



**brakes  
plus**



**\$2,262,700 @ 6% Cap**

- ❖ Single Tenant NNN Lease to Corporate Tenant
- ❖ Infill Phoenix Location - Substantial Population Base
- ❖ Frontage on Busy N 35<sup>th</sup> Ave - 32,455+ ADT
- ❖ Close Proximity to Interstate 17 and Loop 101
- ❖ Zero Landlord Responsibilities
- ❖ Perfect 1031 Exchange Property for Passive Investors

SUBJECT PROPERTY PHOTO

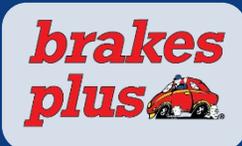
**BANG**  
REALTY

**18415 NORTH 35<sup>th</sup> AVENUE | PHOENIX, AZ**

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# PRICING OVERVIEW



**SITE ADDRESS:** 

**ASKING PRICE:**

**NET INCOME (NOI):**

**CAP RATE:**

**Gross Leasable Area (GLA):**

**Current Rent per SF:**

**Lot Size:**

**Year Built:**

**Ownership Type:**

**Tenant:**

**Tenant Type:**

**Guarantor:**

**Lease Type:**

**Rent Commencement:**

**Original Lease Term:**

**Lease Expiration:**

**Remaining Term:**

**Tenant Options:**

**Right of First Refusal:**

**Rental Increases:**

**18415 N 35<sup>TH</sup> AVE,  
PHOENIX, AZ 85053**

**\$ 2,262,700**

**\$ 135,762/YEAR**

**6%**

**±4,644 SF**

**\$29.23 /YR**

**0.58 ACRES**

**2000**

**Fee Simple**

**Brakes Plus  
Corporate  
Brakes Plus, Inc.**

**Absolute Triple Net (NNN)  
June 30, 2015  
15-Years**

**June 30, 2030  
± 5 Years**

**(2) X 5 Year Options  
None  
10% Every 5-Years**

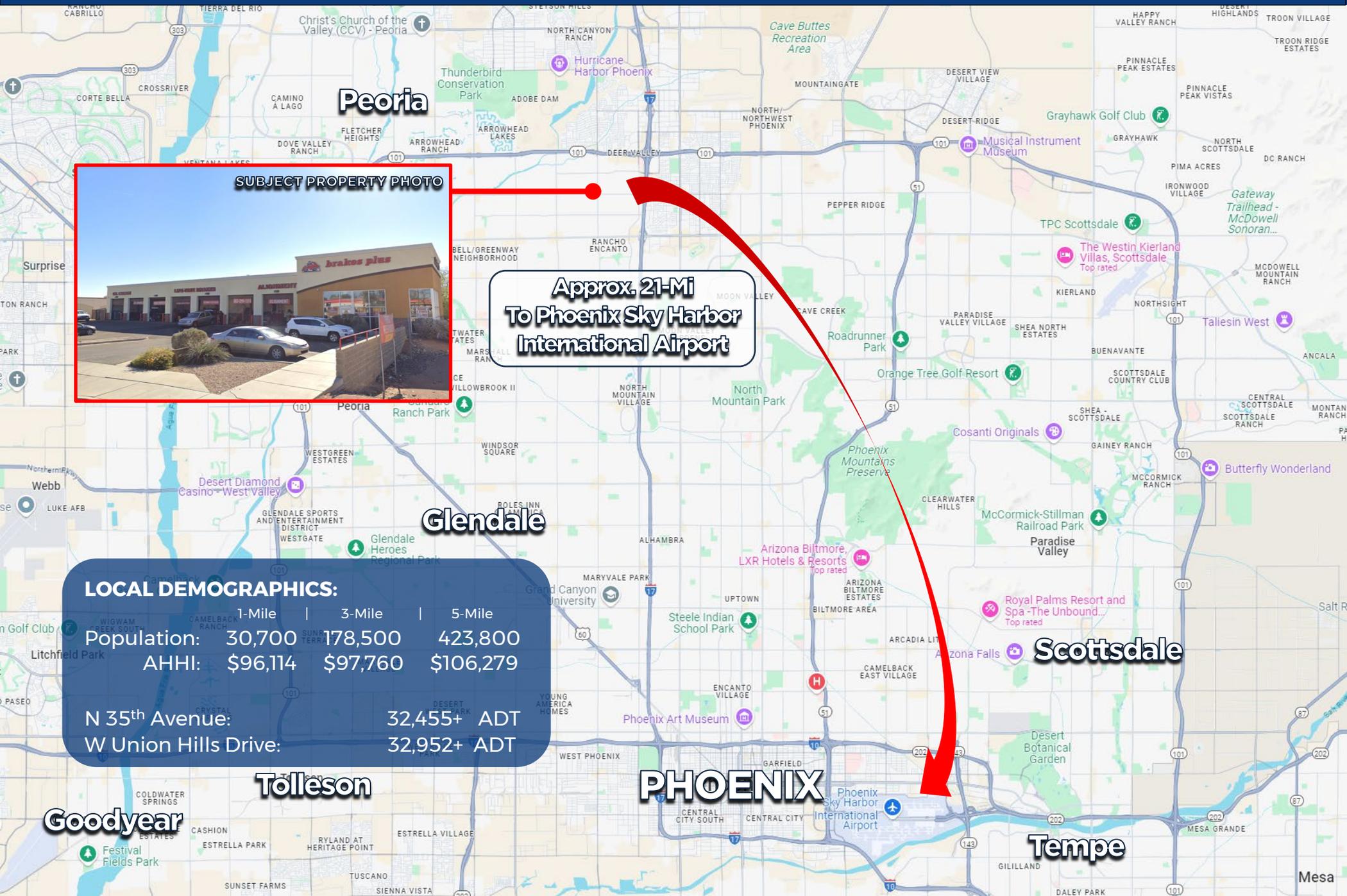
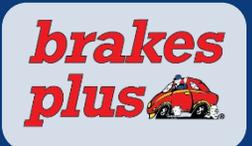


