

BIG O TIRES®

THE TEAM YOU TRUST®

BRAND NEW LONG TERM ABSOLUTE NNN LEASE

**BULLHEAD CITY, ARIZONA
OFFERING MEMORANDUM**



ACTUAL PROPERTY

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**CUSHMAN &
WAKEFIELD**

Private Capital Group

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ACTUAL PROPERTY





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OFFERING

INVESTMENT HIGHLIGHTS
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INVESTMENT HIGHLIGHTS

TENANT:	E&E Holdings Mohave, LLC DBA Big O Tires
LOCATION:	2188 S Hwy 95, Bullhead City, AZ 86442
LEASE TYPE:	Absolute NNN Lease
BUILDING SIZE:	±7,408 SF
LAND SIZE:	±0.38 AC (±16,553 SF)
YEAR BUILT:	1981 (2021 remodel)
RENT COMMENCEMENT:	January 1, 2026
LEASE EXPIRATION:	December 31, 2045
LEASE TERM REMAINING:	±20 Years
OPTIONS:	One (1) Five (5) Year option
RENT ADJUSTMENT:	8% increase every 5 years
APN:	214-20-065
LANDLORD RESPONSIBILITIES:	None

CURRENT NOI	PRICE	CAP
\$207,900	\$3,465,000	6.00%

RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1 - 5	\$17,325.00	\$207,900.00	N/A	6.00%
Primary	6 - 10	\$18,711.00	\$224,532.00	8.00%	6.48%
Primary	11 - 15	\$20,207.88	\$242,494.56	8.00%	7.00%
Primary	16 - 20	\$21,824.51	\$261,894.12	8.00%	7.56%

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- Experienced multi-unit operator
- Long term 20 year lease
- **Absolute NNN Lease**
- E-commerce and recession resistant tenant

TENANT HIGHLIGHTS

- Over 450 locations across 25 states
- Founded in 1962 with a long operating history in the tire and automotive service industry
- Subsidiary of TBC Corporation, one of North America's largest marketers of automotive replacement tires
- Leased to an experienced multi-unit franchisee with locations throughout Arizona
- Strong operator generating more than \$26 million in annual revenue
- www.bigotires.com

LOCATION HIGHLIGHTS

- Located in retail corridor and adjacent to Mohave High School (1,175 students)
- Hard corner on AZ-95 (±30,474 VPD), Bullhead City's primary commercial and commuter corridor
- Located within Bullhead City's core retail trade area, supported by a city population of approximately 43,987 residents and continued population growth of approximately 6.4% since 2020
- Supported by tourism and hospitality demand from the Colorado River and Laughlin casino market, with Bullhead City reporting 2+ million annual tourists and approximately 11,000 hotel rooms in the market ([Source](#))







BIG O TIRES
THE TEAM YOU TRUST

552 VPD

HANCOCK ROAD

ARCO

TAKE 5
SERVICE CENTRE & CAR WASH

Dutch Bros

McDonald's

Perkins
RESTAURANT & BAKERY

HOBBY LOBBY

MOHAVE HIGH SCHOOL
±1,175 STUDENTS

MOHAVE VALLEY HIGHWAY

SUBWAY
Sport Clips
HAIRCUTS

verizon

±24,781 VPD

Smart & Final

Ashley
HOMESTORE

MAD DOG
FITNESS

City Square
Storage

LAUGHLIN'S CASINOS & RESORTS

Don Laughlin's Riverside Resort Hotel and Casino
 Aquarius Hotel and Casino
 Regency Casino
 Edgewater Casino Resort
 Tropicana Laughlin
 The New Pioneer Casino and Hotel
 Golden Nugget Laughlin Hotel & Casino
 Harrah's Laughlin Hotel & Casino





02

OVERVIEW

TENANT OVERVIEW

ACTUAL PROPERTY

TENANT OVERVIEW



Big O Tires was founded in 1962 and has grown into one of the largest tire and automotive service franchise systems in the United States. The company operates nearly 450 locations nationwide, with a strong presence throughout the Western and Midwestern U.S. Big O Tires offers a wide range of essential automotive services, including tire sales, tire service, wheel alignments, oil changes, brake service, batteries, suspension and steering, and routine maintenance.

