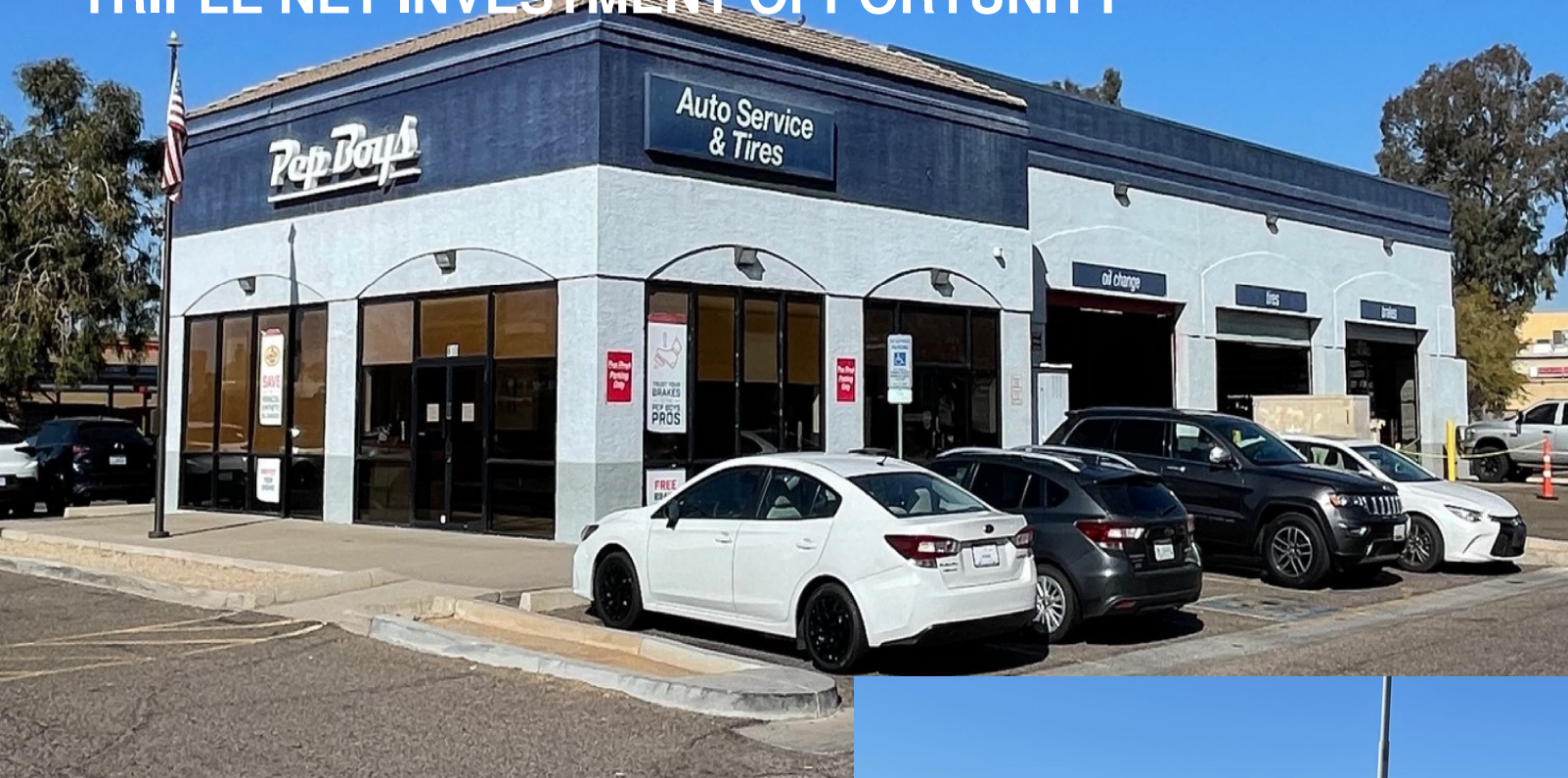


FOR SALE

TRIPLE NET INVESTMENT OPPORTUNITY



- *Long Standing Tenant*
- *Ideal 1031 Tax Deferred Exchange*
- *No Landlord Responsibilities*
- *Absolute Triple Net Lease*
- *Great Location on Busy Arterial*
- *Two (2) - 5 Year Option Terms*



Offered Exclusively By:

Contact: Steven J. Schnitzer, Broker
Telephone: (602) 478-1525
Email: Steven.Schnitzer@Gmail.com

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 TERMS NOI: | \$126,178/Year | 03/01/2030 thru 02/28/2035 |
| | \$138,796/Year | 03/01/2035 thru 02/28/2040 |

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THE OFFERING

| | | |
|---------------------|--------------------|---|
| SALES PRICE: | \$2,200,000 | |
| CAP RATE: | 5.21% | 03/01/2025 thru 02/28/2030 |
| | 5.74% | Option Terms: 03/01/2030 thru 02/28/2035 |
| | 6.31% | 03/01/2035 thru 02/28/2040 |

