

EXPRESS OIL CHANGE & TIRE ENGINEERS

14234 NORTH LITCHFIELD ROAD, SURPRISE, AZ 85379



OFFERING MEMORANDUM

TRADER JOE'S
BIG LOTS!
ExtraSpace Storage
goodwill
Hampton by Hilton
Burger King
Albertsons
Banner Health
Denny's
OUTBACK STEAKHOUSE
TEXAS

Walmart
Michael's
THE HOME DEPOT
TARGET
BARNES & NOBLE
OfficeMax
SPROUTS FARMERS MARKET
Chick-fil-A
Lowe's
BEST BUY
ULTA BEAUTY
BED BATH & BEYOND
KOHLS
ROSS DRESS FOR LESS
RED LOBSTER
FIVE GUYS
BURGERS and FRIES

macy's JCPenney
DICK'S SPORTING GOODS
amc THEATRES
Dillard's
Apple
ARROWHEAD TOWNE CENTER

Living Spaces
BevMo! KOHL'S
SPROUTS FARMERS MARKET
WinCo FOODS
ESPORTA FITNESS
OUTBACK STEAKHOUSE
THE HOME DEPOT
CARRABBA'S ITALIAN GRILL
Walmart

COSTCO Wholesale
Walmart
Dutch Bros
Walmart

EXPRESS OIL CHANGE
TIRE ENGINEERS

PEORIA SPORTS COMPLEX

ARIZONA CHRISTIAN UNIVERSITY
±1,000 STUDENTS

CHEVROLET
Ford
TOYOTA
KIA
HONDA
NISSAN
HYUNDAI
PRASADA AUTO MALL

amc THEATRES
amazon
SONIC
Freddy's STEAKBURGERS
O'Reilly AUTO PARTS
fruy's
SAFeway
Cafe Rio MEXICAN GRILL
Walgreens
Firestone

fruy's
POPEYES LOUISIANA KITCHEN
DAIRY QUEEN
Banner Health
A Bealls

NORDSTROM
rack
ULTA BEAUTY
HomeGoods
urbanAir ADVENTURE PARK
TARGET
TJ-maxx
TRADER JOE'S
JOANN
HOBBY LOBBY
DSW
ROSS DRESS FOR LESS
BARNES & NOBLE
Bath & Body Works

ASU West Campus
Arizona State University
±4,445 STUDENTS

THE HOME DEPOT
at home The Home Décor Superstore
O'Reilly AUTO PARTS
PETSMART
BIG5

303
LUKE AIR FORCE BASE

lululemon
H&M
STEVE MADDEN
SKECHERS
NIKE
OLD NAVY
MICHAEL KORS
TANGER OUTLETS PHOENIX

Harkins THEATRES
Hash Kitchen
GRIMALDI'S LOCAL BRICK-OVEN PIZZERIA
Fleming's PRIME STEAKHOUSE & WINE BAR
BJ's RESTAURANT BREWHOUSE
PARK WEST

GLENDALE COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
±18,100 STUDENTS

WESTGATE ENTERTAINMENT DISTRICT
GILA RIVER ARENA

State Farm STADIUM



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Executive Summary

14234 N Litchfield Rd, Surprise, AZ 85379

FINANCIAL SUMMARY

Price	\$3,271,028
Cap Rate	5.35%
Building Size	5,672 SF
Net Cash Flow	5.35% \$175,000
Year Built	2025
Lot Size	1.01 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	Express Oil Change & Tire Engineers
Guarantor	Mavis Tire Express Services Corp
Lease Commencement Date	Upon Close of Escrow
Lease Term	20 Years
Rental Increases	5% Every 5 Years and in Options
Renewal Options	4, 5 Year Options
Roof and Structure	Tenant Responsible
Taxes and Insurance	Tenant Responsible

ANNUALIZED OPERATING DATA

Lease Term	Annual Rent	Cap Rate
Years 1 – 5	\$175,000	5.35%
Years 6 – 10	\$183,750	5.62%
Years 11 – 15	\$192,938	5.90%
Years 16 – 20	\$202,584	6.19%
Renewal Options	Annual Rent	Cap Rate
Option 1	\$212,714	6.50%
Option 2	\$223,349	6.83%
Option 3	\$234,517	7.17%
Option 4	\$246,243	7.53%

Base Rent	\$175,000
Net Operating Income	\$175,000
Total Return	5.35% \$175,000



sam's club
LAIFITNESS.

