



SECURE ARMORED TRANSPORT & CASH MANAGEMENT

INVESTMENT GRADE TENANT  
TRUE NNN LEASE | TAX-FREE STATE

5869 & 5873 WAYCROSS AVE  
EL PASO, TX



Marcus & Millichap  
NNN DEAL GROUP

OFFERING MEMORANDUM

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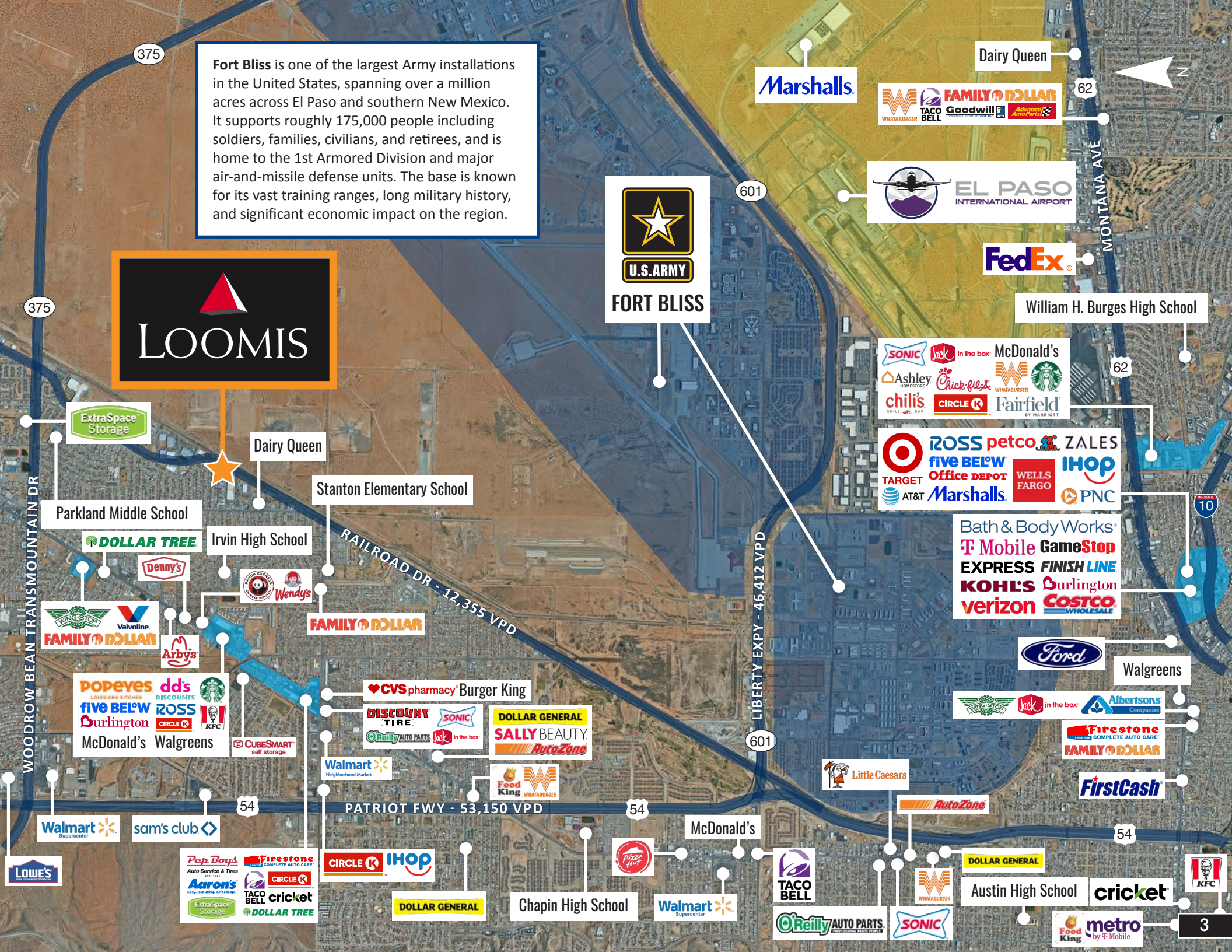
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**Fort Bliss** is one of the largest Army installations in the United States, spanning over a million acres across El Paso and southern New Mexico. It supports roughly 175,000 people including soldiers, families, civilians, and retirees, and is home to the 1st Armored Division and major air-and-missile defense units. The base is known for its vast training ranges, long military history, and significant economic impact on the region.



