

# JUST BRAKES

(SUBLEASE TO MIKE'S TRANSMISSION)

7890 E STATE ROUTE 69  
PRESCOTT VALLEY, AZ 86314



National Net Lease | Sale Leaseback Group

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## PRICE

**\$1,709,615**

## CAP RATE

**6.50%**

TRANSWESTERN COMMERCIAL SERVICES GEORGIA, LLC  
TRANSWESTERN NATIONAL NET LEASE | SALE LEASEBACK GROUP

SINGLE TENANT NNN INVESTMENT



## INVESTMENT HIGHLIGHTS

- BITE-SIZED HIGH CAP DEAL WITH CORPORATE CREDIT
- SUBLEASED TO MIKE'S TRANSMISSION PROS, LLC
- NNN LEASE | ZERO LANDLORD RESPONSIBILITIES
- 2.00% ANNUAL INCREASES | PERFECT 1031 EXCHANGE PROPERTY



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- Just Brakes Overview





## LEASE ABSTRACT

<b>Rent Increases</b>	2.0% Annual Commencing October 22, 2019
<b>Guarantor</b>	JBRE HOLDINGS, LLC
<b>Lease Type</b>	Absolute NNN
<b>Landlord Responsibilities</b>	None
<b>Right of First Refusal/Offer</b>	None

## LEASE TERM

<b>Lease Commencement</b>	October 21, 2014
<b>Remaining Lease Term</b>	10+ Years
<b>Lease Expiration</b>	December 31, 2032
<b>Renewal Options</b>	4 x 5-Year
<b>Base Rent</b>	\$113,347
<b>Asking Price</b>	\$1,709,615
<b>Cap Rate</b>	6.50%

## ANNUAL INCOME

YEAR	ANNUAL INCOME	CAP RATE
<b>2022</b>	<b>\$111,125</b>	<b>6.50%</b>
2023	\$113,347	6.65%
2024	\$115,614	6.78%
2025	\$117,927	6.91%
2026	\$120,285	7.05%
2027	\$122,691	7.19%
2028	\$125,145	7.34%
2029	\$127,648	7.48%
2030	\$130,201	7.63%
2031	\$132,805	7.79%
2032	\$135,461	7.94%

## SUBLEASE TERM

<b>Tenant</b>	Mike's Transmission Pros, LLC
<b>Lease Commencement</b>	May 8, 2021
<b>Lease Expiration</b>	May 8, 2026
<b>Renewal Options</b>	1 x 5-Year
<b>Base Rent</b>	\$77,004
<b>Rent Increases</b>	3.5% Annually
<b>Guarantee</b>	Personal

## PROPERTY SUMMARY

<b>Tenant</b>	JBRE, LLC
<b>Property Address</b>	7890 E State Route 69 Prescott Valley, AZ 86314
<b>Year Built</b>	1985
<b>Gross Leasable Area</b>	4,958 SF
<b>Lot Size</b>	0.32 AC
<b>Ownership</b>	Fee Simple - Land & Building
<b>Zoning</b>	Retail

## SITE INFORMATION

This site is nestled alongside major highway E-AZ-69, housing 34,799 vehicles per day, surrounded by major retailers such as Chase Bank, Safeway, and CVS Pharmacy and more. North Glassford Hill Road running North to South, is parallel to the site and leading to major highway E-AZ-69 houses 10,590 vehicles per day.

