



Big O Tires

11429 N Saguaro Blvd , Fountain Hills, AZ 85268



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PROPERTY SUMMARY



PROPERTY DESCRIPTION

This property is located in Fountain Hills, AZ. It is a 4,740 SF Big O Tires which sits on 0.57 acres along N Saguaro Blvd with visibility to ~18,000 vehicles per day. Tenant recently signed a new 5-year absolute NNN lease, commenced on May 1, 2025, with \$6,000 annual rent increases during the primary term. The lease also includes two 5-year renewal options with 2% annual increases each year.

PROPERTY DETAILS

Asking Price:	\$1,200,000 (Based Off \$72,000 Annual Rent)
Cap Rate:	6.00%
Lot Size:	0.57
Building Size:	4,740 SF
Year Built	2000
Guarantor:	Personal Guarantee - Operating Since 2000

LEASE OVERVIEW:

Years Remaining:	4.5 Years
Rent Commencement:	5/1/2025
Lease Expiration:	4/31/2030
NOI:	\$72,000 (Increases to \$78,000 on 5/1/2026)
Lease Type:	Absolute NNN
Rent Increases:	\$6,000 Annual Increases
Options Remaining & Increases in Options:	(2) 5-Year W/ 2% annual increases each year
Insurance:	Tenant
Taxes:	Tenant
Parking Lot:	Tenant
CAM:	Tenant
Roof & Structure:	Tenant
HVAC:	Tenant

PROPERTY DETAILS

RENT:

May 1, 2025 – Apr 30, 2026	\$72,000/year - 6% Cap
May 1, 2026 – Apr 30, 2027	\$78,000/year - 6.5% Cap
May 1, 2027 – Apr 30, 2028	\$84,000/year - 7% Cap
May 1, 2028 – Apr 30, 2029	\$90,000/year - 7.5% Cap
May 1, 2029 – Apr 30, 2030	\$96,000/year - 8% Cap
Option 1: June 1, 2030 - May 31, 2035	2% annual increases each year
Option 2: June 1, 2035 - May 31, 2040	2% annual increases each year



