



5180

Mayfield Road, Lyndhurst, OH 44124

TROPHY SALES & SERVICE LOCATION | **ONE** OF ONLY 5 SERVICING OHIO



Property Photo

CBRE

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INTRODUCTION

CBRE is pleased to exclusively market for sale a single tenant, net-leased Tesla Sales and Service Center located in Lyndhurst, Ohio, within the Cleveland MSA. Tesla has operated successfully at this location since 2015, highlighting the site's long-term strategic importance. This property represents one of only five Tesla sales and service centers in Ohio and is the only location within the Cleveland MSA, operating seven days per week. Tesla maintains an investment grade "BBB" credit rating from Standard & Poor's. The lease was extended in 2020 through January 2030, demonstrating the tenant's continued commitment. The lease includes three five-year renewal options, each with rental escalations.

The 24,609±SF facility is well positioned along Mayfield Road (US Route 322), a major commercial corridor carrying approximately 21,800 VPD, and benefits from close proximity to Interstate 271, which sees traffic volumes exceeding 129,000 VPD. The property is surrounded by a strong mix of national retailers and institutions, including CVS, Chase Bank, ALDI, PNC Bank, and 7 Brew. The surrounding five-mile trade area is home to more than 209,000 residents with an average household income exceeding \$119,000, supporting sustained demand for Tesla's sales and service operations. Tesla, Inc. is a leading electric vehicle and clean energy company headquartered in Austin, Texas. Founded in 2003, Tesla designs, manufactures, and sells electric vehicles, energy storage solutions, and solar products. Its vehicle lineup includes the Model S, Model 3, Model X, and Model Y, as well as the Cybertruck, introduced in late 2023.

INVESTMENT HIGHLIGHTS

- Strategically Situated with Direct Frontage to Mayfield Road [US Route 322] a major commercial corridor servicing the Community
- Crucial Location – One of ONLY Five Tesla Sales & Services Centers in the State of Ohio
- Investment Grade Tenant | NASDAQ: TSLA
- Historical Successful Operating History at Site since 2015
- Large Oversized 2-acre parcel
- Located along Mayfield Road (21,800 AADT) and within proximity to Interstate 271 (129,000 VPD)
- Desirable Demographics | 209,000+ people live within a five-mile radius with an Average Household Income exceeding \$119K+

INVESTMENT SUMMARY

PROPERTY ADDRESS: 5180 Mayfield Road, Lyndhurst, OH 44124

PRICE: \$5,422,222

ANNUAL RENT: \$366,000

CAP RATE: 6.75%

TENANT: Tesla Motors, Inc.

GUARANTOR: Corporate

RENTAL INCREASES: Rental Increases in each Option Period

INITIAL LEASE TERM: 10 Years

REMAINING LEASE TERM: 3.9 Years | Lease Expiration Date: 01/31/2030

OPTIONS: (3) 5-Year options

LEASE TYPE NN - Roof, Structure, HVAC*

LANDLORD OBLIGATIONS: Roof, Structure & HVAC*

BUILDING SIZE: 24,609± SF

LAND SIZE: 1.98± acres

PARKING SPACES: 68 Spaces (11.50 spaces per 1,000 SF)

YEAR BUILT: 1962 / Renovated: 2014

*HVAC repairs/replacements over \$2,500 per occurrence as a LL expense.

