

SUN DEVIL AUTO

5102 West Peoria Ave | Glendale, AZ





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Executive Summary

Newmark Retail Capital Markets is pleased to present the opportunity to acquire Sun Devil Auto, a pride of ownership 6,955 square foot building along Peoria Ave in Glendale, Arizona.

The property is located in the North West Phoenix Metropolitan Area, in an affluent and rapidly developing area and is situated in a major retail corridor, exposing the property to over ±50,983 vehicles on a daily basis.

Offering Terms

\$4,615,000

ASKING PRICE

6,955

SQUARE FEET

6.50%

CAP RATE

\$300,000

IN PLACE NOI

0.48

ACRES

1980

YEAR BUILT

STNL

NNN ASSET

15 Year

PRIMARY
LEASE TERM

12.5 Years

REMAIN
ON LEASE



Location Highlights



*ABSOLUTE NNN STNL
LEASE*



*1.75% ANNUAL RENT
INCREASES*



*HARD CORNER
LOCATION*



*EXCELLENT
INGRESS/EGRESS*



*15 YEAR PRIMARY LEASE
TERM WITH 12.5 YEARS LEFT*



*THREE (5) YEAR
OPTIONS TO RENEW*



*CORPORATE GUARANTEE
THROUGHOUT PRIMARY
TERM OF LEASE*



*6.50%
CAP RATE*



Property Description

LOCATION

Located directly off Peoria Ave, Sun Devil Auto is ideally situated in a densely populated, high growth submarket with excellent household formation and incomes. With over 50,983 vehicles per day that pass the property, major retailers such as Dollar General, Esporta Fitness, Chevron, Circle K and more have planted their flags here. The property is located just two miles south of Arizona State University's West Campus and three miles west of Interstate-17, connecting Glendale to Downtown Phoenix.

ADDRESS

5102 W Peoria Ave
Glendale, AZ 85302

SQUARE FOOTAGE

6,955 square feet

ASSESSOR'S PARCEL NUMBERS AND SITE AREA

148-26-001K | 21,327 | 0.48 Acres

ZONING

C-2

YEAR BUILT

1980

TRAFFIC COUNTS

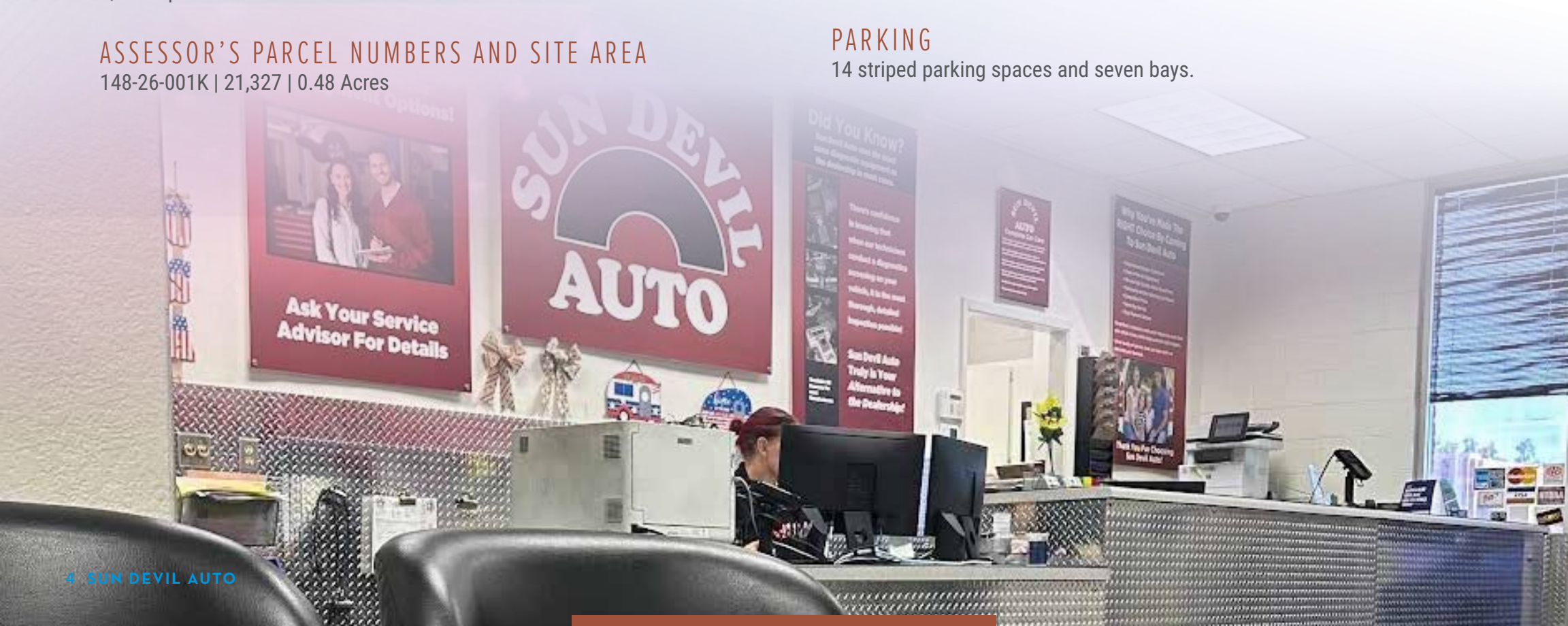
Approximately ±50,983 cars daily pass the property on Peoria Ave and 51st Ave.

