

CORPORATE ABSOLUTE NNN LEASE

TUCSON, ARIZONA

CIA commercial
investment
advisors
OFFERING MEMORANDUM



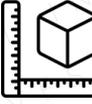
ACTUAL SITE

2601 SOUTH HOUGHTON ROAD | TUCSON, ARIZONA 85730

HIGHLIGHTS

PRICE \$5,943,000	CAP RATE 7.25%	NOI \$430,853
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-  **LOCATION**
SEC of Golf Links Road and S Houghton Road in Tucson, Arizona
-  **LOT SIZE**
±1.85 acres (±80,586 SF)
-  **GROSS LEASABLE AREA**
±14,375 SF
-  **LEASE TERMS**
7 years remaining
-  **TRAFFIC COUNTS**
E Golf Links Rd - 27,799 CPD | S Houghton Rd - 21,043 CPD



Placer.ai *Top 88% of CVS Units in Arizona and within the Top 83% of CVS units in the country*

Ranking Overview

Benchmark: Chain: CVS/pharmacy Metric: Visits

Nationwide	Arizona	Local: 15mi
1,165 / 6,896 View List	83% 17 / 135 View List	88% 2 / 16 View List

* Coverage levels should be considered when comparing ranking results. [Learn more](#)

PROPERTY OVERVIEW & RENT ROLL

TENANT	CVS EGL Golf Links of AZ, LLC
LEASE GUARANTOR	Corporate CVS
GROSS LEASABLE AREA	±14,375 SF
LOT SIZE	±1.85 acres (±80,586 SF)
YEAR BUILT	2005
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	7 years remaining
RENTAL INCREASES	Flat
RENTAL HOLIDAY	February 2028 to January 2031
LEASE START DATE	December 22, 2005
RENT COMMENCEMENT DATE	February 1, 2006
EXPIRATION DATE	January 31, 2031



RENT ROLL

	TERM	ANNUAL RENT	CAP RATE
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Current	05/01/20 to 01/31/31	\$430,853	7.25%
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RENEWAL OPTIONS

CVS has two renewal options for five years each at a monthly rate of \$32,313.98, totaling \$387,767.76 annually, effective until January 31, 2041. February 1, 2041, CVS has eight 5-year renewal options available at Market Rent until 2081.



TENANT PROFILE



TYPE	Public
TRADED AS	NYSE: CVS
S&P CREDIT RATING	BBB (08/22/24)
MOODY'S RATING	Baa2 (06/30/24)
INDUSTRY	Healthcare: Healthcare Plans
MARKET CAP	83.48B (05/06/25)



CVS Health Corporation provides health solutions in the United States. It operates through Health Care Benefits, Health Services, and Pharmacy & Consumer Wellness segments.

The Health Care Benefits segment offers traditional, voluntary, and consumer-directed health insurance products and related services. It serves employer groups, individuals, college students, part-time and hourly workers, health plans, health care providers, governmental units, government-sponsored plans, labor groups, and expatriates.

The Health Services segment offers pharmacy benefit management solutions, including plan design and administration, formulary management, retail pharmacy network management, specialty and mail order pharmacy, clinical, disease management, and medical spend management services. It serves employers, insurance companies, unions, government employee groups, health plans, prescription drug plans, Medicaid managed care plans, CMS, plans offered on public health insurance, and other sponsors of health benefit plans.

The Pharmacy & Consumer Wellness segment sells prescription and over-the-counter drugs, consumer health and beauty products, and personal care products. This segment also distributes prescription drugs; and provides related pharmacy consulting and other ancillary services to care facilities and other care settings. It operates online retail pharmacy websites, LTC pharmacies and on-site pharmacies, retail specialty pharmacy stores, compounding pharmacies and branches for infusion and enteral nutrition services.

The company was formerly known as CVS Caremark Corporation and changed its name to CVS Health Corporation in September 2014.

Currently there are more than 9,000 locations, including those in Target & Schnucks stores.

CVS Health Corporation was incorporated in 1996 and is headquartered in Woonsocket, Rhode Island.

