

COBBLESTONE AUTO SPA - ABSOLUTE NNN GROUND LEASE

SITE JUST OPENED IN LATE DECEMBER

BRAND NEW CONSTRUCTION - WELL BELOW REPLACEMENT COST @ \$2.28M PRICE POINT

112-UNIT OPERATOR

4074 SOUTH LINDSAY ROAD, GILBERT, AZ 85286



*Actual Site

OFFERING MEMORANDUM

Marcus & Millichap



Lowe's
LIFETIME FITNESS
Planet Fitness
Public Storage

GILBERT TOWN SQUARE

★ macy's
Harkins THEATRES
Dillard's
Apple
H&M
SHAKE SHACK
DICK'S SPORTING GOODS
NORDSTROM
rack
BEST BUY

SANTAN VILLAGE

agritopia

american Furniture Warehouse

ASU Arizona State University
POLYTECHNIC CAMPUS
±5,500 Students

TOPGOLF MAIN EVENT

CHANDLER-GILBERT COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
±19,000 Students

TARGET Mor
PET SMART TJ-maxx
Michael's Harkins THEATRES
THE HOME DEPOT
HOBBY LOBBY
LA FITNESS
Walmart
TEXAS ROADHOUSE
JCPenney
Burlington FAMOUS footwear
STAPLES maurices

Walmart
COSTCO WHOLESALE
sam's club

HCPA HIGLEY CENTER
FOR THE PERFORMING ARTS

Dignity Health
Mercy Gilbert Medical Center

Lowe's
DOLLAR TREE
goodwill
BARRO'S PIZZA

COBBLESTONE AUTO SPA

planet fitness
BLACK Jack
in the box
ROCK COFFEE BAR
BoSa DONUTS

THE HOME DEPOT
ESPORTA FITNESS
COLD STONE CREAMERY
TACO BELL
BIG O TIRES
O'Reilly AUTO PARTS
SUPER STAR CAR WASH
AutoZone
One ISTOP Nutrition



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CHANDLER-GILBERT COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
±19,000 Students

RIVULON
300-Acre Mixed-Use Development:
3M SF Class-A Office & 100,000 SF
Retail Space

COSTCO
WHOLESALE

WinCo
FOODS

CHANDLER 202 AUTO MALL

SANTAN AUTO MALL

DRIVETIME BUSINESS PARK
±95 Acres

Dignity Health
Mercy Gilbert Medical Center

202

E GERMANN RD

TARGET Mor
PET SMART TJ-maxx
Michaels **Harkins**
THEATRES
HOBBY LOBBY
LA FITNESS
Walmart
TEXAS JCPenney
Durlington FAMOUS
footwear
STAPLES **maurices**

COBBLESTONE
AUTO SPA

CAMPO VERDE HIGH SCHOOL
±1,925 Students

THE GILMORE
35-Acre Mixed-Use Development:
Residential & Commercial Retail

WATERMARK AT CHANDLER AIRPARK
40-Acre Mixed-Use Development

CENTRAL CHRISTIAN CHURCH

Insight
Corporate Office

S LINDSAY RD



Executive Summary

4074 South Lindsay Road, Gilbert, AZ 85286

FINANCIAL SUMMARY

Price	\$2,286,000
Cap Rate	5.25%
Net Cash Flow	5.25% \$120,000
Building Size	±3,600 SF
Year Built	2025
Lot Size	50,638 SF

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Ground Lease
Tenant	Cobblestone Auto Spa (112-Unit Operator)
Lease Commencement Date	March 14, 2025
Lease Expiration Date	March 31, 2045
Lease Term	20 Years
Rental Increases	10% Every 5 Years
Renewal Options	5, 5 Year Options
Right of First Refusal	30 Days

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 3/31/2030	\$120,000.00	5.25%
4/1/2030 – 3/31/2035	\$132,000.00	5.77%
4/1/2035 – 3/31/2040	\$145,200.00	6.35%
4/1/2040 – 3/31/2045	\$159,720.00	6.99%
Renewal Options	Annual Rent	Cap Rate
Option 1 (4/1/2045 – 3/31/2050)	\$175,692.00	7.69%
Option 2 (4/1/2050 – 3/31/2055)	\$193,261.20	8.45%
Option 3 (4/1/2055 – 3/31/2060)	\$212,587.32	9.30%
Option 4 (4/1/2060 – 3/31/2065)	\$233,846.05	10.23%
Option 5 (4/1/2065 – 3/31/2070)	\$257,230.66	11.25%

Base Rent	\$120,000
Net Operating Income	\$120,000
Total Return	5.25% \$120,000



RIVULON
300-Acre Mixed-Use Development:
3M SF Class-A Office & 100,000 SF
Retail Space

