



TAKE 5 COSTCO OUTPARCEL

6 Miles From ASU & Downtown Tempe | Long Term Ground Lease | Corporate Guarantee



[REPRESENTATIVE PHOTO]



1355 Elliot Rd | TEMPE, AZ 85284



SIMONCRE

Listed by: SI REAL ESTATE, LLC | Joshua Simon, Owner/Agent
DESIGNATED BROKER | Joshua Simon | 480.588.2999 | js@simoncre.com



ALEC MILLER

Acquisitions & Dispositions Manager

M: 480.531.0369

Alec.Miller@simoncre.com

PETER LEBLANC

Senior Acquisitions & Dispositions Associate

M: 928.284.8404

Peter.LebLANC@simoncre.com

EXECUTIVE SUMMARY



INVESTMENT HIGHLIGHTS

TAKE 5 OIL CHANGE | Rare Corporate Ground Lease
| Zero Landlord Responsibilities

15-YEAR PRIMARY TERM | 2025 Construction

STRONG RENT GROWTH | 10% Increases Every 5
Years

COSTCO OUTPARCEL | ±2.3 Million Visits Per Year
(Placer.ai)



LOCATION HIGHLIGHTS

- ⇒ Direct frontage on Elliot Rd (±52,000 VPD) and less than 1 Mile from I-10 Freeway
- ⇒ Primary retail corridor surrounded by national retailers including Walmart, Ikea, Lifetime Fitness, PetSmart, At Home and a host of others
- ⇒ Located in a dense residential area with over ±272,000 residents within a 5-mile radius
- ⇒ The property is located in an employment hub, home to some of Arizona's largest employers, including Coca-Cola, Honeywell, American Airlines and Circle K