TUCSON



Fruity's
 SportClips
 CHILDTIME LEARNING CENTERS
 Jockey Mike's Subs
 MATTRESS FIRM
 Starbucks

target
 GameStop
 COLD STONE
 NextCare URGENT CARE
 BIG 5 SPORTING GOODS
 peter piper pizza.
 AT&T
 PANDA EXPRESS
 CHINESE KITCHEN

HOUGHTON MEAT MARKET

E 22ND ST | 27,049 CPD

COMPASS HIGH SCHOOL
415 STUDENTS

ST AUGUSTINE CATHOLIC HIGH SCHOOL
271 STUDENTS

CHIPOTLE MEXICAN GRILL
 verizon
 FIVE GUYS

ross
 petco
 OfficeMax
 Banner Physical Therapy
 ULTA BEAUTY
 Village Inn
 Jack in the box
 Massage Envy.

ACADEMY OF TUCSON HIGH SCHOOL
255 STUDENTS

MARSHALL ELEMENTARY
255 STUDENTS

Rolling Hills Golf Course

NORTHWEST MEDICAL CENTER HOUGHTON
 52 INPATIENT BEDS

PANTANO CHRISTIAN CHURCH

MOUNT OLIVE LUTHERAN CHURCH

SAHUARO BAPTIST CHURCH

BURGER KING

DOLLAR TREE
 BIG LOTS!

E GOLF LINKS Rd | 27,799 CPD

LEGACY TRADITIONAL (EAST TUCSON)
291 STUDENTS

LEMAN ACADEMY OF EXCELLENCE (EAST TUCSON)
1,299 STUDENTS

SAFEWAY
 Walgreens
 THE UPS STORE
 DUTCH BROS
 O'Reilly AUTO PARTS
 LA FITNESS
 MCDONALD'S

ZOOMED OUT



Isabella Lee Natural Preserve

Burlington
PET SMART
Marshalls

RINGON HIGH SCHOOL
 1,394 STUDENTS

at home
 The Home & Holiday Superstore

HOBBY LOBBY

savers
WORLD MARKET
BEST BUY

Rack
DICK'S
TJ-maxx

FLOOR DECOR
DSW
JOANN
Michaels
HomeGoods
NATURAL GROCERS
ROSS

THE HOME DEPOT

KOHL'S
 ASHLEY
SPROUTS
 FARMERS MARKET
PET SMART
 LA BOY

SAHUARO HIGH SCHOOL
 1,503 STUDENTS

ANNA HENRY ELEMENTARY
 255 STUDENTS

Albertsons

Public Storage

DOLLAR TREE

ACE Hardware
Guitar Center
jiffylube
planet fitness
W

BARNES & NOBLE

Conn's Party City
HomePlus
OfficeMax

BevMo!
DOLLAR TREE

ANNIE KELLOND ELEMENTARY
 452 STUDENTS

ACE Hardware
Walmart
 Neighborhood Market
DOLLAR TREE

Walgreens
U-HAUL

GALAXY THEATRES

SAFEMAY

RANDOLPH
 NORTH • DELL VALLEY

REID PARK ZOO

Goodwill
fru's

HARBOR FREIGHT
Walmart
 Neighborhood Market

PARK PLACE
 Dillard's, H&M, Banana Republic, GUESS, Hollister, Old Navy, Forever 21, Torrid, Buckle, JD Sports, Champs Sports, Journeys, Round1 Bowling & Arcade, Cinemark, ULTA Beauty, Total Wine & More, Hallmark, Sephora

CAL Ranch

PALO VERDE MAGNET HIGH SCHOOL
 650 STUDENTS

fru's SALLY.
DOLLAR TREE
GameStop
 Rent-A-Center

DIETZ K-8 SCHOOL
 403 STUDENTS

Collins Aerospace

fru's
petco
ROSS
OfficeMax
ULTA BEAUTY
BIG 5

NORTHWEST MEDICAL CENTER HOUGHTON
 52 INPATIENT BEDS

Walmart



DAVIS-MONTHAN AIR FORCE BASE (D-M AFB)

D-M AFB hosts the 355th Wing in addition to its primary mission of deploying, employing & sustaining combat search & rescue and attack air power in support of combatant commander anytime, anywhere in the world. It is also home to 12th Air Force, 309th aerospace maintenance & regeneration group, 55th electronic combat group, 214th attack group of the Arizona Air National Guard, 943rd rescue group or the Air Force Reserve and the U.S. Customs & Border Protection.

The base and the City of Tucson grown & thrived together over the years. As the third-largest employer in the region, D-M AFB, with over 46,000 dedicated personnel, contributed \$3 billion to the local economy in 2023.