WOODROW BEAN TRANSMOUNTAIN DR

MONTANA AVE

RAILROAD DR - 12,355 VPD

LIBERTY EXPY - 46,412 VPD

PATRIOT FWY - 53,150 VPD







SECURE ARMORED TRANSPORT & CASH MANAGMENT

## INVESTMENT SUMMARY

5869 & 5873 WAYCROSS AVE, EL PASO, TX 79924

**PRICE:** \$2,667,717

**CAP:** 6.35%

**NOI:** \$169,400

### OVERVIEW

PRICE	\$2,667,717
GROSS LEASABLE AREA (GLA)	22,300 SF
LOT SIZE	1.80 Acres
BASE RENT	\$169,400
YEAR BUILT	1986

### ANNUAL RENT

BASE TERM	ANNUAL RENT
Years 6-10 (Feb 2026 - Feb 2031)	\$169,400
OPTIONS 1-3	FMV (Not To Exceed 3% Per Annum)

### LEASE ABSTRACT

LEASE TYPE	Absolute NNN
BASE TERM	15 Years
LEASE COMMENCEMENT	2/12/2016
LEASE EXPIRATION	2/28/2031
RENEWAL OPTIONS	3x5
INCREASES	In Option Periods
LANDLORD OBLIGATION	None

**Marcus & Millichap**  
NNN DEAL GROUP

# INVESTMENT HIGHLIGHTS

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**NNN**

## **ABSOLUTE NNN LEASE**

Ideal passive investment opportunity, backed by a true triple-net lease with zero financial landlord responsibilities



## **INVESTMENT-GRADE TENANT**

Loomis is a nationally recognized cash-management and secure-logistics operator with an investment-grade credit profile (S&P BBB) and a long history of stable performance



## **TERM & RENT INCREASES**

Five years remaining on the base term, with three 5-year renewal options, where rent is to be increased to market rate



## **TEXAS TAX BENEFITS**

Texas has no personal or corporate income tax which enhances overall investor yield and long-term return potential



## **STRATEGIC EL PASO INDUSTRIAL LOCATION**

Located in one of the Southwest's most active logistics hubs fueled by cross-border trade and easy access to major transportation routes



## **RESILIENT MARKET FUNDAMENTALS**

El Paso's steady labor pool and diverse economy support consistent industrial demand strengthened by international commerce and major federal and defense employers