PROPERTY HIGHLIGHTS



PROPERTY HIGHLIGHTS

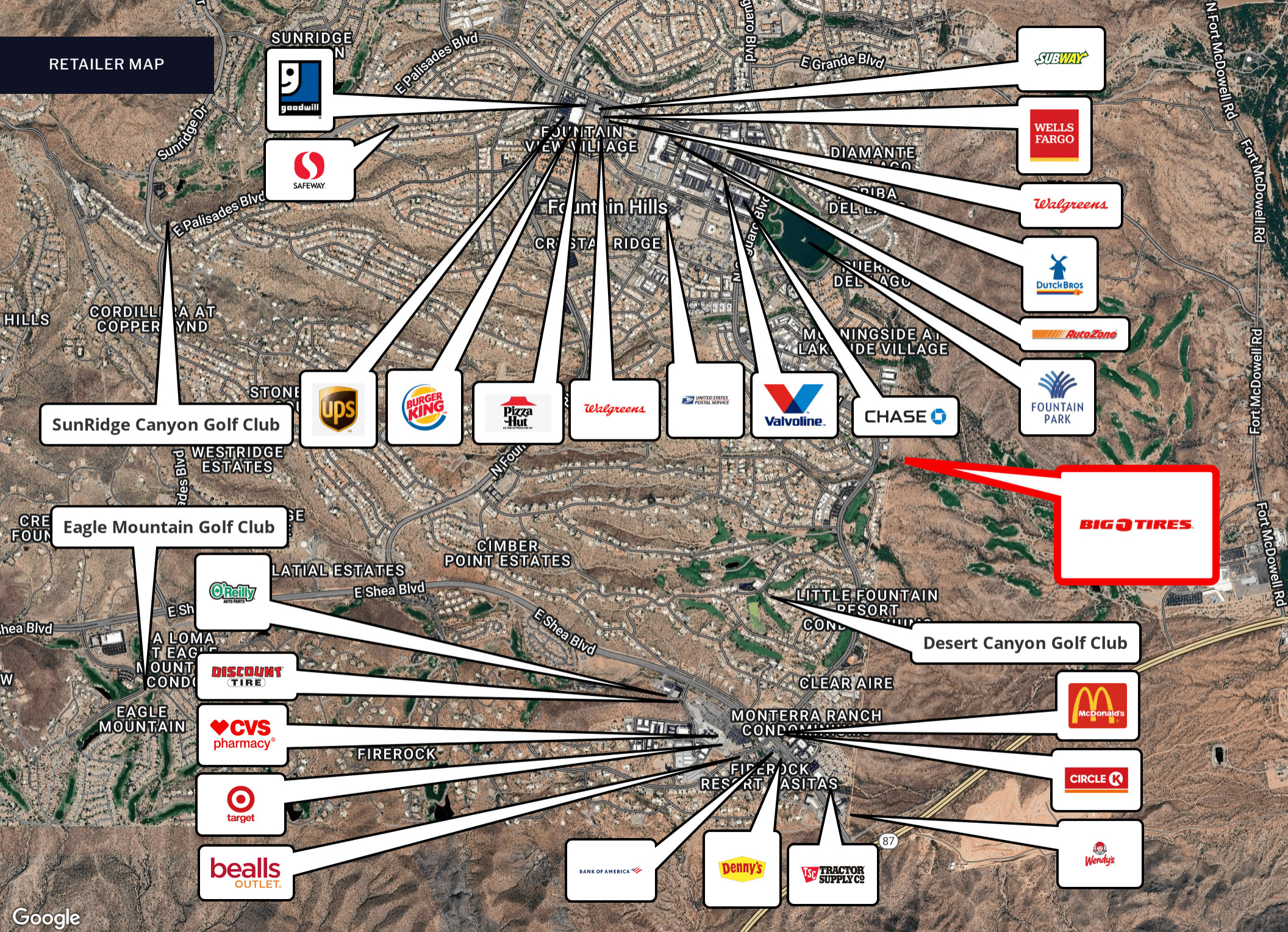
- **Prime Location:** 11429 N Saguaro Blvd, Fountain Hills, AZ 85268 – excellent frontage with ~18,000 vehicles per day.
- **Proven Operator:** Tenant in place since 2000, backed by a personal guaranty.
- **Building & Site:** 4,740 SF building on 0.57 acres with functional automotive layout and easy access.
- **Absolute NNN Lease:** No landlord responsibilities.
- **Annual Increases:** \$6,000 annual rent bumps during the base term; 2% annual escalations in option periods.
- **Lease Extension:** New 5-year lease commenced on May 2025, with two (2) additional 5-year extension options available.
- **Below Market Rent:** Tenant is currently paying \$15.18/SF, while market rent is \$26.09/SF.
- **Demographics:** 30,000 residents within 5 miles, 10.3% projected population growth, and average household income of \$152,000. The population within the 1 mile grew by 22.5% from 2020-2024
- **Residential Strength:** Average home value in Fountain Hills exceeds \$700,000, reflecting the area's affluence.
- **Destination Market:** Popular golf courses that attract both residents and tourists, enhancing local traffic and spending.
- **Retail Synergy:** Surrounded by numerous national retailers and service providers, ensuring steady customer draw to the area.
- **Investment Appeal:** Stable cash flow, built-in rental growth, affluent demographics, and upside potential through below-market rent.

AERIAL MAP



Map data ©2025 Imagery ©2025 Airbus,
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RETAILER MAP



REGIONAL MAP



Map data
©2025
Google,
INEGI

Ciudad Juarez



- **Prime Metro Access:** Located just 32 miles from Phoenix, 18 miles from Scottsdale, and 25 minutes from Mesa, Fountain Hills combines suburban stability with quick connectivity to Arizona's largest employment and population centers.
- **Affluent Trade Area:** The average home value exceeds \$700,000 and average household income within 5 miles is \$152,000
- **Destination Golf & Tourism:** Nationally recognized golf destination with SunRidge Canyon, Eagle Mountain, and Desert Canyon Golf Club drawing steady visitor traffic year-round, adding to local retail activity.
- **Retail & Service Corridor:** The property sits along N Saguaro Blvd, a major commercial arterial with ~18,000 vehicles per day and a strong mix of national retailers, service providers, and restaurants that reinforce daily traffic flows.
- **Population & Growth:** With over 30,000 residents within a 5-mile radius and projected 10.3% growth over the next five years, Fountain Hills offers both stability and expansion in its customer base.
- **Economic Development:** The Town has recently advanced a Downtown Strategy, funding over \$500,000 in infrastructure and streetscape upgrades to enhance walkability, visibility, and commercial vitality.
- **Tourism & Lifestyle Appeal:** Beyond golf, Fountain Hills is known for its iconic world-class fountain, annual festivals, and designation as an International Dark Sky Community, drawing visitors from across the region and boosting local businesses.
- **Business & Service Expansion:** New commercial and professional developments, including co-working facilities and healthcare expansions, highlight a diversifying business base and growing daytime population.