PRICE: \$2,621,000 | **CAP RATE:** 5.15%

PROPERTY DETAILS

Address: 1355 W Elliot Rd

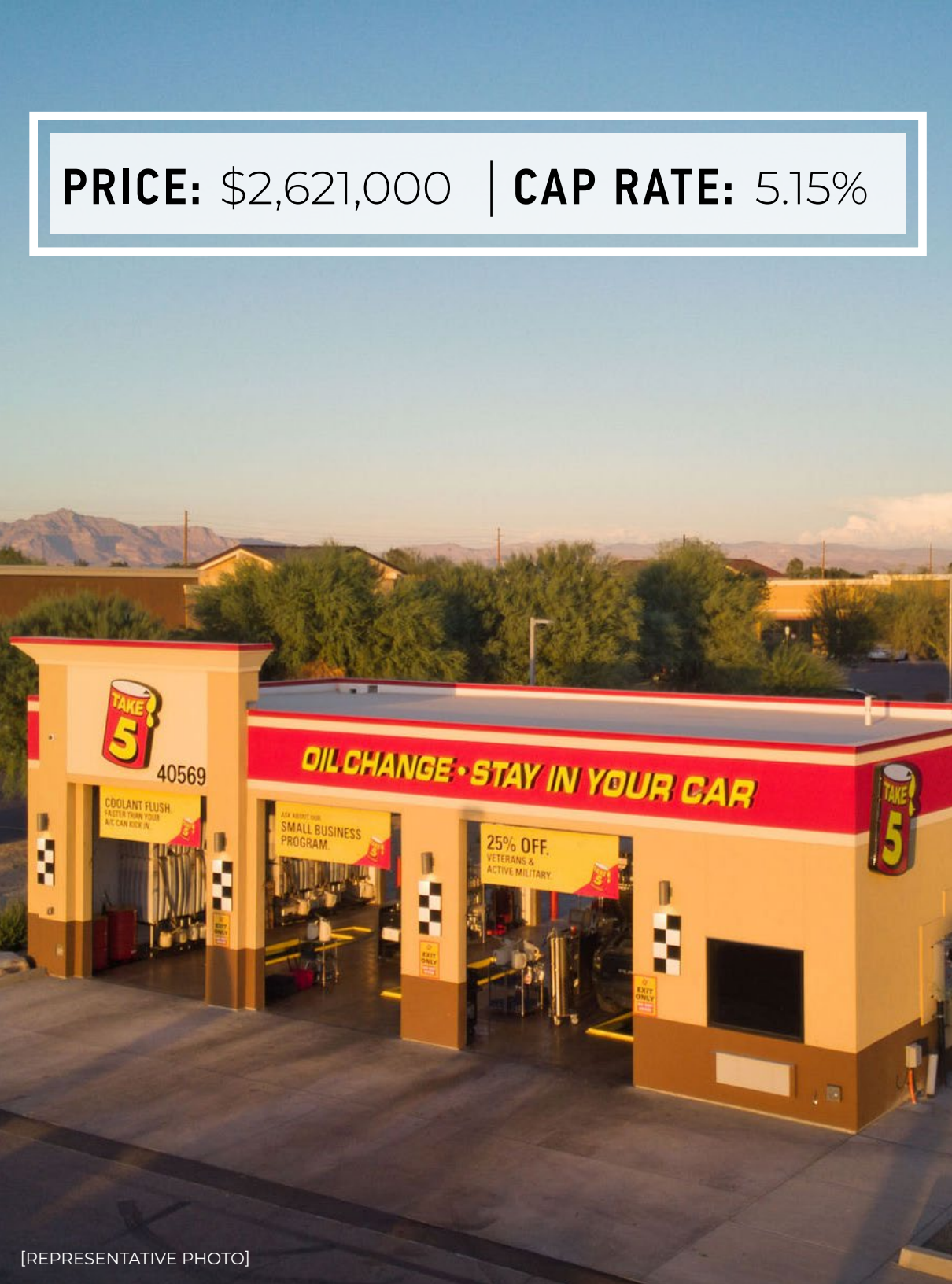
City, State: Tempe, AZ

Anticipated Delivery: April 2025

Square Footage: ±1,723 SF

Lot Size: ±0.51 AC

NOI / Rental Income: \$135,000



[REPRESENTATIVE PHOTO]

LEASE SUMMARY

Tenant:	Take 5 Properties SPV LLC	Property Taxes:	Tenant
Guarantor:	Corporate	Insurance:	Tenant
Lease Type:	Ground Lease	Utilities:	Tenant
Lease Term:	15 Years	HVAC:	Tenant
Extension Options:	Four (4), Five (5) Year Options	Parking Lot:	Tenant
NOI:	\$135,000	Roof & Structure:	Tenant

RENT ROLL

YEARS	MONTHLY RENT	ANNUAL RENT	INCREASE
1-5	\$11,250.00	\$135,000.00	-
6-10	\$12,375.00	\$148,500.00	10%
11-15	\$13,612.50	\$163,350.00	10%
Option Period 1: 16-20	\$14,973.75	\$179,685.00	10%
Option Period 2: 21-25	\$16,471.13	\$197,653.56	10%
Option Period 3: 26-30	\$18,118.24	\$217,418.88	10%
Option Period 4: 31-35	\$19,930.06	\$239,160.72	10%

The map displays a commercial corridor in Tempe, Arizona, centered around the intersection of Interstate 10 and W Elliot Road. A red arrow points to a designated 'SITE' location near the intersection of W Elliot Road and S Priest Drive. The map is overlaid with numerous business logos, including major retailers like Walgreens, Costco, and McDonald's, as well as local businesses like Popeyes and Firehouse Subs. Traffic volume data is provided for the major roads: Interstate 10 (±200,851 VPD), W Elliot Road (±31,755 VPD), and S Priest Drive (±24,377 VPD). The map also shows the Tempe Sports Complex and various other commercial establishments.