MOUNTAINVIEW FITNESS
Planet Fitness
Fru's Marketplace

Walmart
TARGET
OfficeMax
LOWE'S
KOHLS
MICHAEL'S
BARNES & NOBLE
SPROUTS FARMERS MARKET
BEST BUY
ROSS DRESS FOR LESS
THE HOME DEPOT
Chick-fil-A
ULTA BEAUTY
BED BATH & BEYOND
FIVE GUYS BURGERS and FRIES

SURPRISE CITY CENTER
New Mixed-Use Development

Ottawa University
±2,440 Students

T SURPRISE ARIZONA FC
SURPRISE STADIUM

303

60

Walmart
ALDI

target
American Furniture Warehouse
SPORTSMAN'S WAREHOUSE
DSW
NORDSTROM
rack

EXPRESS OIL CHANGE
TIRE ENGINEERS

Walmart

COSTCO WHOLESALE
SPROUTS FARMERS MARKET
Total Wine & More
FLOOR DECOR
DICK'S SPORTING GOODS
ULTA BEAUTY
PET SMART

CHEVROLET
Ford
TOYOTA
KIA
HONDA
NISSAN
HYUNDAI
PRASADA AUTO MALL

AMC THEATRES
amazon
SONIC
FREDDY'S STEAKBURGERS
O'Reilly AUTO PARTS
Fru's
SAFeway
Cafe Rio MEXICAN GRILL
Walgreens
Firestone

INDUSTRIAL



TRIMACO

amazon

24,965 CPD
N LITCHFIELD RD

securespace
SELF STORAGE

SHOPS AT THE
BOULEVARD AT
SURPRISE POINT

DUTCH BROS
Quick Quack
CAR WASH
Firestone

CHIPOTLE
MEXICAN GRILL
Cangie's
native
grill wings

FUTURE DEVELOPMENT

EoS FITNESS
BETTER GYM. BETTER PRICE.

UPTOWN ALLEY
HOTEL & LOBBY

AMC
THEATRES

Walgreens

Freddy's
STEAKBURGERS

DASH
CAR WASH

21,400 CPD
W WADELLE RD

FUTURE DEVELOPMENT

O'Reilly
AUTO PARTS
TACO BELL
BANK OF AMERICA

Valvoline

ACE
Hardware

McDonald's

SONIC
CHASE

fray's

SAFeway

PANDA EXPRESS
CHINESE KITCHEN
Coming Soon

EXPRESS
OIL CHANGE
TIRE
ENGINEERS

StorAmerica
MANAGEMENT

Starbucks

10K SF RETAIL
In Development

PROPOSED FLEX
RETAIL/INDUSTRIAL



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 20-Year Absolute Triple-Net (NNN) Lease with Corporate Guaranty**
- » 5% Rental Increases Every Five Years with Multiple Renewal Options
- » **Express Oil Change & Tire Engineers Operates 422+ Locations Across 19 States**
- » Corporate Guaranty by Mavis Tire Express Services Corp., One of the Largest Independent Automotive Service Businesses in the United States with Over 3,500 Service Centers Across the U.S.
- » **220,546 Residents within a 5-Mile Radius in Growing Phoenix MSA Trade Area**
- » Average Household Income Exceeds \$109,000 within 1 Mile of the Subject Property
- » **Easily Accessible Location Near the Corner of North Litchfield Road and West Waddell Road (43,000+ Cars per Day)**
- » Situated at a Busy Retail Intersection Anchored by Fry's, Safeway, EOS Fitness, and AMC Theatres



DEMOGRAPHICS

1-miles

3-miles

5-miles

Population

2030 Projection	15,967	118,489	228,339
2025 Estimate	15,619	115,155	220,546
Growth 2025 - 2030	2.22%	2.90%	3.53%

Households

2030 Projections	5,348	41,536	93,432
2025 Estimate	5,206	40,198	90,275
Growth 2025 - 2030	2.73%	3.33%	3.50%

Income

2025 Est. Average Household Income	\$109,144	\$97,423	\$94,830
2025 Est. Median Household Income	\$95,144	\$84,683	\$80,682

Tenant Overview



BIRMINGHAM, ALABAMA

Headquarters



422+

Locations



PRIVATE

Company Type



1979

Founded



EXPRESSOIL.COM

Website

Express Oil Change & Tire Engineers is an American automotive maintenance brand with services including its signature 10 minute oil change, in addition to full-service mechanical, tires, brakes, and more general service offerings. The brand operates over 422 locations across 19 states.

The company began in 1979 when Jim Lunceford opened the first location in the Birmingham, Alabama area. Within five years, Lunceford opened four more locations before franchising the company. Over the next 20 years, the company had expanded to over 50 locations across the state of Alabama alone. In 2013, Express Oil acquired Tire Engineers, rebranding to Express Oil Change & Tire Engineers. In 2018, the company merged with Mavis Discount Tire to form one of the largest automotive maintenance providers in the United States.