RAILROAD DR - 12,355 VPD

WAYCROSS AVE

FALCON AVE

BLUE WING DR





Dr. Joseph Torres  
Elementary School

Andress High School



Parkland High School

Parkland Middle School



Dolphin Terrace  
Elementary



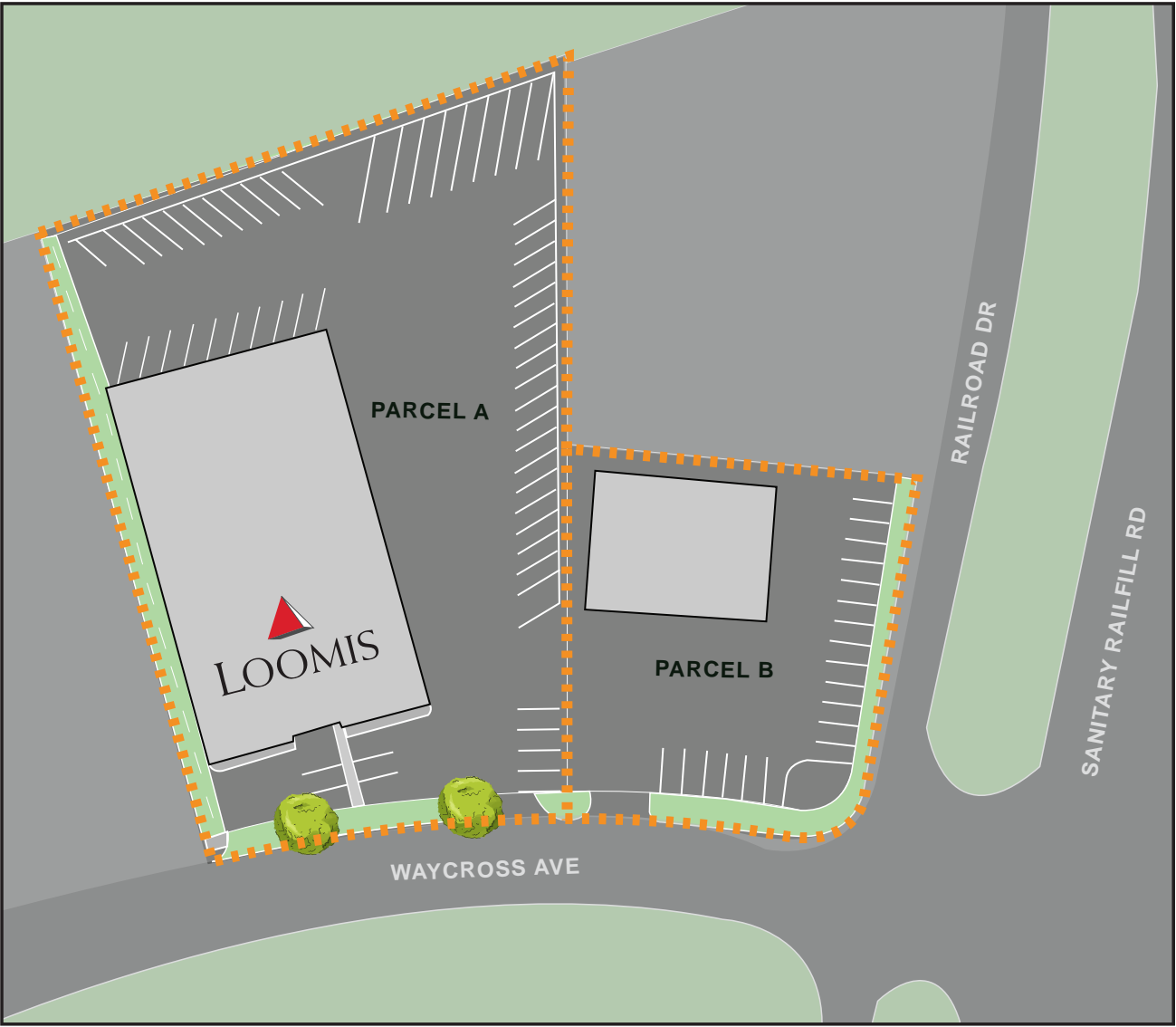
WAYCROSS AVE

RAILROAD DR - 12,355 VPD



# SITE PLAN

PROPERTY INFORMATION	
PARCEL A	
APN	S554-999-0010-8100
LOT SIZE	1.35 Acres
BUILDING SIZE	17,500 SF
PARCEL B	
APN	S554-999-0010-9200
LOT SIZE	.45 Acres
BUILDING SIZE	4,800 SF
TOTALS	
LOT SIZE	1.8 Acres
GROSS LEASABLE AREA	22,300 SF





# TENANT SUMMARY



Loomis is a global leader in cash handling and secure cash-logistics with roots tracing back more than a century through the historic armored-car businesses of Wells Fargo Armored and Loomis Armored. Today the company operates in over twenty countries with more than four hundred branches, serving banks, retailers, ATM networks, and businesses that rely on secure transportation, vaulting, and automated cash-management solutions.

Loomis has steadily evolved from a traditional cash-in-transit operator into a more diversified and higher-margin service provider, expanding into smart safes, ATM servicing, automated cash technology, and payment solutions. This shift has supported healthy organic growth, rising margins, and a larger share of recurring revenue. Its scale positions it as the number two cash-logistics provider worldwide behind Brink's, giving it meaningful market share and competitive strength.

Financially the company is solid, producing strong cash flow, maintaining moderate leverage, and consistently reinvesting through targeted acquisitions to expand automated solutions in the United States. These characteristics helped S & P assign Loomis a BBB credit rating with a stable outlook, placing the company firmly in investment-grade territory.