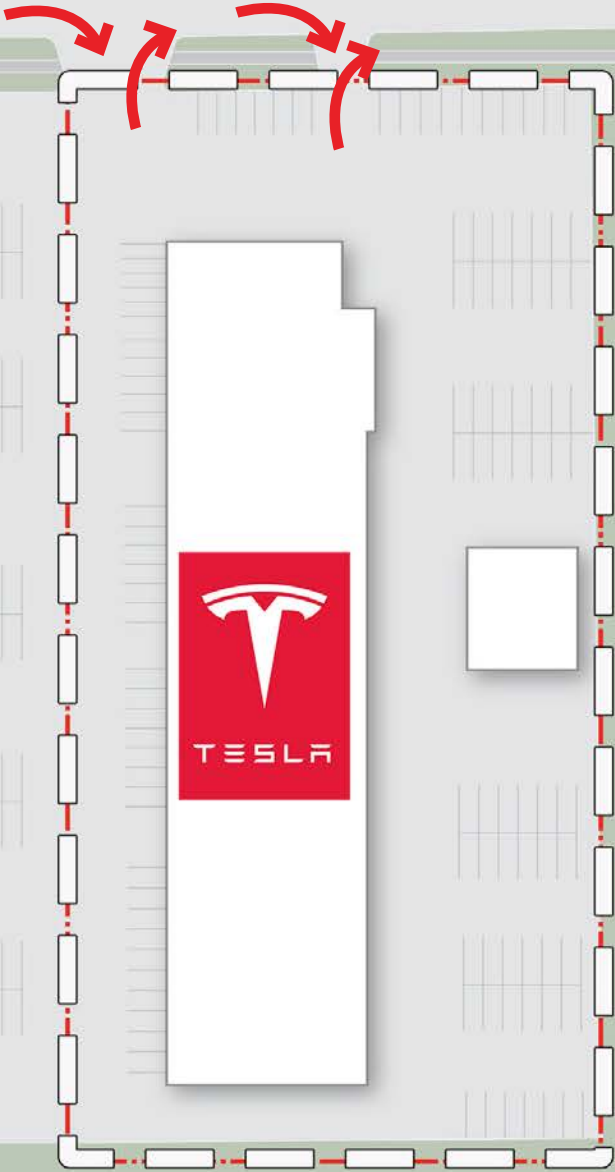
LEASE OPTION PERIODS	ANNUAL RENT
Option One	\$370,000
Option two	\$380,000
Option Three	\$390,000



SITE PLAN



Mayfield Rd / US HWY 322 | 21,800±AADT



PROPERTY IMAGES



PROPERTY IMAGES



AERIAL VIEW | WEST

Charles F. Brush
High School
Enrollment:
1,030±Students



TESLA
5180
MAYFIELD ROAD



Mayfield Rd / US HWY 322 | 21,800±AADT



Hawken School
Pre-K - 8th Grade
Enrollment:
1,600±Students



AERIAL VIEW | EAST



CHASE
TOUS les JOURS

Murphy
Funeral Homes

Maher
Melbourne
FUNERAL HOME

MUSIC IS ELEMENTARY.
Music Education Starts Here.

322

JET'S PIZZA
Fantasy CANDIES
CHOCOLATE FACTORY
and Fine Wines

Ohio
Children's Dentistry

CARLOZZI
DENTAL

GOLDIE'S
MR. HERO

THE WICKED PLANT CO

Cleveland Clinic

Premier Kids Academy
The world is our stage

Amberly Park
Single-Family
89 Units

Mayfield Rd | US HWY 322 | 21,800±AADT

TESLA
5180
MAYFIELD ROAD

AERIAL VIEW | NORTHWEST



Charles F. Brush High School
Enrollment:
1,030±Students



EST. 1924 SOUTH OF OHIO
 EUCLID-LYNDBURST SCHOOLS



Mayfield Rd / US HWY 322 | 21,800±AADT




PET SUPPLIES PLUS

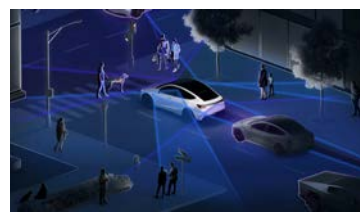





TESLA

5180

MAYFIELD ROAD



TENANT OVERVIEW



Tesla, Inc. (**NASDAQ: TSLA**) is a global leader in electric vehicles and clean energy solutions, designing and manufacturing electric automobiles, battery energy storage products, and related technologies. Founded in 2003 and headquartered in Austin, Texas, Tesla operates a vertically integrated, direct-to-consumer platform supported by a nationwide network of company-owned stores, service centers, and the industry's largest proprietary EV charging infrastructure. Tesla has developed and operates the industry's largest proprietary electric vehicle charging infrastructure, with more than 50,000 Supercharger stalls across 6,000+ locations in the U.S., providing critical backbone support for EV adoption and reinforcing long-term brand presence and customer loyalty.