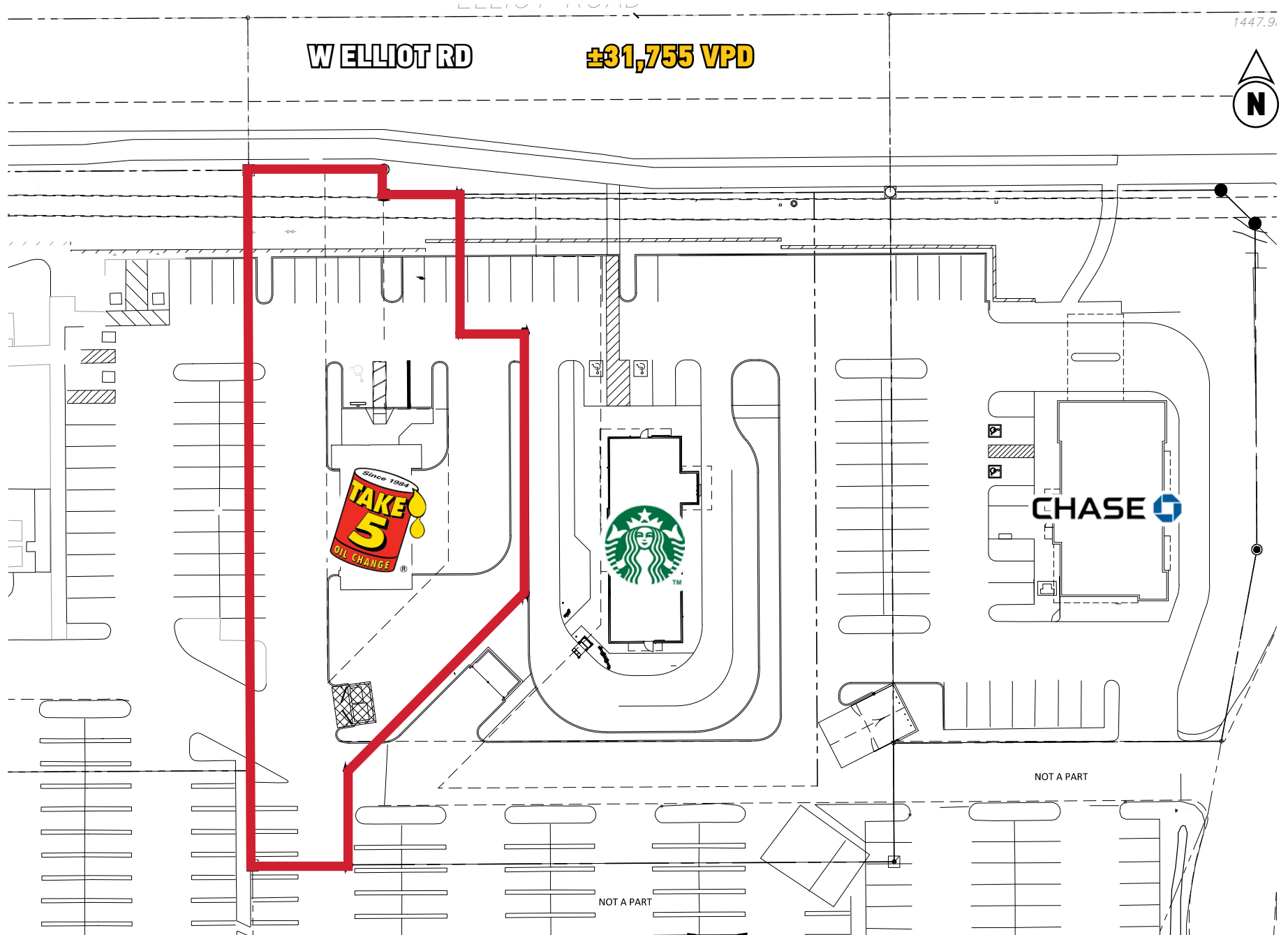
This aerial map shows a commercial district with numerous businesses. A red arrow points to a specific location labeled "SITE". The map includes the following logos and labels:

- Top Row:** Walmart Supercenter, BOB'S, PET SMART, Staples, at home, ROSS DRESS FOR LESS, DOLLAR TREE.
- Second Row:** FIT BODY BOOT CAMP, FLOOR DECOR, T, K, Arby's, GameStop, BURGER KING, QT QuikTrip, DISCOUNT TIRE, Olive Garden.
- Third Row:** WHATABURGER, Starbucks, SUBWAY, W ELLIOT ROAD, ±31,755 VPD, CHASE, Starbucks.
- Bottom Row:** Popeyes, McDonald's, CHIPOTLE MEXICAN GRILL, FIREHOUSE SUBS, AutoZone, Black Bear Diner, SPRIEST DRIVE, ±24,377 VPD, Greggio's PIZZA BISTRO, TACO BELL, Red Robin GOURMET BURGERS AND BEWS, THE DUMP, COSTCO WHOLESALE, SAN CAPELLA APARTMENTS, goodwill.