Headquarters

**STOCKHOLM,  
SWEDEN**



Year Founded

**1925**

(As Loomis Armored Car Service in Portland, OR)

**1997**

(As modern Loomis after merge with Wells Fargo Armored Service)



Publicly Traded

**NASDAQ OMX  
STOCKHOLM**



Credit Rating

**S&P: BBB**  
(Investment Grade)



Locations

**400+**

(Nearly 200 based in U.S.)



Employees

**25,000+**



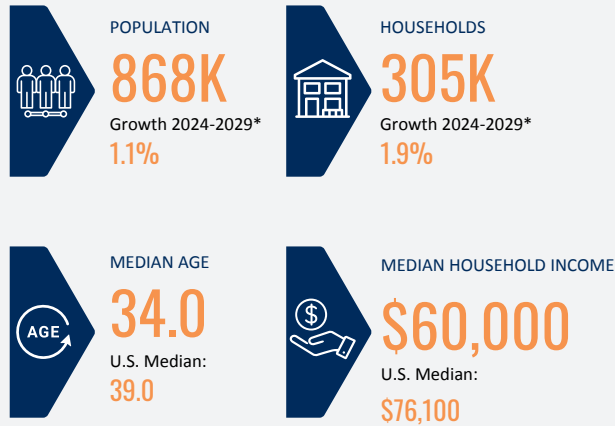
## EL PASO

The El Paso metro is composed of El Paso and Hudspeth counties. It is located at the westernmost corner of Texas, bordering New Mexico and the state of Chihuahua in Mexico. Access to Mexico plays a major role in the local economy. The city of El Paso, when combined with Las Cruces, New Mexico and Ciudad Juárez in Mexico, is sometimes referred to as the international metropolitan area of Paso del Norte — home to one of the largest bilingual, binational labor pools in the western United States.

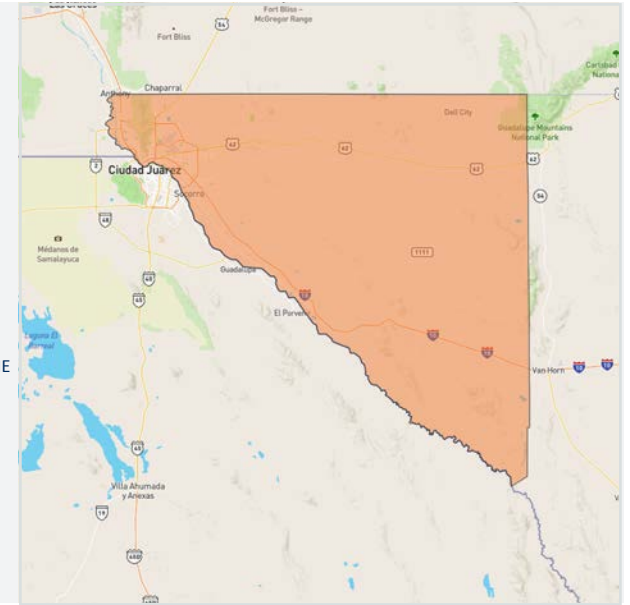
## ECONOMY

- The large manufacturing sector includes automobiles, automobile components, consumer electronics, biomedical, defense and medical devices, as well as apparel and textile manufacturing.
- Back-office call centers are also major employers in the local economy and in neighboring communities, featuring companies such as Automatic Data Processing.
- Numerous large corporations have facilities in the metro, including Charles Schwab, Raytheon, Prudential and Toro Company.
- The University of Texas at El Paso provides a skilled labor pool while also being a major employer.

### QUICK FACTS



\* Forecast



## METRO HIGHLIGHTS



### MANUFACTURING HUB

Almost 500 manufacturing plants are in the region. The local industrial sector is also supported by the transport of goods produced just across the border.



### MILITARY PRESENCE

A significant pillar in the metro is Fort Bliss, which generates direct and indirect jobs. Additionally, Holloman Air Force Base and White Sands Missile Range are outside the metro but within 100 miles.



### INTERNATIONAL TRADE ROUTE

The El Paso border is an important entry point for Mexico's access into the United States transportation/distribution network. The U.S.-Mexico-Canada Agreement generates large revenues, while nearshoring efforts are increasing trade through the corridor.