ACCESS

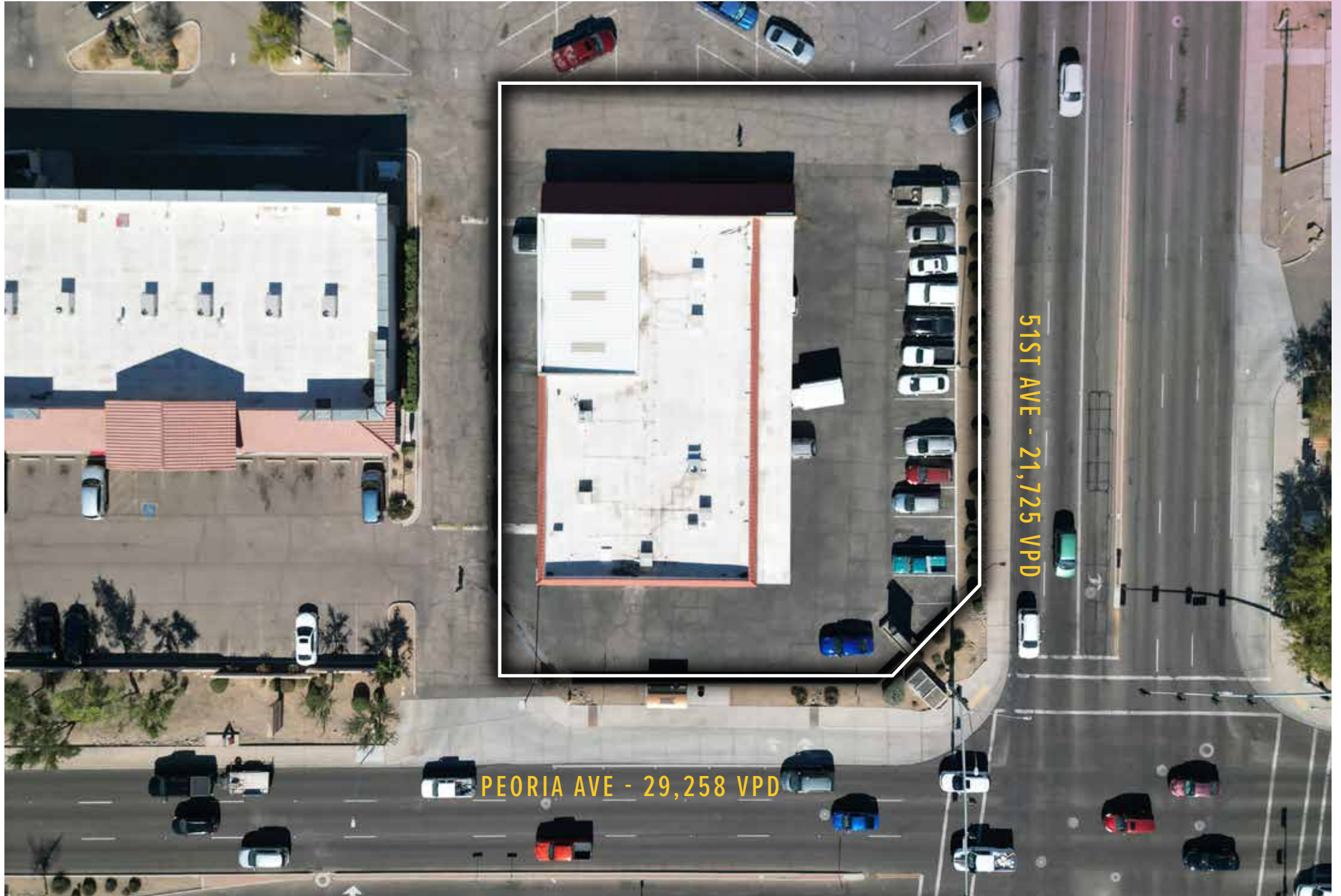
The property is accessible from all sides. There is one entry from 51st Ave, one entrance from Peoria Ave and three entrances within the shared parking area with the adjacent shopping center.

