet maintenance to its customers across the country. In 2017, Pep Boys acquired Just Brakes to add to its automotive repair expansion. Since then, Pep Boys has grown to over 900 locations throughout the United States and Puerto Rico.

The mission of Pep Boys to be “people taking care of people” and their cars remains their top priority. You can visit their website at: [www.pepboys.com](http://www.pepboys.com)



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For Additional Information,  
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