

BIG O TIRES

THE TEAM YOU TRUST

BRAND NEW LONG TERM ABSOLUTE NNN LEASE

CAVE CREEK, ARIZONA
OFFERING MEMORANDUM



ACTUAL PROPERTY

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**CUSHMAN &
WAKEFIELD**

Private Capital Group

BIG O TIRES®

THE TEAM YOU TRUST®

CAVE CREEK, ARIZONA

OFFERING MEMORANDUM

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OFFERING

INVESTMENT HIGHLIGHTS
EXECUTIVE SUMMARY

ACTUAL PROPERTY

INVESTMENT HIGHLIGHTS

TENANT:	E&E Holdings Mohave, LLC DBA Big O Tires
LOCATION:	5355 E Carefree Hwy, Cave Creek, AZ 85331
LEASE TYPE:	Absolute NNN Lease
BUILDING SIZE:	±6,000 SF
LAND SIZE:	±1.08 AC (±47,260 SF)
YEAR BUILT:	2022
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:	211-46-036B
LANDLORD RESPONSIBILITIES:	None

CURRENT NOI	PRICE	CAP
\$336,000	\$5,843,480	5.75%

RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1 - 5	\$28,000.00	\$336,000.00	N/A	5.75%
Primary	6 - 10	\$30,240.00	\$362,880.00	8.00%	6.21%
Primary	11 - 15	\$32,659.20	\$391,910.40	8.00%	6.71%
Primary	16 - 20	\$35,271.94	\$423,263.23	8.00%	7.25%

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

- Affluent trade area with an average household income of \$210,017 within a 5-mile radius
- Located within a strong daily-needs retail corridor near major national tenants including Sprouts, Walmart Supercenter, Lowe's, Starbucks, and McDonald's
- Situated at the signalized intersection of Carefree Highway & Cave Creek Road with 50,791 VPD
- Approximately 2 miles from the proposed Carefree Quarter, a planned 24-acre mixed-use development expected to include approximately 120,000 SF of retail, restaurant, and community-focused space ([Source](#))









CAVE CREEK ROAD

LONE MOUNTAIN ROAD

56TH STREET

DIXILETA DRIVE

SCOTTSDALE ROAD

CAREFREE HIGHWAY



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

PHOENIX



AREA OVERVIEW

Population

Phoenix is the fifth largest city in the United States and anchors the nation's tenth largest metropolitan area, with 5.1 million residents. Greater Phoenix encompasses 14,600 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe and Mesa. Greater Phoenix is the financial, commercial, cultural, entertainment and government center of Arizona.

Maricopa County, in which Phoenix is located, covers more than 14,600 square miles. Its strategic southwest location has made it a major business and distribution hub for aerospace, high-technology, logistics, financial services, bio-science and sustainable technology companies.

Phoenix is a large desert city. Its elevation is 1,117 feet above sea level. The city's horizon is defined by three distinct mountains: South Mountain, Camelback Mountain and Piestewa Peak. It is known for its warm climate, beautiful setting and great cultural and recreational amenities. The timeless Southwestern backdrop is scattered with resorts and spas infused with Native American tradition. Numerous golf courses stay emerald green all year. Mountain parks are criss-crossed with trails and plentiful sports venues host some of the biggest events in the nation. All together, Phoenix makes for the perfect setting for 16 million leisure visitors each year, which is good for business.

The population of Greater Phoenix is 5.1 million and is expected to grow to nearly 6.4 million in the next 20 years. A relatively young region, Greater Phoenix has a median age of 36.6 – 2.3 years younger than the average age nationwide. The population boasts comparatively high-earnings, with an median household income of over \$75,940. This is 4.9% above the national median average household income, which stands at \$72,414.

Employment

The Metro Phoenix employment base has grown rapidly in the past 20 years and currently boasts more than 2 million workers. Projected employment by occupation shows continued strength in the area's professional and technical workforce, with service employment increasing as well. A steady influx of new workers and high graduation levels from the state's largest university, Arizona State University, enrich the quality of labor. Thanks to the variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow.

Metro Phoenix has a diversified base of industries, led by aerospace, high-tech manufacturing, distribution and logistics, financial services and corporate/regional headquarters. Major data processing, credit card and customer service companies are also attracted to Greater Phoenix's telecommunications infrastructure. Phoenix has a predictable climate and low catastrophic risk—no earthquakes, tornadoes or coastal flooding.