# DEMOGRAPHICS / EL PASO, TX

POPULATION	1 MILE	3 MILES	5 MILES
2029 Projection	10,215	66,145	124,144
2024 Estimate	10,230	65,888	123,628
2010 Census	10,566	67,548	119,332
2020 Census	10,089	65,173	121,940

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2029 Projections	3,866	24,392	43,853
2024 Estimate	3,837	24,064	43,242
Growth 2024 - 2029	0.76%	1.37%	1.41%
2010 Census	3,650	22,739	38,331
2020 Census	3,794	23,612	42,396
Growth 2010 - 2020	3.93%	3.84%	10.60%

2024 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	0.63%	1.47%	2.67%
\$150,000 - \$199,999	0.99%	1.94%	3.55%
\$100,000 - \$149,999	9.27%	8.48%	11.39%
\$75,000 - \$99,999	6.13%	12.02%	13.21%
\$50,000 - \$74,999	27.99%	21.33%	21.70%
\$35,000 - \$49,999	12.52%	13.02%	12.93%
\$25,000 - \$34,999	12.11%	11.52%	10.11%
\$15,000 - \$24,999	16.87%	14.36%	11.85%
\$10,000 - \$14,999	7.41%	7.32%	5.18%
Under \$9,999	6.10%	8.54%	7.41%

2024 Est. Average Household Income	\$52,320	\$56,314	\$66,793
2024 Est. Median Household Income	\$45,991	\$46,673	\$56,026
2024 Est. Per Capita Income	\$18,826	\$20,508	\$23,474

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2024 Estimated Population by Age	10,230	65,888	123,628
Under 4	5.8%	6.6%	7.3%
5 to 14 Years	14.3%	14.5%	14.9%
15 to 17 Years	4.7%	4.4%	4.2%
18 to 19 Years	2.9%	2.9%	3.3%
20 to 24 Years	8.5%	8.5%	9.9%
25 to 29 Years	7.7%	8.0%	8.7%
30 to 34 Years	6.3%	6.9%	7.5%
35 to 39 Years	5.9%	6.0%	6.5%
40 to 49 Years	10.6%	10.4%	10.6%
50 to 59 Years	10.6%	10.4%	9.6%
60 to 64 Years	5.3%	5.5%	4.8%
65 to 69 Years	5.2%	4.8%	4.0%
70 to 74 Years	4.4%	4.1%	3.3%
Age 75+	7.7%	7.1%	5.5%
2024 Median Age	35.0	34.0	33.0

2024 Population 25 + by Education Level	6,529	41,634	74,817
Elementary (0-8)	14.67%	8.58%	6.56%
Some High School (9-11)	7.16%	9.37%	7.04%
High School Graduate (12)	28.44%	29.00%	26.54%
Some College (13-15)	19.58%	24.15%	24.53%
Associates Degree Only	8.69%	9.56%	11.30%
Bachelors Degree Only	10.69%	10.81%	14.38%
Graduate Degree	6.58%	4.46%	6.76%



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Like all real estate transactions, this potential investment carries significant risks. Each buyer and Professional Advisors must request and carefully review all information and documents related to the property and tenant which the buyer deems material to their particular needs. While the tenant's past performance at this or other properties might be an important consideration, past performance is not a guarantee or necessarily a reliable indication of future performance. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be based on a tenant's projected sales with little or no record of actual performance or comparable rents for the area. Future performance and investment returns are never guaranteed. Tenants and guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of their lease. Cash flow may be interrupted in part or in whole due to market, economic, environmental, or other conditions. Regardless of tenant history and lease guarantees, every buyer is responsible for conducting their own investigation of all matters affecting the intrinsic value of the property and any lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property as well as the lease rates and other terms the buyer might be able to negotiate with potential replacement tenants, considering the location of the property, market rental rates, and the buyer's legal ability to make alternate use of the property.

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary. All potential buyers are admonished and advised to engage Professional Advisors on legal issues, tax, regulatory, financial and accounting matters, and for questions involving the property's physical condition or financial outlook.

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**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.**

**PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.**



## Information About Brokerage Services

2-10-2025

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

### A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- **Must not, unless specifically authorized in writing to do so by the party, disclose:**
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Marcus & Millichap	9002994	tim.speck@marcusmillichap.com	972-755-5200
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

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