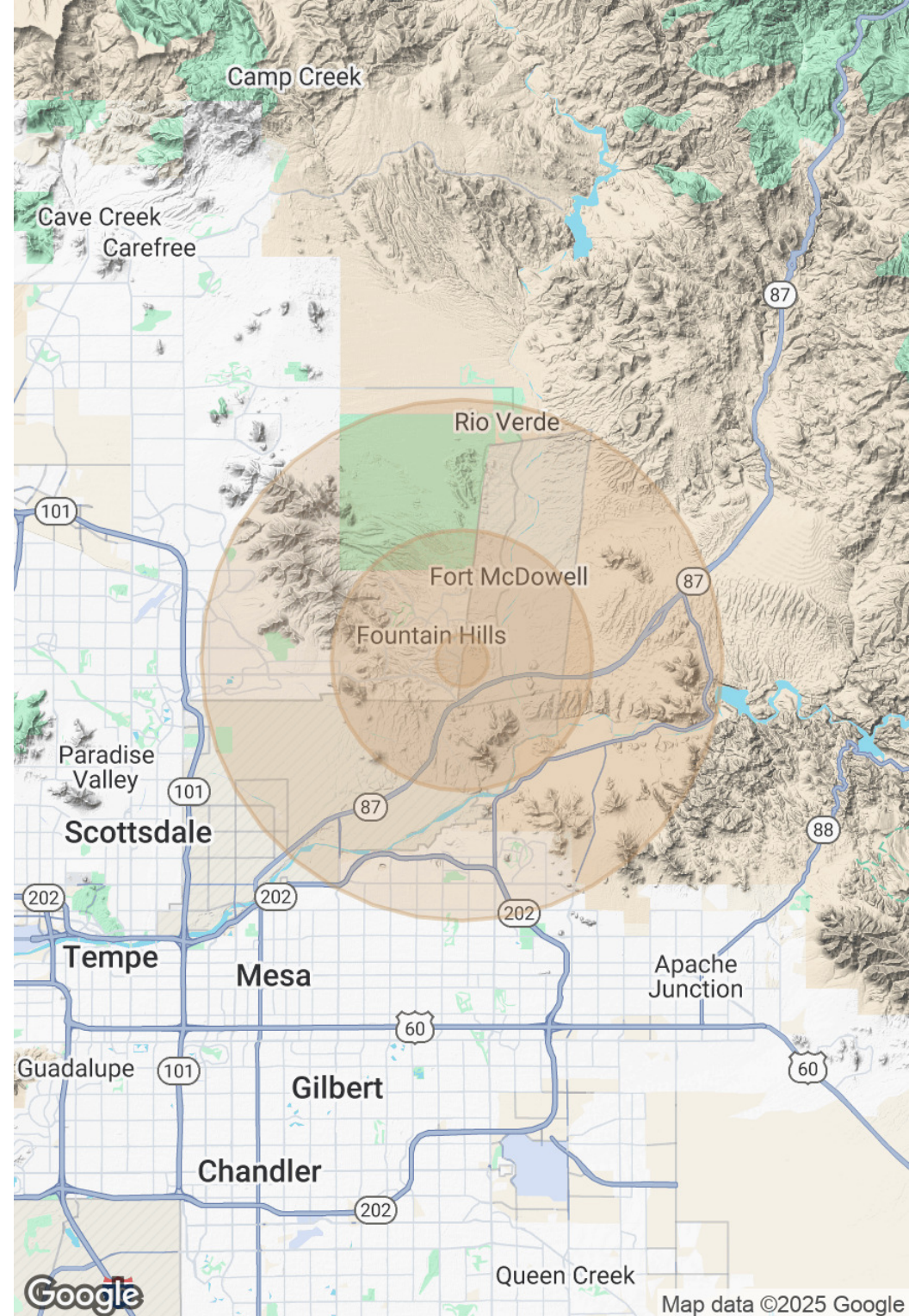
DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,760	29,097	152,969
Average Age	58	55	49
Average Age (Male)	57	55	48
Average Age (Female)	59	56	50

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,387	13,640	66,502
# of Persons per HH	2	2.1	2.3
Average HH Income	\$135,945	\$153,680	\$152,981
Average House Value	\$744,886	\$789,760	\$713,961

Demographics data derived from Alpha Map

GROWTH:	1 MILE	5 MILES	10 MILES
Population Growth (2020 - 2024):	+22.5%	+19.5%	+12.00%
Population Growth (2024 - 2029):	+10.65%	+10.33%	+9.5%
Household Growth (2024 - 2029):	+11%	+10.5%	+9.5%



A photograph of a Big O Tires store. The building is a single-story structure with a white and tan tiled facade. The 'BIG O TIRES' logo is prominently displayed in red and black on the front and side of the building. A large stack of tires is arranged in a circular pattern in front of the entrance. Colorful triangular flags are strung across the front of the property. The parking lot is paved and contains several cars. The background shows a desert landscape with saguaro cacti and a clear blue sky with scattered clouds.

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