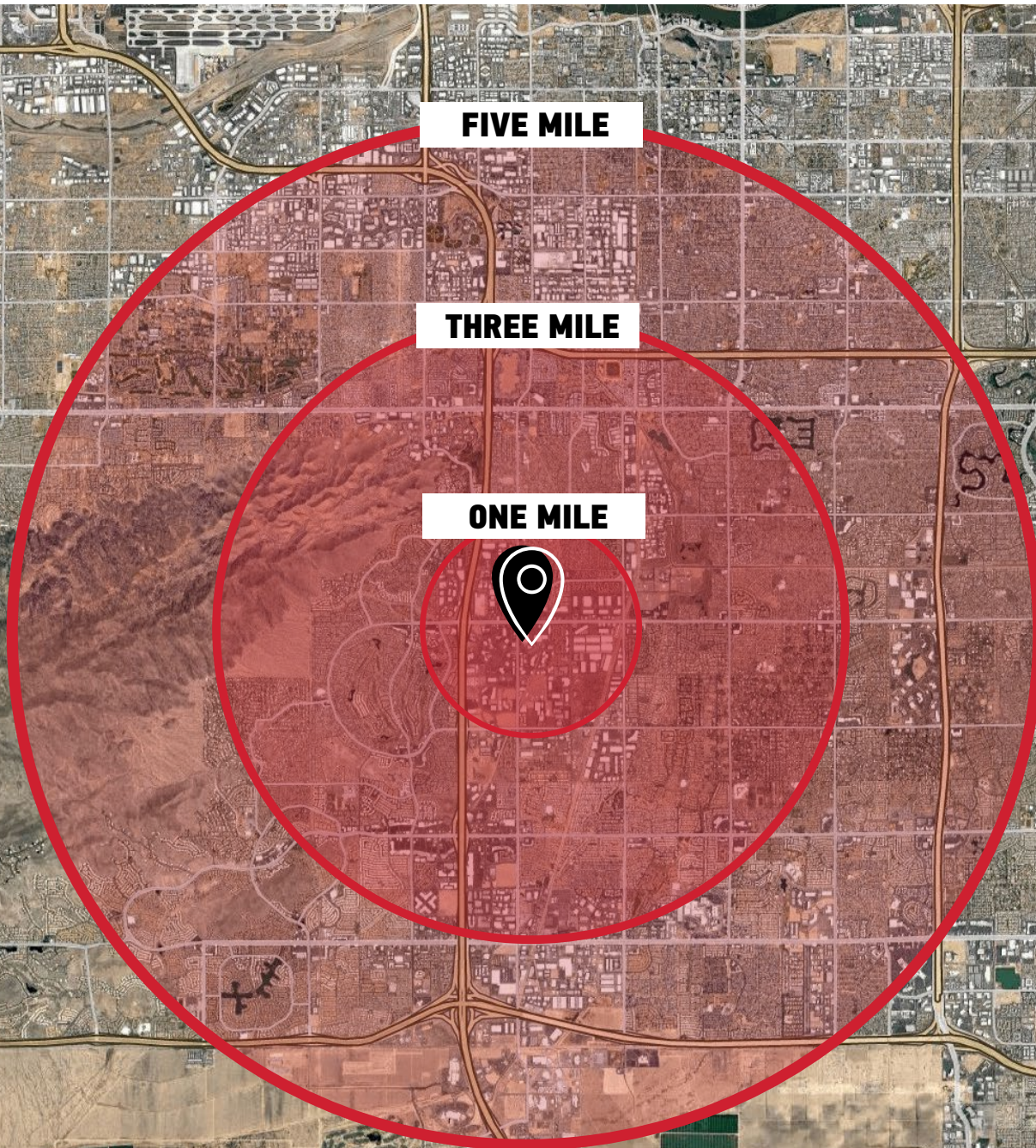
A north arrow is located in the bottom right corner.