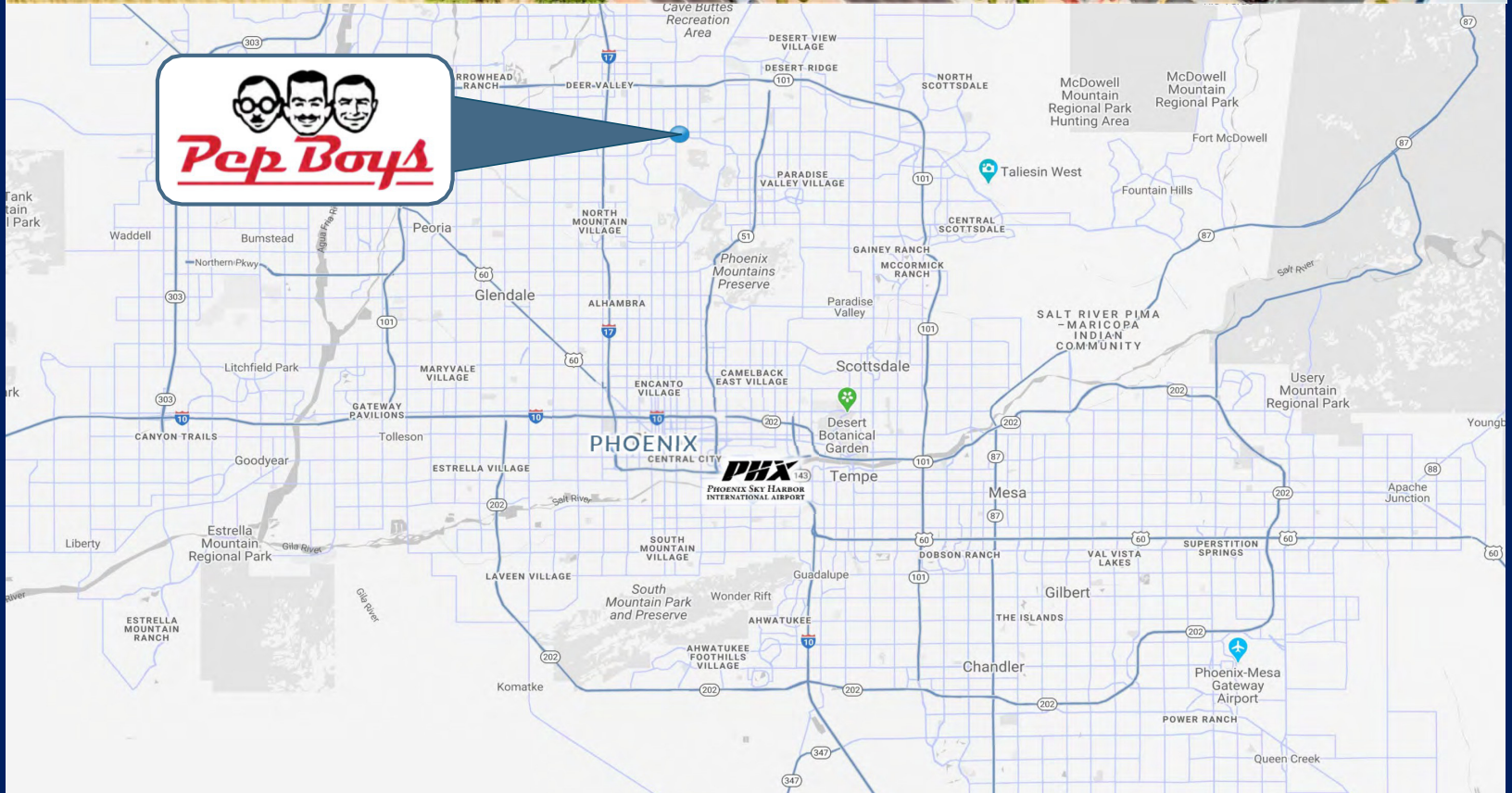
TENANT PROFILE

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



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SALES COMPARABLES

| Location/Address | Sales Date | Sales Price | Size (SF) | Price /SF | Year Built | Cap Rate | Tenant |
|---|----------------|--------------------|--------------|--------------|-------------|-------------|-----------------|
| 5104 East Ray Road Phoenix, Arizona | 06/15/2026 | \$2,800,000 | 5,794 | \$483 | 1993 | N/A | Sun Devil Auto |
| 18415 North 35 th Ave Phoenix, Arizona | 04/29/2026 | \$2,219,000 | 4,835 | \$479 | 2001 | 6.1% | Brakes Plus |
| 797 West Guadalupe Road Gilbert, Arizona | 12/19/2025 | \$2,600,000 | 5,362 | \$485 | 1998 | N/A | Tire Pros |
| 1840 W. Happy Valley Rd Phoenix, Arizona | 10/17/2025 | \$2,765,000 | 4,862 | \$568 | 2017 | 5.4% | Brakes Plus |
| <u>Subject Property:</u> 810 East Greenway Pkwy Phoenix, Arizona | Current | \$2,200,000 | 4,520 | \$486 | 1995 | 5.2% | Pep Boys |

Note: All sales information was obtained from CoStar/COMPS and deemed to be reliable. It is your responsibility to confirm the data contained above.

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For Additional Information,
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