## TRAFFIC COUNTS

<b>AZ State Hwy 69</b>	34,799 VPD
<b>N Glassford Hill Rd</b>	10,286 VPD

PROPERTY PHOTOS



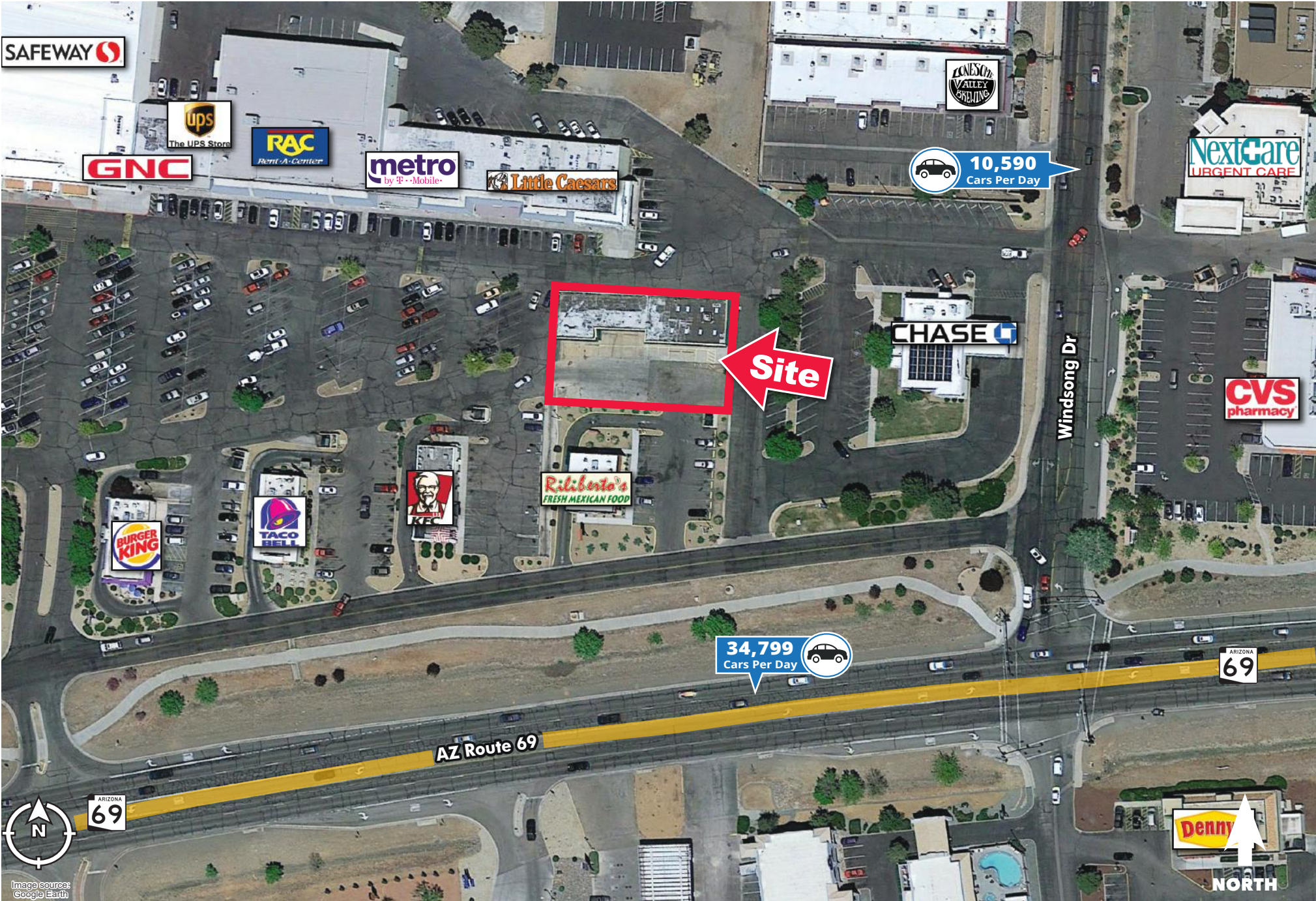


INTERSECTION MAP



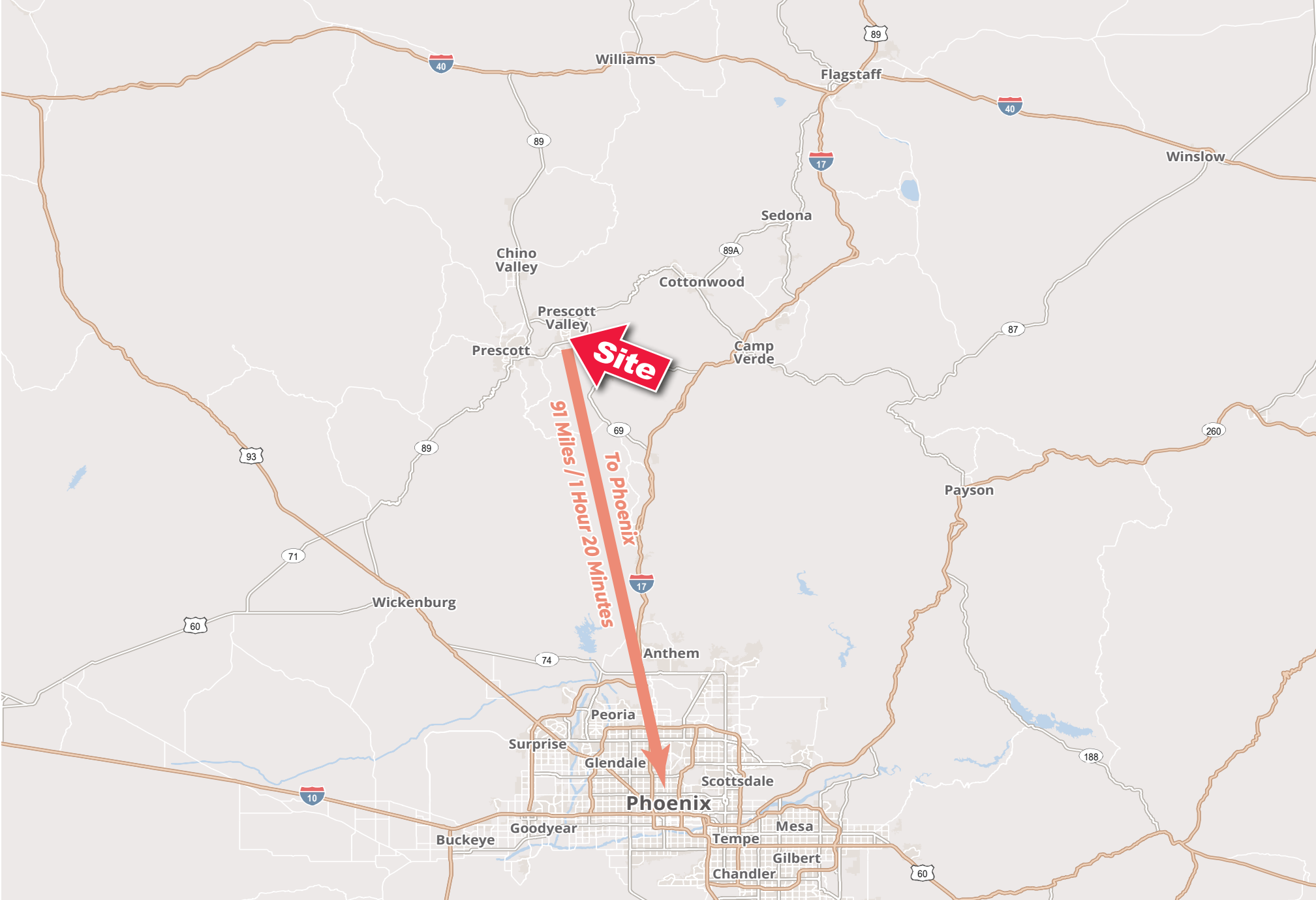


MARKET AREA MAP





REGIONAL MAP



## AREA OVERVIEW

### Prescott Valley, AZ Overview

Prescott Valley, or locally known as “PV” is a town located in Yavapai County, Arizona and is located approximately 8 miles east of the city of Prescott, which has surpassed in population. Prescott Valley was the seventh fastest-growing place among all cities and towns in Arizona between 1990 and 2000, with a current population of in 2019 of over 46,500 residents.

Prescott Valley is located in central Arizona approximately 85 miles north of Phoenix. PV has good access to Arizona State Route 89, SR-89A, and SR-69, connecting to interstates 17 and 40. The town is located within 10 minutes of the Prescott National Forest, with lakes, fishing, hiking, and camping. The Entertainment District is located downtown and offers a variety of restaurants, a 6,000-seat events center, a multi-screen movie theater, and retail shops, in addition to 27 parks.

### Phoenix MSA Overview

The Phoenix Metropolitan Area - also known as the “Valley of the Sun”, the “Salt River Valley” or “Metro Phoenix” (known by most locals simply as “the Valley”) - is the largest metropolitan area in the Southwestern United States. As of the 2020 census, Metro Phoenix had 4,845,832 residents, making it the 11th largest metropolitan area in the nation by population. It is one of the fastest-growing major metropolitan areas, gaining over 650,000 residents from 2010 to 2020, and nearly 1.6 million since 2000. The population of the Phoenix MSA increased by 45.3% from 1990 through 2000, compared to the average United States rate of 13.2%. Metro Phoenix grew by nearly 653,000 people from April 2010 to April 2020, making it one of the fastest growing metro areas in the country.

The metropolitan area also ranks 5th in the nation in economic growth. The unemployment rate of the area is 5.3%, lower than the national rate of 6.3%. As well as having a strong tourism industry, the Phoenix area is home to several Fortune 500 and Fortune 1000 companies including Avnet, PetSmart, Apollo Education Group, Sprouts Farmers Market, Banner Health, American Airlines, American Express, Wells Fargo, Boeing, and Intel.