SITE PLAN



AREA DEMOGRAPHICS



ONE MILE



±11,600
RESIDENTS



±5,100
HOUSEHOLDS



±\$84,900
AVG. HHI

THREE MILE



±116,000
RESIDENTS



±48,500
HOUSEHOLDS



±\$102,400
AVG. HHI

FIVE MILE



±285,800
RESIDENTS



±114,100
HOUSEHOLD



±\$101,900
AVG. HHI

LOCATION OVERVIEW

TEMPE, AZ

Located just 20 minutes southeast of downtown Phoenix, Tempe has successfully branded itself as a lively, spry, and multifaceted city. Home to Arizona State University, the largest public university in the United States, Tempe has a vibrant downtown that's active day and night. There is something for everyone, including locally-owned eateries and microbreweries, annual festivals, arts and cultural events, and opportunities to bike, hiking trails or stand-up paddle boarding.

While enjoying dynamic growth, the city has maintained its unique personality and style through a careful and masterful blending of the new with the old. Tempe has a distinct identity as an emerging destination city, replete with all the offerings of a city rich in economics, technology, culture, tourism and educational resources. Tempe brings it all together – bright Arizona sun, rewarding places to work, diverse cultures, a myriad of recreational opportunities, the best in entertainment and an unparalleled Southwestern lifestyle.

Tempe maintains one of the most thriving economic environments in the country, home to top research firms, Fortune 500 companies, and start-ups. The city's largest employers include Arizona State University, State Farm, Salt River Project, Honeywell, Medtronic, and Insight Direct. Tempe has the most educated and technically-skilled workforce in Arizona. It is a young and diverse community, with a median age of 28.



TENANT PROFILE



TAKE 5 OIL CHANGE

Take 5 Oil Change was established in Metairie, LA in 1984 with a mission to provide fast, friendly, affordable oil changes with an emphasis on an exceptional customer experience.

The brand features a unique drive-thru concept that allows customers to never leave the comfort of their car. Today there are more than 530 locations across 18 states that offer an on average 10-minute oil change service and ancillary services such as air filter replacement, wiper blade changes and coolant exchanges.

Take 5 Oil Change was acquired by Driven Brands in March 2016. Driven Brands, headquartered in Charlotte, NC is the parent company of some of North America's leading automotive service brands including Take 5 Oil Change, Meineke Car Care Centers, Automotive Training Institute, MAACO, Carstar, Abra, Uniban, Fix Auto USA, 1-800-Radiator & A/C and PH Vitres d'Autos. Driven Brands has more than 4,700 locations across 15 countries, and services over 50 million vehicles annually.

\$2.3B+
2024 REVENUE

4,700+
LOCATIONS

15
COUNTRIES

±9,900
EMPLOYEES



CONFIDENTIALITY AGREEMENT

This Confidential Offering Memorandum has been prepared by SimonCRE for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not substitute for a thorough due diligence investigation.

The information contained in this Memorandum has been obtained from sources we believe to be reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. 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. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. 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, All potential buyers must take appropriate measures to verify all of the information set forth herein. SimonCRE disclaims any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time without notice. The recipient of the Memorandum shall not look to SimonCRE for the accuracy or completeness of this Memorandum.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential Information, written or verbal, from the Broker of the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk. This property is being listed by owner/agent, Joshua Simon.

FOR MORE INFORMATION:



Listed by: SI REAL ESTATE, LLC
Joshua Simon, Owner/Agent

ALEC MILLER
Acquisitions & Dispositions Manager
M: 480.531.0369
alec.miller@simoncre.com

PETER LEBLANC
Senior Acquisitions & Dispositions Associate
M: 928.284.8404
peter.leblanc@simoncre.com

DESIGNATED BROKER | Joshua Simon | 480.588.2999 | js@simoncre.com