Big O Tires became part of TBC Corporation in 1996, one of North America's largest marketers of automotive replacement tires. TBC Corporation supports a broad automotive platform that includes franchised tire and service centers, wholesale tire distribution, and well-known retail tire brands. Big O Tires benefits from TBC's national vendor relationships, purchasing power, operating systems, and industry experience while maintaining a franchise-based model centered around local ownership and customer service.

The Big O Tires franchise platform provides operators with the strength of a nationally recognized brand while allowing individual franchisees to serve their local markets directly. This location is operated by E&E Holdings Group, LLC, with a portfolio of 7 locations across Arizona and over \$26 million in annual revenue. A franchisee guaranty is provided within the lease, further strengthening the tenant profile and overall lease structure.

Website: www.bigotires.com



03 MARKET

AREA OVERVIEW
AREA DEMOGRAPHICS

ACTUAL PROPERTY

AREA OVERVIEW - BULLHEAD CITY

Bullhead City, founded in 1864, is a vibrant community where rich history meets modern growth along the banks of the Colorado River. Originally established as a hub for gold miners, the city's early prosperity was tied to mining activity until the construction of Davis Dam in the 1940s reshaped its future. Still in operation today, Davis Dam provides essential hydroelectric power across the Southwest, regulates the flow of the Colorado River, and ensures reliable water management for the surrounding region.

Located in the northwest corner of Arizona, Bullhead City serves as the economic and cultural center of western Mohave County. Its strategic position provides convenient access to key destinations: just 30 miles to Kingman, 50 miles to Lake Havasu City, and only 87 miles to the entertainment capital of Las Vegas. This connectivity has helped Bullhead City grow into a regional hub for commerce, recreation, and tourism.

Home to approximately 45,000 residents, the city also welcomes nearly 5 million visitors annually who are drawn by its unique mix of natural beauty, outdoor adventure, and entertainment. The Colorado River, a defining feature of the city, offers world-class recreation opportunities, including boating, fishing, jet skiing, kayaking, and paddleboarding. Nearby Lake Mohave, with its expansive shoreline, further enhances the area's reputation as a destination for both leisure and competitive water sports.

Bullhead City is directly connected to its sister city, Laughlin,

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Nevada, which lies just across the river. Laughlin's vibrant casino and resort industry complements Bullhead's relaxed, small-town lifestyle, creating a dynamic cross-border destination that appeals to both locals and tourists. Together, the two cities form a unique economic and recreational corridor, with the Laughlin/Bullhead International Airport providing convenient air access to the area.

Beyond recreation, Bullhead City supports a diverse economy anchored in tourism, retail, health care, and education. The city is also becoming increasingly attractive for retirees and second-home buyers due to its warm climate, affordable cost of living, and strong sense of community. Scenic desert landscapes, riverfront living, and proximity to major urban centers continue to make Bullhead City a highly desirable location for residents, businesses, and visitors alike.



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 POPULATION GROWTH			

2025	5,974	35,664	48,266
2030	6,148	37,361	50,420
Daytime Population	8,816	46,070	59,155

 AVERAGE HH INCOME			
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2025	\$57,321	\$62,204	\$68,571
2030	\$65,249	\$69,647	\$77,176

PRIVATE CAPITAL GROUP WESTERN REGION

ONE team FOURTEEN markets



PRIVATE CAPITAL GROUP WESTERN REGION

- **ONE** Team, **FOURTEEN** Markets
- **COHESIVE 32-BROKER TEAM**
Sourcing and Sharing Regional Capital
- Each Team is Based and **OPERATES EXCLUSIVELY IN THEIR OWN MARKET**
(No Outsiders or Rookies handle Marketing)
- Shared **WESTERN REGION BUYER DATABASE**
- **1031 EXCHANGE TRACKING**
- **BI-WEEKLY CALL**
Sharing Market Intel, Listings and Buyers
- Culture of **SHARING** and **SUPPORTING MEMBERS AND EACH OTHER'S CLIENTS**



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