PARKING

14 striped parking spaces and seven bays.



Site Plan



Guarantor Overview



Corporately Guaranteed Lease

After doubling in size in 2021, Sun Auto now operates 350 stores in 17 states under 10 brands. These brands include:

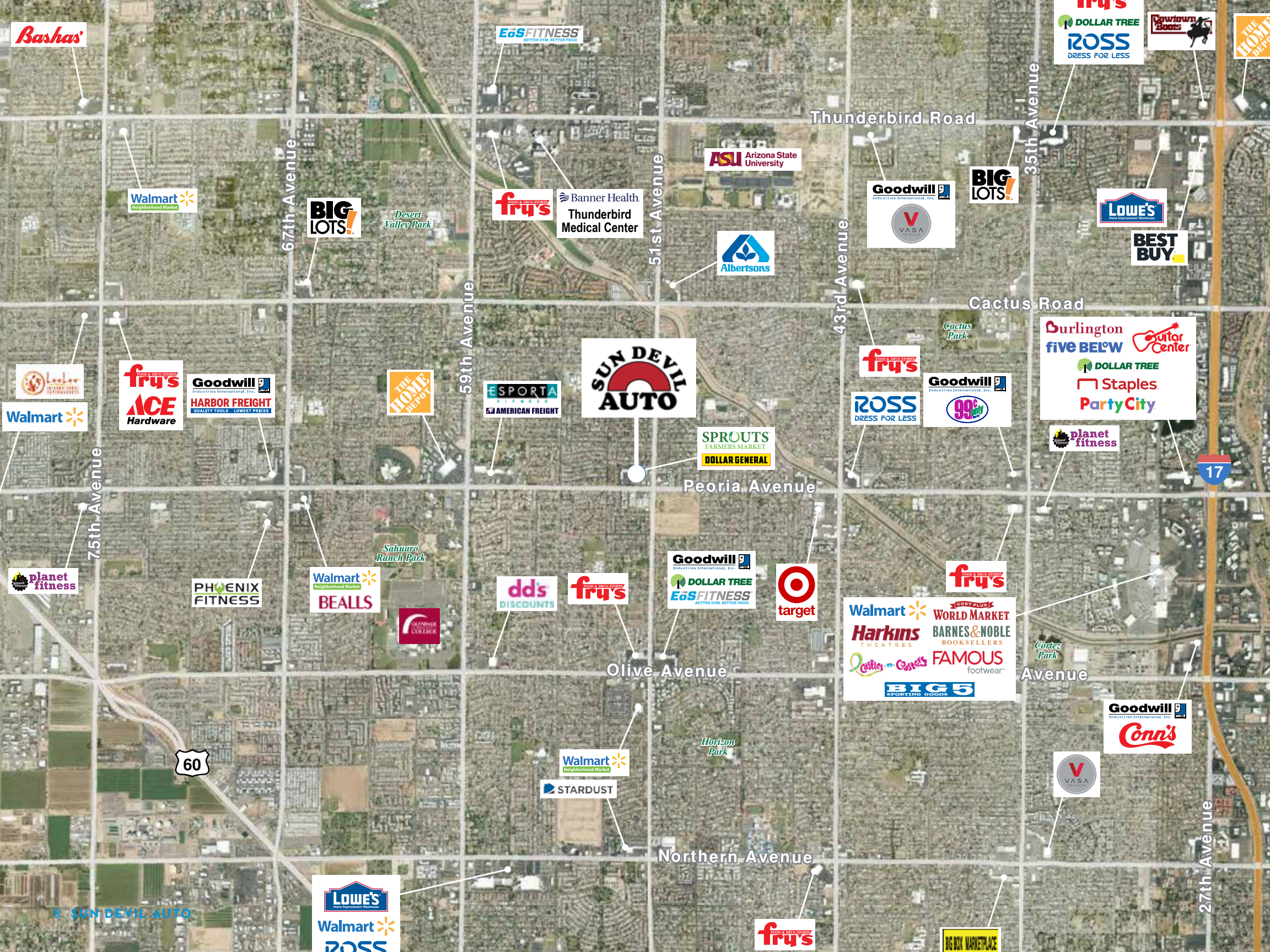
- Brake Max
- Driver's Edge
- Evans Tire
- Goodboys
- Lamb's Tire
- Ramona Tire
- Tate Boys
- Wilhelm
- Sun Devil Auto
- Works