The company generates approximately \$95 billion in annual revenue and maintains investment-grade credit ratings from both **S&P (BBB)** and **Moody's (Baa3)**, underscoring its scale, liquidity, and long-term viability as a netlease tenant. Tesla's direct retail footprint, investment-grade credit profile, global brand recognition, and long-term growth runway within the electric vehicle and clean energy sectors position the company as a highly desirable netlease tenant for institutional investors.

COMPANY OVERVIEW

ANNUAL REVENUE:	\$18.84 billion in 2024
LOCATIONS:	1,359+
EMPLOYEES:	125,000+
FITCH RATING:	BBB
OWNERSHIP:	Public [NASDAQ: TSLA]
HEADQUARTERS:	Austin, Texas

AREA DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2025 Population	10,370	96,355	210,081
2030 Population (Projection)	10,177	95,715	208,534

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2025 Households	4,607	40,825	93,753
2030 Households (Projection)	4,556	40,846	93,831

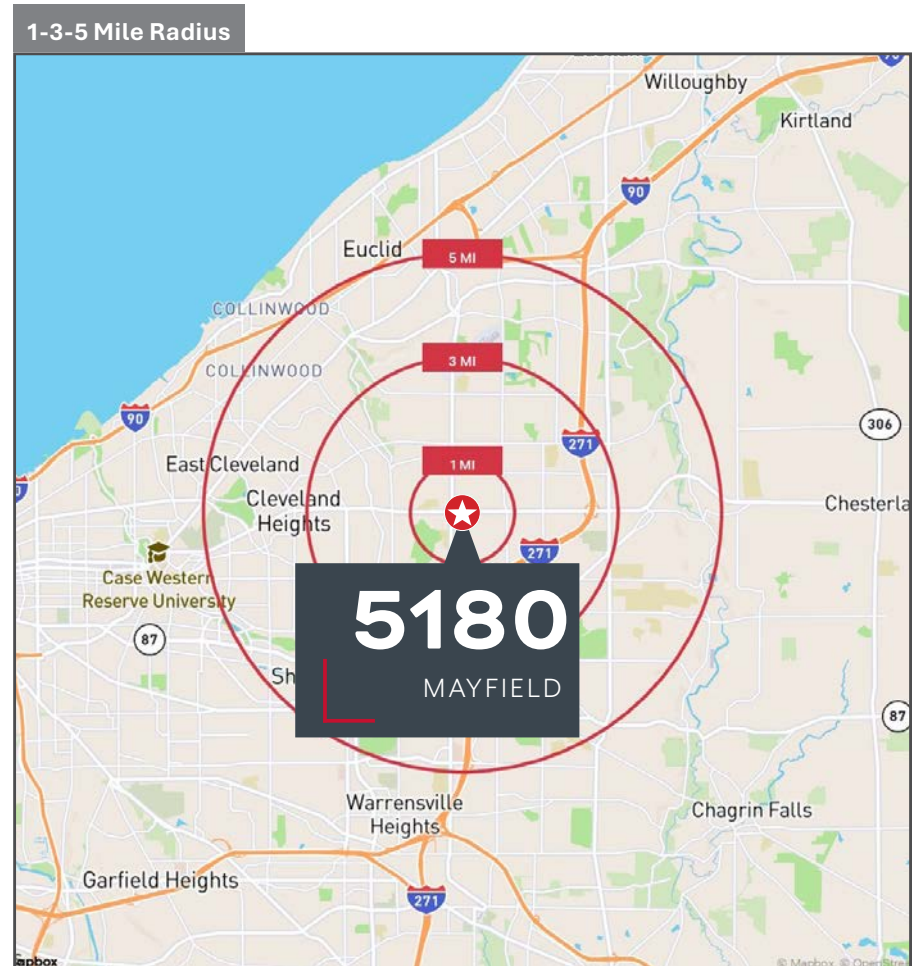
RACE AND ETHNICITY	1 MILE	3 MILES	5 MILES
White	74.6%	60.0%	50.1%
Black or African American	16.2%	28.1%	38.8%
Asian	3.1%	5.4%	4.3%
American Indian & Alaskan Native	0.1%	0.2%	0.1%
Pacific Islander	0.0%	0.0%	0.0%
Other	1.0%	1.3%	1.2%
Two or More Races	5.1%	5.1%	5.5%