**SANTAN
AUTO MALL**

**ARIZONA
SELF STORAGE
& RV STORAGE**

163,745 CPD
LOOP 202 FWY

**ExtraSpace
Storage**

202 BUSINESS PARK

DRIVETIME BUSINESS PARK
±95 Acres

33,800 CPD
E GERMANN RD



**CENTRAL
CHRISTIAN
CHURCH**

TOWN GERMANN
±209 Townhomes

20,550 CPD
S LINDSAY RD

**LINDSAY GROVES
PROFESSIONAL PLAZA**



Insight
Corporate Office

WATERMARK AT CHANDLER AIRPARK
40-Acre Mixed-Use Development

HOBBY LOBBY
JCPenney

TARGET Mor
PET SMART TJ-maxx
Michael's **Harkins**
THE HOME DEPOT **LA FITNESS**
Walmart
Burlington **STAPLES**

163,745 CPD
LOOP 202 FWY

THE CURVE AT GILBERT
±356 Units

GILBERT CROSSROADS BUSINESS PARK
±317,979 SF Industrial

PARK LUCERO EAST BUSINESS PARK
±562,920 SF Industrial

202 BUSINESS PARK

TOWN GERMANN
±209 Townhomes

COBBLESTONE
AUTO SPA

7 ELEVEN

33,800 CPD
E GERMANN RD

LINDSAY GROVES PROFESSIONAL PLAZA

20,550 CPD
S LINDSAY RD

CENTRAL CHRISTIAN CHURCH





THE GILMORE
35-Acre Mixed-Use Development:
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HIGH SCHOOL**
±1,925 Students

**CENTRAL
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S LINDSAY RD

33,800 CPD
E GERMANN RD

**LINDSAY GROVES
PROFESSIONAL PLAZA**



TOWN GERMANN
±209 Townhomes



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 20-Year Absolute Triple-Net (NNN) Ground Lease - 2025 Construction**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **High-Traffic Location at the Corner of Lindsay and Germann Roads - 54,350+ Combined Cars per Day**
- » 314,534 Residents within a 5-Mile Radius - Growing Trade Area in the Phoenix MSA
- » **Households and Population Projected to Increase Roughly 13% within 1 Mile by 2029**
- » Immediate Access to the Loop 202 Freeway via a Recently Completed Diamond Interchange, Providing Direct Connection to Phoenix's East Valley
- » **Affluent Trade Area - \$183,000 Average Household Income in the Immediate Area**
- » Adjacent to New Multifamily Developments and Industrial/Business Parks, Including Town Germann, a New Luxury Townhome Community with ±209 Units
- » **Located Next to a Brand New 7-Eleven Gas Station and Convenience Store Under Construction, Driving Increased Traffic to This Intersection**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2029 Projection	8,248	95,812	331,979
2024 Estimate	7,324	89,160	314,534
Growth 2024 - 2029	12.61%	7.46%	5.55%

Households

2029 Projections	2,624	32,068	113,789
2024 Estimate	2,308	29,764	107,609
Growth 2024 - 2029	13.72%	7.74%	5.74%

Income

2024 Est. Average Household Income	\$183,893	\$161,713	\$147,280
2024 Est. Median Household Income	\$158,616	\$138,290	\$125,517