<b>Term:</b>	<b>Annual Rent:</b>	<b>Monthly Rent:</b>
July 2025 - June 2030	\$135,762	\$11,314
Option 1	\$149,338	\$12,445
Option 2	\$164,272	\$13,689

- ❖ **Absolute NNN Lease to Brakes Plus, Inc. with ±5 Years Remaining** - The property is currently under an Absolute Triple Net (NNN) Lease to Brakes Plus, Inc., and has ZERO Landlord Responsibilities. Lease runs through June 2030 with 2 remaining 5-year options.
- ❖ **Located on Busy N 35<sup>th</sup> Ave (32,445+ ADT) - Close Proximity to I-17 & Loop 101** - The subject site has frontage on N 35<sup>th</sup> Ave (32,455+ ADT) just South of W Union Hills Dr (32,952+ ADT) and is located less than 2-miles from both loop 101 and Interstate 15.
- ❖ **Great 1031 Exchange Option for Passive Investors** - Given the NNN Lease structure, this property is a great option for a passive investor looking for a secure property in a strong market with substantial growth.

*All projections, opinions, assumptions, or estimates are supplied for example only, and may not represent current or future performance of the property. Any information about location demographics and the site plan is supplied by sources believed to be reliable. We do not guarantee the accuracy of the information and make no warranty or representation thereto. All information is presented here with the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.*

# REGIONAL MAP



**Approx. 21-Mi  
To Phoenix Sky Harbor  
International Airport**

**LOCAL DEMOGRAPHICS:**

	1-Mile	3-Mile	5-Mile
Population:	30,700	178,500	423,800
AHHI:	\$96,114	\$97,760	\$106,279
N 35 <sup>th</sup> Avenue:		32,455+ ADT	
W Union Hills Drive:		32,952+ ADT	

**Goodyear**

**Tolleson**

**PHOENIX**

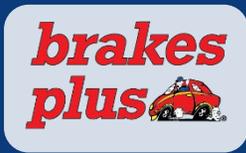
**Tempe**

**Scottsdale**

**Glendale**

**Peoria**

# LOCAL AERIAL MAP



ROSS DRESS FOR LESS  
PETSMART  
five BELOW  
Michael's  
CVS  
Jack in the box  
target  
CHIPOTLE MEXICAN GRILL  
Starbucks  
IN-N-OUT BURGER  
pepper's

HONORHEALTH...

COSTCO WHOLESALE

INTERSTATE ARIZONA 17 165,255 ADT

Bowlero

O'Reilly AUTO PARTS  
PROFESSIONAL RESTAURANTS

McDonald's

SONIC  
America's Drive-In



CIRCLE K

W Union Hills DR - 32,952 ADT

N 35th Ave - 32,445 ADT

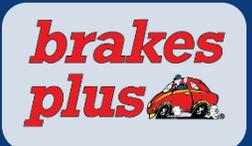
Chevron

H&R BLOCK

Hungry Howies  
FLAVORED CRUST PIZZA

GOODYEAR

# LOCAL MAP



AZ-101 Loop W - 87,940+ ADT



HONORHEALTH



COSTCO WHOLESALE



W Union Hills DR - 32,950+ ADT



I 17 - 165,255+ ADT

43rd Ave - 19,615+ ADT

N 35th Ave - 32,445+ ADT



Cane's Raising CHICKEN FINGERS  
EoS FITNESS BETTER GYM. BETTER PRICE.