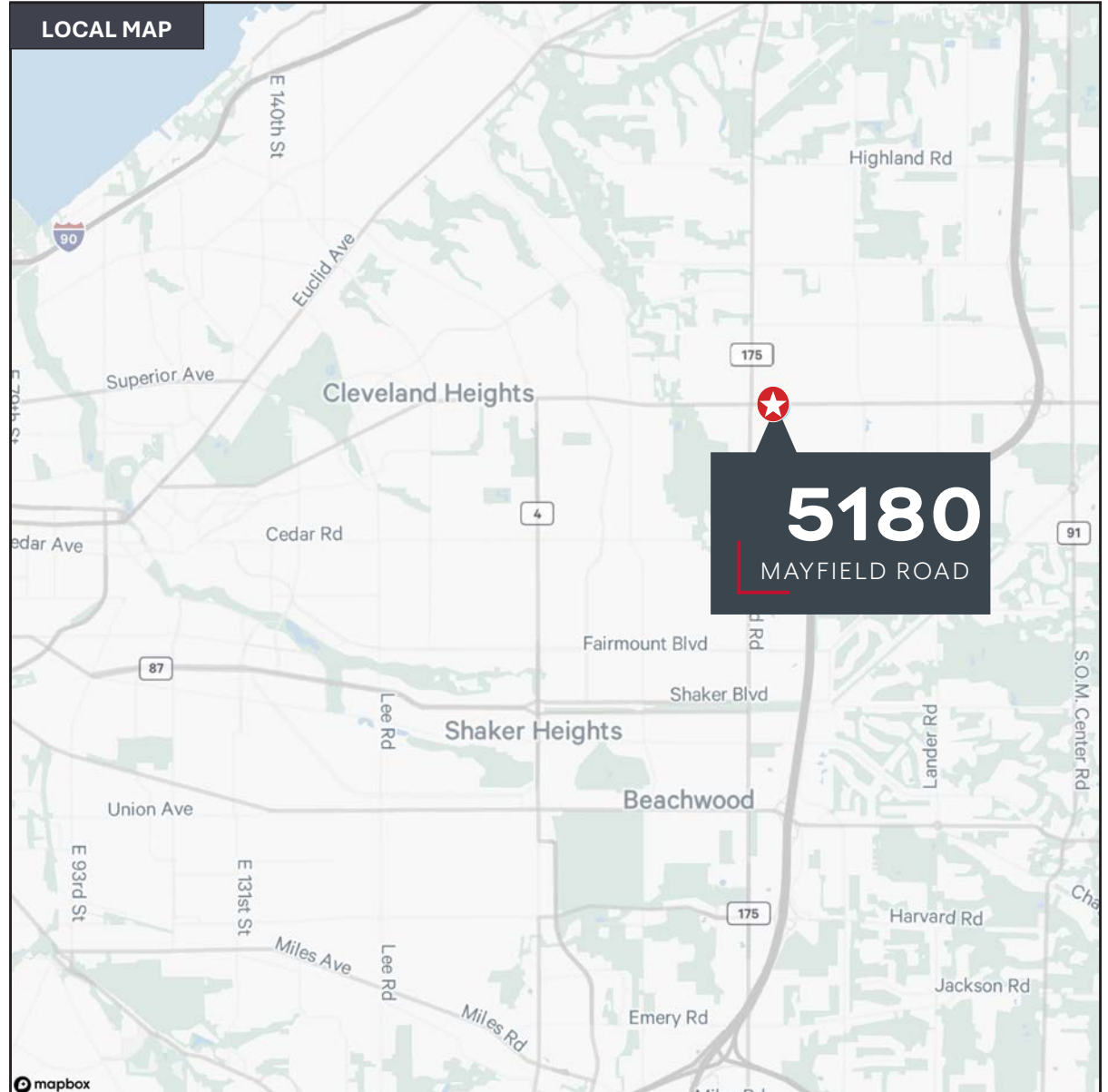
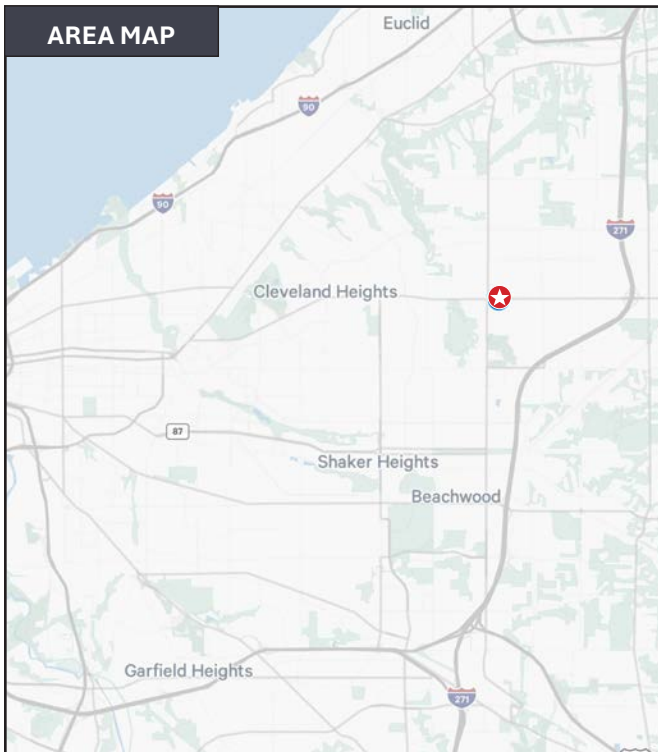
DAYTIME POPULATION	1 MILE	3 MILES	5 MILES
2025 Daytime Population	8,158	91,056	237,208
Daytime Workers	3,669	46,684	135,223
Daytime Residents	4,489	44,372	101,985