SONORAN SCIENCE EAST
 450 STUDENTS

FORD ELEMENTARY
 221 STUDENTS

SANTA RITA HIGH SCHOOL
 376 STUDENTS

DOLLAR TREE
BIG LOTS!

CVS

CITY VIEW



Agua Caliente Regional Park

TUCSON MALL
Dillards, JCPenney, Forever 21, REI, Dicks Sporting Goods, Express, Champs Sports, Hot Topic, Pacsun, Finish Line, Apple, Best Buy, Lush, Bath & Body Works, Zara, H&M, American Eagle Outfitters, etc.

Banner - UMC Tucson has 649 licensed beds, including 228 private patient rooms, 20 larger operating rooms & 96 intensive care adult beds, serving 500 medical students

TUCSON BOTANICAL GARDENS

Tucson Country Club

Tucson Wildlife Center

Pima Community College
There are 5 locations in the Tucson area with a total enrollment of 17,582 students (Fall 2023).

THE UNIVERSITY OF ARIZONA MUSEUM OF ART

REID PARK ZOO

Carondelet Health Network ST JOSEPH HOSPITAL 486 BEDS

THE UNIVERSITY OF ARIZONA 53,187 STUDENTS

VA SOUTHERN ARIZONA 277 BEDS

DM AIR FORCE BASE

CVS



Ryan Airfield

TUCSON INTERNATIONAL AIRPORT
This airport covers 8,282 acres with 3 runways. In 2023, TUS was served by 6 airlines & handled 3,678,106 passengers.

Sewailo Golf Club

SAN XAVIER DEL BAC MISSION



RAIN-BIRD
Creates irrigation technology for farms, golf courses, sports arenas & homes

amazon FULFILLMENT CTR

RTX
Raytheon produces advanced technologies including air & missile defensive systems, precision weapons, radars and command & control systems

Faribault Foods DISTRIBUTION

target DISTRIBUTION

TUCSON SYNOPSIS

Tucson is the county seat of Arizona's Pima County, it is the 2nd largest city in Arizona behind Phoenix.

Much of Tucson's economic development has centered on the development of the **University of Arizona**, which is the city's largest employer, serving 53,187 students. **Davis-Monthan Air Force Base**, on the city's southeastern edge, also provides many jobs for Tucson residents. Its presence, as well as the presence of the US Army Intelligence Center (Fort Huachuca, the region's largest employer, in nearby Sierra Vista), has led to the development of many high-technology industries, including government contractors. The City of Tucson is also a **major hub for the Union Pacific Railroad's Sunset Route** that links the Los Angeles ports with the South/Southeast regions of the country.

Raytheon Missiles and Defense (formerly Hughes Aircraft Co.), **Texas Instruments**, **IBM**, **Intuit Inc.**, **Universal Avionics**, **Honeywell Aerospace**, **Sunquest Information Systems**, **Sanofi-Aventis**, **Ventana Medical Systems, Inc.**, and **Bombardier Aerospace** all have a large presence in Tucson. Roughly 150 Tucson companies are involved in the design and manufacture of optics and optoelectronics systems, earning Tucson the nickname "Optics Valley". Much of this comes from the Steward Observatory at the University of Arizona, which is one of few locations in the world that can cast the enormous mirrors used in telescopes around the world and in space.

Tourism is another major industry in Tucson. The city's many resorts, hotels, and attractions bring in \$2 billion and over 3.5 million visitors annually.



University of Arizona is a public land-grant research university, serving 53,187 students in 19 separate colleges/schools, including the University of Arizona College of Medicine - Tucson along with the University of Arizona College of Medicine - Phoenix and James E. Rogers College of Law.

2024 DEMOGRAPHICS

POPULATION	1-MI	3-MI	5-MI
Population	6,414	54,081	133,170
Est. Population (2029)	6,369	54,653	134,694
Census Population (2010)	6,573	52,259	125,106
HOUSEHOLDS	1-MI	3-MI	5-MI
Households	2,516	22,736	56,757
Projected Households (2029)	2,529	23,191	57,875
Census Households (2010)	2,554	21,735	52,876
AVERAGE HOUSEHOLD INCOME	1-MI	3-MI	5-MI
Average Household Income	\$123,726	\$111,269	\$102,147
Projected Avg HH Income (2029)	\$129,743	\$115,846	\$106,517



CONFIDENTIALITY AGREEMENT

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