fray's



Bell RD - 55,965+ AADT



fray's Denny's

# AREA OVERVIEW



## PHOENIX, ARIZONA

Metro Phoenix is the fifth largest city in the United States and anchors the nation's 11th largest metropolitan area, with 4.8 million residents. Greater Phoenix encompasses 2,000 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 9,000 square miles. Its strategic southwest location has made it a major business and distribution hub for aerospace, high-technology, logistics, financial services, bioscience and sustainable technology companies.

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. Arizona is nationally ranked #2 as a top state for workforce quality and availability, and #1 in higher education degree opportunities. 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. Phoenix has recently seen many companies move or expand from California including Google-Waymo, McKesson, Dexcom, DoubleDutch, Entertainment Partners, Uber and ZipRecruiter. 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. In addition, Metro Phoenix also attracts major software development and internet employers such as Yelp, GoDaddy, PayPal, Zenefits, Infusionsoft, Weebly and Clearlink.

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. Arizona is among national leaders with more than 1,400 active clinical trials and is expected to add 43,000 healthcare jobs in the next decade - more than Minneapolis, Philadelphia, San Francisco and Seattle.



# New Developments Nearby



## **Deer Valley**

Deer Valley is a rapidly growing hub located within Phoenix, AZ. Phoenix as a whole, along with Deer Valley, is experiencing a population growth of 1.3% annually. Deer Valley is ripe with new construction projects that have been recently developed and that are currently under development.

## **Opus**

Real estate developer that has developed multiple projects throughout Deer Valley has recently sold one of their projects to nbpure, a leading manufacturer of natural vitamins and supplements. They have also recently leased 30 Acres and a three-building 356,000 square foot industrial development.

## **TSMC**

TSMC chose Deer Valley as its location to support the manufacturing of the most advanced semiconductor technology in the United States. They have 3000 Employees currently, with plans to expand drastically. They are currently in the construction of their second fab, and have broken ground on their 3<sup>rd</sup> fab. The third facility will create another 6000 jobs to support the manufacture of their new 2-nanometer chips.

## **NorthPark**

An Ambitious Development project that plans to develop 6,355 acres of land into nearly 20,000 homes, alongside commercial and recreational spaces.

## **“Silicon City”**

Mack Real Estate Group bought 2,300 Acres of state land to build a \$7 Billion Tech Village in North Phoenix, surrounding the TSMC project facility. They plan to develop 28 million square feet of industrial, office, retail, & residential.

**Articles Links Below**



**Opus**

**TSMC**

**North**

**Silicon**

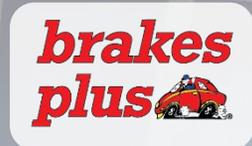
# TENANT OVERVIEW



*Store Locations*  
**2,000+**



*Store Locations*  
**169+**



*Company Headquarters*  
**White Plains, NY**

[www.mavis.com](http://www.mavis.com)



*Company Headquarters*  
**Centennial, CO**

[www.brakesplus.com](http://www.brakesplus.com)

Mavis has been saving people money on tires for more than 50 years. Originally a bicycle shop, the family-owned business became a tire shop by filling a neighborhood need to work on automobile tires and quickly grew their reputation and customer base.

Today, as the largest multi-brand tire dealer in the United States, Mavis operates over 2,000 service centers in 38 states under three operating formats: Mavis Tire, Express Oil Change & Tire Engineers, and Brakes Plus. Mavis generates approximately \$2.4 billion in revenue annually. The Mavis brands are rapidly expanding with goals to add 100+ stores per year.

Founded in 1990, Brakes Plus offers brake and auto repair services, tire rotation, oil changes, transmission services, and more. Whether it's scheduled maintenance or oil changes, shocks and struts or brake repair/maintenance, Brakes Plus provides customers a service they can trust at a price they can afford. Brakes Plus now has 169 locations and growing across six states.

In September 2017, Express Oil Change & Tire Engineers acquired Brakes Plus. In 2018, Express Oil Change & Tire Engineers and Brakes Plus merged with Mavis Discount Tire to form one of the largest automotive maintenance providers in the United States.

# 18415 NORTH 35TH AVENUE PHOENIX, ARIZONA



## Net Lease Property Disclaimer:

BANG Realty's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. BANG and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.