PLACE OF WORK	1 MILE	3 MILES	5 MILES
2025 Businesses	359	3,336	8,753
2025 Employees	3,340	44,397	134,176

HOUSEHOLD INCOME	1 MILE	3 MILES	5 MILES
2025 Average Household Income	\$123,109	\$119,863	\$119,124

AGE	1 MILE	3 MILES	5 MILES
2025 Median Age	43.9	41.8	42.6





LYNDHURST-CLEVELAND | AREA OVERVIEW



Lyndhurst is an affluent inner-ring eastern suburb of Cleveland, located approximately 10 miles east of Downtown Cleveland within Cuyahoga County. The city benefits from direct access to U.S. Route 322 (Mayfield Road), a major east-west commercial corridor serving Cleveland's eastern suburbs, connecting Lyndhurst with Beachwood, University Circle, and Downtown Cleveland.

The city has an estimated population of approximately 13,700 residents, with a median age of roughly 48 years, reflecting a stable, established residential base with significant purchasing power. Lyndhurst households report a median household income of approximately \$91,000, exceeding both state and national averages, and maintain a homeownership rate of approximately 78%, supporting consistent demand for necessity-based and service-oriented retail.

Lyndhurst is home to several prominent regional retail destinations, including Legacy Village, a high-end open-air lifestyle center featuring national retailers, upscale dining, and entertainment options. The city also borders Beachwood Place, one of Northeast Ohio's premier enclosed regional malls, further reinforcing Lyndhurst's role as an established retail and commercial hub within the eastern Cleveland metro area.

The local economy is supported by professional services, healthcare, retail, and small business employment, with proximity to major regional employers located in nearby University Circle, Cleveland Clinic, and Case Western Reserve University. Lyndhurst's close access to these employment centers, combined with strong educational attainment—nearly 59% of residents hold a bachelor's degree or higher—contributes to long-term market stability.

Overall, Lyndhurst offers a dense, affluent suburban demographic, established retail infrastructure, and excellent regional connectivity, making it a highly desirable Cleveland-area market for netlease retail and service tenants.



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If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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