Lease Abstract & Rent Increases

Franchisee Lease	
Lease Entity	GB Auto Service Driver's Edge, LLC.
Lease Guarantor	GB Auto Service Inc.
Lease Type	Absolute NNN
Rent Commencement	November 5, 2021
Lease Expiration	November 30, 2036
Original Term	Fifteen (15) Years
Lease Term Remaining	Twelve and a Half (12.5) Years
NOI	\$300,000
Rent Increases	1.75% Annually
Options to Renew	Three (5) Year Options

Period	Annual Minimum Rent	Monthly Rental Amount	Rent Increase
Current Rate	\$300,000.00	\$25,000.00	
4/1/24-3/31/25	\$305,250.00	\$25,437.50	1.75%
4/1/25-3/31/26	\$310,591.88	\$25,882.66	1.75%
4/1/26-3/31/27	\$316,027.23	\$26,335.60	1.75%
4/1/27-3/31/28	\$321,557.71	\$26,796.48	1.75%
4/1/28-3/31/29	\$327,184.97	\$27,265.41	1.75%
4/1/29-3/31/30	\$332,910.71	\$27,742.56	1.75%
4/1/30-3/31/31	\$338,736.64	\$28,228.05	1.75%
4/1/31-3/31/32	\$344,664.53	\$28,722.04	1.75%
4/1/32-3/31/33	\$350,696.16	\$29,224.68	1.75%
4/1/33-3/31/34	\$356,833.35	\$29,736.11	1.75%
4/1/34-3/31/35	\$363,077.93	\$30,256.49	1.75%
4/1/35-11/30/36	\$369,431.79	\$30,785.98	1.75%





Bashas

Walmart Neighborhood Market

EoS FITNESS BETTER GYM. BETTER PRICE.

DOLLAR TREE ROSS DRESS FOR LESS

Country Bouts

THE HOME DEPOT

Thunderbird Road

67th Avenue

BIG LOTS!

Desert Valley Park

Fry's

Banner Health Thunderbird Medical Center

51st Avenue

ASU Arizona State University

Albertsons

Goodwill Industries International, Inc. VASA

BIG LOTS!

35th Avenue

LOWE'S Home Improvement

BEST BUY

Cactus Road

Cactus Park

Burlington five BELOW Guitar Center DOLLAR TREE Staples Party City

59th Avenue

ESPORTA FITNESS AMERICAN FREIGHT

SUN DEVIL AUTO

SPROUTS FARMERS MARKET DOLLAR GENERAL

Fry's ROSS DRESS FOR LESS

Goodwill Industries International, Inc. 99¢ ONLY

43rd Avenue

planet fitness

17

Peoria Avenue

Lee Lee

Fry's ACE Hardware

Goodwill Industries International, Inc. HARBOR FREIGHT QUALITY TOOLS. LOWEST PRICES.