Guarantor Overview



WHITE PLAINS, NEW YORK

Headquarters



3,500+
Locations



PRIVATE

Company Type



1972
Founded



MAVIS.COM

Website

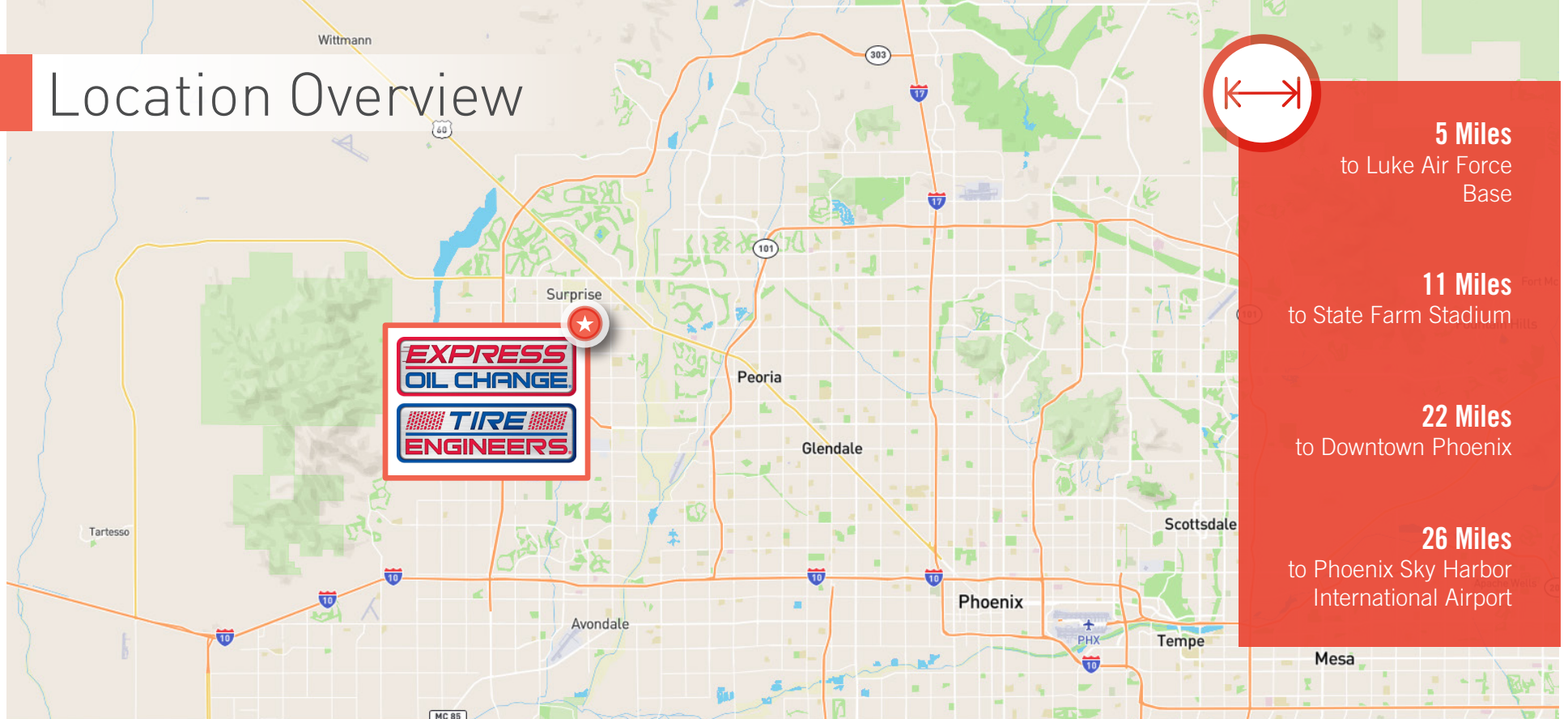
Mavis has been saving people money on tires for more than 50 years. While the company was founded as Mavis Tire Supply Corporation in 1972, its roots can be traced back to 1949. Originally a bicycle shop, the family owned business became a tire shop by filling a neighborhood need to work on automobile tires and quickly grew their reputation and customer base. By 1971, Mavis had become a three-store chain and a neighborhood staple. In 1972, striving for a more professional image, the operating name was changed to Mavis Tire Supply, one of the first multi-brand tire dealers in the New York area. In 1988, management of the family owned business was passed on to the next generation.

In 2017, Golden Gate Capital invested in Mavis, aiding in the company's expansion. Today, as the largest multi-brand tire dealer in the United States, Mavis operates over 3,500 service centers throughout the United States under a variety of operating formats, including: 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.

Property Photos



Location Overview



Surprise, Arizona is located just 28 miles northwest of downtown Phoenix. The City of Surprise sits at the foot of the White Tank Mountains and is currently home to over 100,000 residents. The City of Surprise offers an assortment of amenities. Located in the center of Surprise is the Surprise stadium. The stadium hosts spring training games for the Texas Rangers and the Kansas City Royals. The stadium also has 15 practice baseball fields which are utilized also by Parks and Recreation for the Cal Ripkin Youth Baseball program.

Directly across from the stadium is the Surprise Community Park. The Park includes an urban fishing lake which features an accessible dock. There are also basketball courts, tennis and racquetball complex and a rubberized baseball field. Surprise also offers the Hollyhock Community Pool and the Surprise

Aquatics Center. Both city pools feature zero depth play areas for small children as well as slides, diving areas and lap swimming areas.

Other features that The City of Surprise has to offer are 7 golf courses, 14 city maintained parks, 4 recreation centers and 2 public libraries. The City of Surprise offers organized sports teams for youth, teens and adults. Sports such as baseball, basketball, soccer and volleyball are just a few of the many sports available through the City of Surprise. Surprise is also located near the White Tank Regional Park which is a good location for hiking and picnics.

The City of Surprise is just a short drive away from the State Farm Stadium and Gila River Arena, home to the Phoenix Cardinals and the Phoenix Coyotes.

[exclusively listed by]

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