Tenant Overview



 ±112 Locations  1997 Founded

 PHOENIX, ARIZONA
Headquarters

 COBBLESTONE.COM
Website

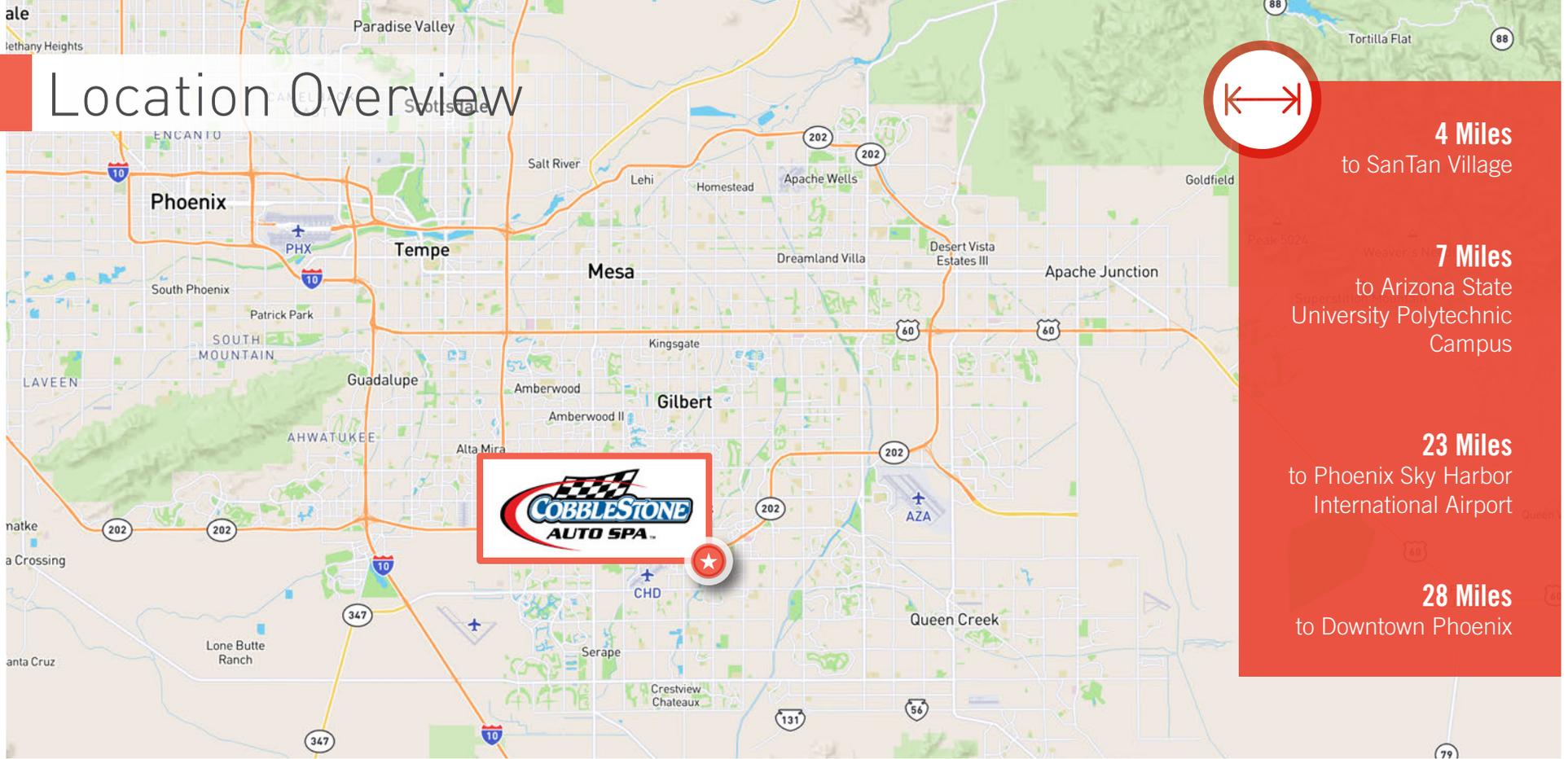
Founded in Arizona in 1997, Cobblestone is a premier car care destination with roughly 112 locations throughout Arizona and Colorado. Cobblestone's goal is to deliver a fast, high quality to its customers, while at the same time delivering excellent customer service. Experienced crews can perform a full service car wash on a vehicle within 15-25 minutes. In addition to providing a great car wash experience, certain locations have a full service detail center, an express lube/service center, and a full service convenience store. Cobblestone locations remain modern and up to date in both appearance and operation.

With its strong presence and rapid growth in the Phoenix and Denver markets, Cobblestone is currently also expanding into the Idaho and Oregon markets. Cobblestone is poised to become a market leader in its industry and is dedicated to supporting local communities.

Property Photos



Location Overview



As part of the Phoenix MSA, Gilbert, Arizona has evolved into one of the fastest growing communities and the largest town in the United States. Encompassing 72.6 square miles, just southeast of Phoenix, Gilbert has transformed from an agricultural community to a thriving and economically-diverse suburban community. Once known as the “Hay Shipping Capital of the World,” more recently Gilbert has received accolades such as “Phoenix’s Coolest Suburb,” a “top 5 foodie neighborhood in metro Phoenix”. Gilbert is also consistently recognized as one of the safest and best cities to live in the U.S.

Gilbert’s booming housing industry is coupled with booming business. With a targeted focus in the Science, Technology, Engineering and Math industries, Gilbert is home to companies focused in Advanced Manufacturing, Aerospace

and Defense, Bio-Technology, Clean Technology and Renewable Energy. Gilbert boasts a nationally ranked K-12 education system including public schools, unique magnet and charter schools, with an average graduation rate of 90%. Nearly 40% of Gilbert residents hold a bachelor’s degree or higher and the median household income is \$80,080.

As Gilbert approaches build-out over the next decade, the estimated population is expected to reach 330,000. With a continued focus on building the latest satellites, conducting cancer research and producing algae technology, Gilbert will continue to grow and thrive and uphold its reputation as being clean, safe and vibrant.

[exclusively listed by]

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