

BIG O TIRES®

THE TEAM YOU TRUST®

BRAND NEW LONG TERM ABSOLUTE NNN LEASE

FORT MOHAVE, ARIZONA

OFFERING MEMORANDUM



ACTUAL PROPERTY

CHRIS HOLLENBECK

Vice Chair
+1 602 224 4475
chris.hollenbeck@cushwake.com
AZ License No. SA584876000

SHANE CARTER

Director
+1 602 224 4442
shane.carter@cushwake.com
AZ License No. SA673156000

ADAM MADISON

Executive Director
+1 602 229 5914
adam.madison@cushwake.com
AZ License No. SA541067000



**CUSHMAN &
WAKEFIELD**

Private Capital Group

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INVESTMENT HIGHLIGHTS
EXECUTIVE SUMMARY

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INVESTMENT HIGHLIGHTS

TENANT:	E&E Holdings Mohave, LLC DBA Big O Tires
LOCATION:	5303 S Hwy 95, Fort Mohave, AZ 86426
LEASE TYPE:	Absolute NNN Lease
BUILDING SIZE:	±12,748 SF
LAND SIZE:	±0.50 AC (±21,780 SF)
YEAR BUILT:	1972 (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:	227-21-016A
LANDLORD RESPONSIBILITIES:	None

CURRENT NOI	PRICE	CAP
\$310,800	\$4,972,800	6.25%

RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1 - 5	\$25,900.00	\$310,800.00	N/A	6.25%
Primary	6 - 10	\$27,972.00	\$335,664.00	8.00%	6.75%
Primary	11 - 15	\$30,209.76	\$362,517.12	8.00%	7.29%
Primary	16 - 20	\$32,626.54	\$391,518.49	8.00%	7.87%

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

- Average household income of \$82,904 within a 3 mile radius
- Prime frontage along Highway 95, the area's primary north-south arterial ($\pm 31,170$ VPD)
- Located near one of Arizona's strongest tourism-driven regional markets, with Bullhead City reporting 2+ million annual tourists and approximately 11,000 hotel rooms serving the broader market.
- Adjacent to Walmart Supercenter and other daily retailers







MOHAVE VALLEY HIGHWAY



CASA SERRANO
MEXICAN RESTAURANT



HAMMER LANE

BIG O TIRES®
THE TEAM YOU TRUST®







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 - FORT MOHAVE

Fort Mohave, Arizona is a growing community located in the Mohave Valley along the eastern side of the Colorado River. Named after the historic Fort Mohave military post established in the mid-1800s, the area blends deep regional history with steady residential and commercial growth. Originally tied to the river, military activity, agriculture, and the surrounding desert landscape, Fort Mohave has evolved into one of the key communities serving western Mohave County.

Located just south of Bullhead City and across the river from Laughlin, Nevada, Fort Mohave benefits from its position within a dynamic tri-state region connecting Arizona, Nevada, and California. The community offers convenient access to nearby destinations including Bullhead City, Laughlin, Needles, Kingman, and Lake Havasu City. State Route 95 serves as the area's primary commercial corridor, supporting local traffic, regional visitors, and daily consumer demand throughout the Mohave Valley.

Home to approximately 16,000 residents, Fort Mohave has become increasingly attractive to families, retirees, second-home buyers, and seasonal residents seeking warm weather, affordable living, and proximity to outdoor recreation. The community's residential growth has helped support expanding retail, medical, service, and restaurant uses throughout the area, particularly along Highway 95 and near major neighborhood developments.

The Colorado River remains one of the defining features of the Fort Mohave area, offering year-round recreational opportunities including boating, fishing, kayaking, jet skiing, and paddleboarding. Nearby destinations such as Lake Mohave, Bullhead City, and the Laughlin resort corridor further enhance the area's appeal as a regional recreation and entertainment destination.

Beyond recreation, Fort Mohave supports a diverse local economy anchored by health care, retail, tourism, and community services. Valley View Medical Center is a major health care provider in the area, while nearby casinos, resorts, golf courses, and riverfront attractions continue to draw both residents and visitors. The community also benefits from its proximity to the Fort Mojave Indian Reservation, Avi Resort & Casino, and Laughlin/Bullhead International Airport.

With its strong regional connectivity, growing residential base, affordable cost of living, and access to the Colorado River lifestyle, Fort Mohave continues to strengthen its position as an important commercial and residential hub within western Arizona. Its location within the larger Bullhead City-Laughlin-Fort Mohave market makes it an attractive destination for residents, businesses, and visitors throughout the tri-state area.

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**



CHRIS HOLLENBECK

Vice Chair

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chris.hollenbeck@cushwake.com

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AZ License No. SA541067000

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016

ph:+1 602 954 9000 | fx:+1 602 253 0528

www.cushmanwakefield.com

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