Intel, Freescale, Microchip Technology and ON Semiconductor have given Arizona the distinction of being the fourth largest semiconductor manufacturing exporter in the nation.

Phoenix is ranked among the top in the country for its solar and renewable energy sector, and has a rapidly growing healthcare and biomedical industry. With \$1.3 billion in strategic investments over the past 10 years added into its emerging healthcare enterprise and research capabilities, Greater Phoenix is the place for healthcare opportunities.

MAJOR PHOENIX EMPLOYERS

State of Arizona
Banner Health
Walmart
Frys Food Stores
Wells Fargo
Maricopa County
City of Phoenix
Intel
Arizona State University
Bank of America
State Farm Insurance
U-Haul
Dignity Health
USAA
The Boeing Company
Phoenix Childrens Hospital
Vanguard
General Dynamics
American Express
Amazon
Honeywell
HonorHealth

AREA OVERVIEW

Lifestyle & Entertainment

Dependable sunshine and warm temperatures make outdoor activities a way of life in Phoenix. Golf, tennis, hiking, cycling, mountain biking and rock climbing are popular Phoenix activities. Some of Greater Phoenix's most notable outdoor attractions are South Mountain Park and Preserve, Tempe Town Lake, Camelback Mountain, Desert Botanical Garden, the Tournament Players Club (TPC) and the Phoenix Zoo. Phoenix is also a gateway to the Grand Canyon, just a short three and a half hour drive to America's greatest natural wonder.

Live music including classical, blues, local bands and major concerts are easy to come by, and Downtown Phoenix's First Friday Artwalk is a popular event each month with thousands of attendees. Phoenix is chockfull of local galleries, boutiques and studios.

Greater Phoenix annually plays host to the PGA Tour's Waste Management Phoenix Open at the TPC, NASCAR's March and November events at Phoenix International Raceway, the Rock 'n' Roll Arizona Marathon and college football's VRBO Fiesta Bowl and Guaranteed Rate Bowl. Phoenix has played host to the Super Bowl in 2023, 2015 and 2008 at University of State Farm Stadium, the College Football Playoff National Championship Game in 2016 and the 2017 and 2024 NCAA Men's Basketball Final Four. Phoenix has franchises in three major professional sports leagues: Phoenix Suns (NBA), Arizona Diamondbacks (MLB) and Arizona Cardinals (NFL).

With more than 16 million leisure visitors each year, Greater Phoenix is home to more than 500+ hotels with more than 69,000 guest rooms. That total includes more than 40 luxury resorts. Notable resorts include the JW Marriott Desert Ridge Resort and Spa, the Arizona Biltmore, Westin Kierland Resort & Spa, The Phoenician, Royal Palms, Omni Scottsdale Resort & Spa at Montelucia, Four Seasons Resort at Troon North, Hyatt Regency Resort & Spa at Gainey Ranch, Sanctuary Camelback Mountain, The Camby, The Wigwam, W Scottsdale, and the Fairmont Scottsdale Princess.

Housing

As one might expect in the 10th largest metropolitan area in America, the options for housing are as diverse as the people who live here. You'll find everything from luxury high-rise condos to modest apartments, to mature tree-lined family neighborhoods and brand-new gated communities. The metro area has many distinct neighborhoods and urban "villages" and no home in Phoenix is very far from one of the city's parks. Whether you want the bustle of living in a downtown loft or historic mid-century gem, the comfort of a home in a family oriented neighborhood, or the quiet of a mini-ranch in the beautiful Sonoran Desert, Phoenix is a great place to put down roots.

Sources: Moody's Analytics; The Cromford Report; U.S. Census Bureau Census 2010 – ESRI Forecasts; 2015 MAG Employer Database; 2016 ARMLS and FBS. DMCA; Costar; 2016 Arizona Department of Education; Arizona State University – Degree Facts; Gilbert Public Schools; Chandler-Gilbert Community College; Golf Academy of America Chandler; Mesa Community College Graduation and Transfer Report; GPEC; Visit Phoenix; City of Phoenix



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 POPULATION GROWTH			

2025	2,612	23,302	45,786
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2030	2,614	23,869	46,720
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Daytime Population	3,750	23,004	44,567
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 AVERAGE HH INCOME			
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2025	\$186,702	\$203,675	\$210,017
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2030	\$211,801	\$227,730	\$234,883
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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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