**No. 1**

**For New  
Jobs Created**

*U.S. Bureau of Labor  
Statistics*

**No. 5**

**Top City for Small  
Businesses**

*NFIB.com*

**No. 11**

**Largest Metro Area  
by Population**

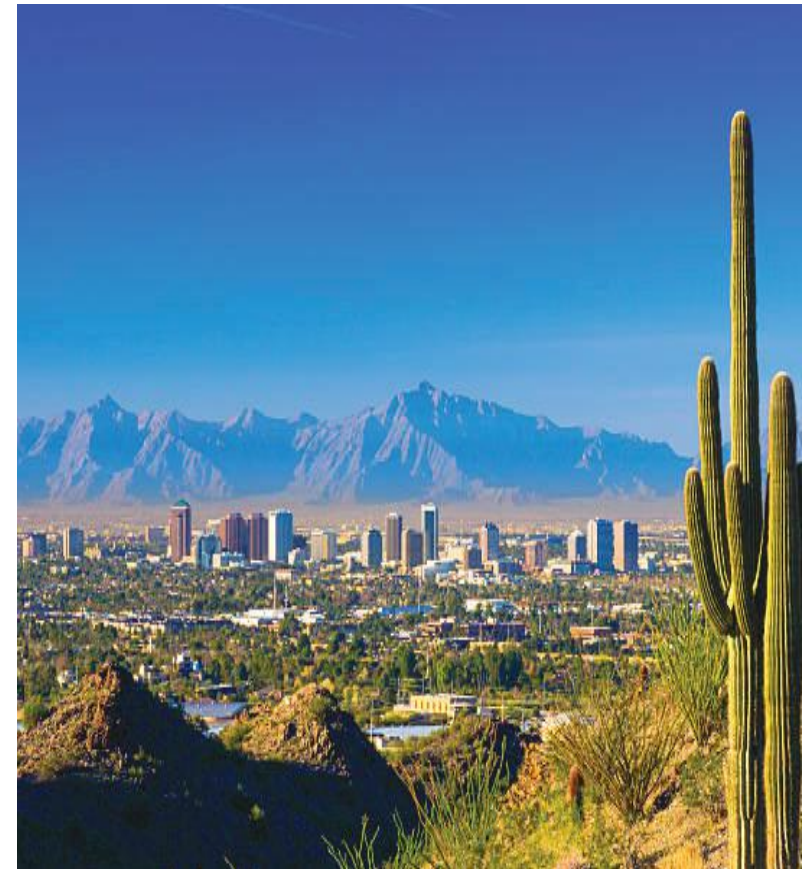
*U.S. Census*



**4,845,832**

**Metro Residents in 2020**

**Super Hub  
Of the Southwest**





## DEMOGRAPHIC SNAPSHOT

POPULATION			
	1 Mile	3 Miles	5 Miles
2022 Population	5,584	38,317	55,247
2027 Projected Total Population	5,590	40,615	59,784
2010 - 2020 Annual Growth Rate	0.78%	1.36%	1.53%
2000 - 2020 Annual Growth Rate	1.60%	2.04%	2.45%
2022 Median Age	37.6	40.5	44.8

HOUSEHOLDS			
	1 Mile	3 Miles	5 Miles
2022 Total Households	2,498	15,734	23,483
2027 Projected Total Households	2,511	16,870	25,615
2010 - 2020 Households: Annual Growth Rate	0.95%	1.38%	1.54%
2000 - 2020 Households: Annual Growth Rate	1.68%	2.07%	2.48%
2022 Average Household Size	2.2	2.4	2.3

INCOME			
	1 Mile	3 Miles	5 Miles
2022 Median Household Income	\$43,842	\$56,572	\$56,900
2027 Median Household Income	\$59,281	\$65,912	\$65,600
2022 Per Capita Income	\$25,102	\$31,827	\$33,821
2027 Projected Per Capita Income	\$30,386	\$37,210	\$39,407

TRAFFIC COUNTS	
	Vehicles Per Day
AZ State Hwy 69	34,799 VPD
N Glassford Hill Road	10,590 VPD





## Just Brakes Overview



WE STAND  
BEHIND OUR  
WORK



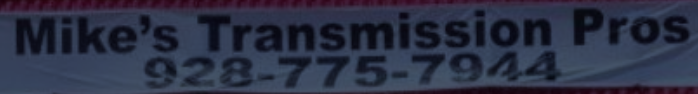
Just Brakes began back in 1980 with a single brake store located in Bryan, Texas. Today, they operate hundreds of stores in numerous markets. They offer everything from oil changes to fluid services, plus tires. Throughout the growth of the company, their mission still remains the same: to provide their customers with the best experience and value in the auto repair industry.

- Just Brakes was acquired by Pep Boys in 2017. The acquisition will grow Pep Boys' national footprint by 134 locations.
- In business for over 40 years, Just Brakes operates in 8 states and 14 major metro markets.
- Just Brakes is a talented and dedicated team of more than 500 automotive experts

<b>Tenant Name</b>	Just Brakes
<b>Parent Company</b>	Pep Boys Auto Services
<b>Headquarters</b>	Bryan, TX
<b>Number of Locations</b>	200
<b>Year Founded</b>	1980
<b>Website</b>	<a href="http://justbrakes.com">justbrakes.com</a>







**Mike's Transmission Pros**  
928-775-7944



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