THE HOME DEPOT

75th Avenue

Walmart

planet fitness

PHOENIX FITNESS

Walmart Neighborhood Market BEALLS

Saharo Ranch Park

ASU

dds DISCOUNTS

Fry's

Goodwill Industries International, Inc. DOLLAR TREE EoS FITNESS BETTER GYM. BETTER PRICE.

target

Fry's

Olive Avenue

Walmart Neighborhood Market Harkins THEATRES COST PLUS WORLD MARKET BARNES & NOBLE BOOKSELLERS Famous footwear BIG 5 SPORTING GOODS

Cortez Park

Goodwill Industries International, Inc. Conn's

60

Walmart Neighborhood Market STARDUST

Horizon Park

Northern Avenue

LOWE'S Home Improvement Walmart ROSS

Fry's

BIG BOX MARKETPLACE

27th Avenue

SUN DEVIL AUTO



O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

Starbucks

PANDA EXPRESS
CHINESE KITCHEN

Jack In the box

McDonald's

EōS FITNESS

Walmart

CVS pharmacy

goodwill

fruy's

COX

N 49th Ave

N 61st Ave 21,725 VPD

Marlowe by Landsea Homes

Future Development

W Peoria Ave 29,258 VPD

SUN DEVIL AUTO

N 50th Ave

W Peoria Ave

DOLLAR GENERAL

W Christy Dr



W Garden Dr

W Mescal St

W Desert Cove Ave

N 53rd Ave



N 51st Ave 21,725 VPD

W Christy Dr

N 50th Dr

W Mercer Ln

N 50th Ave

N 48th Ave

N Becker Ln



Future Development

Marlowe by Landsea Homes

W Peoria Ave 29,258 VPD



Metrocenter Mall
Redevelopment



BARNES & NOBLE
Castles-n-Coastals
PET SMART
Walmart

Guitar Center
petco
Burlington Michaels



ROSS
DRESS FOR LESS
Advance! Auto Parts



W Mescal St

N 48th Ave

N 48th Ave

N 49th Ave

N 48th Dr

N 48th Ln

W Desert Cove Ave

W Mercer Ln

N 50th Ave

N 49th Ave

W Peoria Ave
29,758 VPD

Future Development
Marlowe by Landsea Homes

N 107th Ave

N 50th Dr

N 50th Dr

21,725 VPD N 51st Ave

N 51st Dr

N Ben Ave





O'Reilly AUTO PARTS
PROFESSIONAL PARTS PEOPLE

HARBOR FREIGHT

GLENDALE
COMMUNITY
COLLEGE

Walmart
bealls

AutoZone

THE HOME
DEPOT

Walgreens

ESPORTA
FITNESS

iHOP

AMERICAN FREIGHT

W Peoria Ave 29,258 VPD

N 53rd Ave

N 52nd Ave

W Cheryl Dr

W Betty Ave

SUN DEVIL
AUTO

DOLLAR GENERAL

W Desert Cove Ave

W Maricopa Ln

12 SUN DEVIL AUTO

N 51st Ave 21,725 VPD



Glendale Market Overview

The city of Glendale is a destination for sports fans and music lovers as it hosts two major stadiums, State Farm Stadium and Gila River Arena. Glendale is located ±11 miles from Downtown Phoenix, and is home to top major shopping and dining attractions, the largest Air Force Training base in the world, Midwestern University (metropolitan Phoenix's first medical school), and a major postgraduate international business school: the Thunderbird School of Global Management. The city's population is over 250,000 people and rising.

Glendale is home to a nationally recognized sports and entertainment district. State Farm Stadium has hosted three past Super Bowls (2008, 2015 and 2023). Westgate is one of the largest mixed-use, urban developments in North America and is home to the Gila River Arena, which hosts hundreds of A-list concerts and events all year long. Along with entertainment, Westgate is home to shopping, dining, residential, parks, hotels, and office space. Another major attraction in Glendale is the Desert Diamond Casino West Valley which hosts events, travelers, restaurants, and more.

In 2023 Glendale will welcome the VAI Resort which will feature over 1,200 luxury hotel suites and rooms, a large state of the art 360-degree concert stage, 13 elevated fine dining concepts, flowing white sand beaches, and pristine Caribbean-blue water. A 52,000 square foot island will be a center point for the 60- acre entertainment resort featuring the Matel Amusement Park.

3 Mile Radius At-A-Glance

173,528

TOTAL
POPULATION

\$82,057

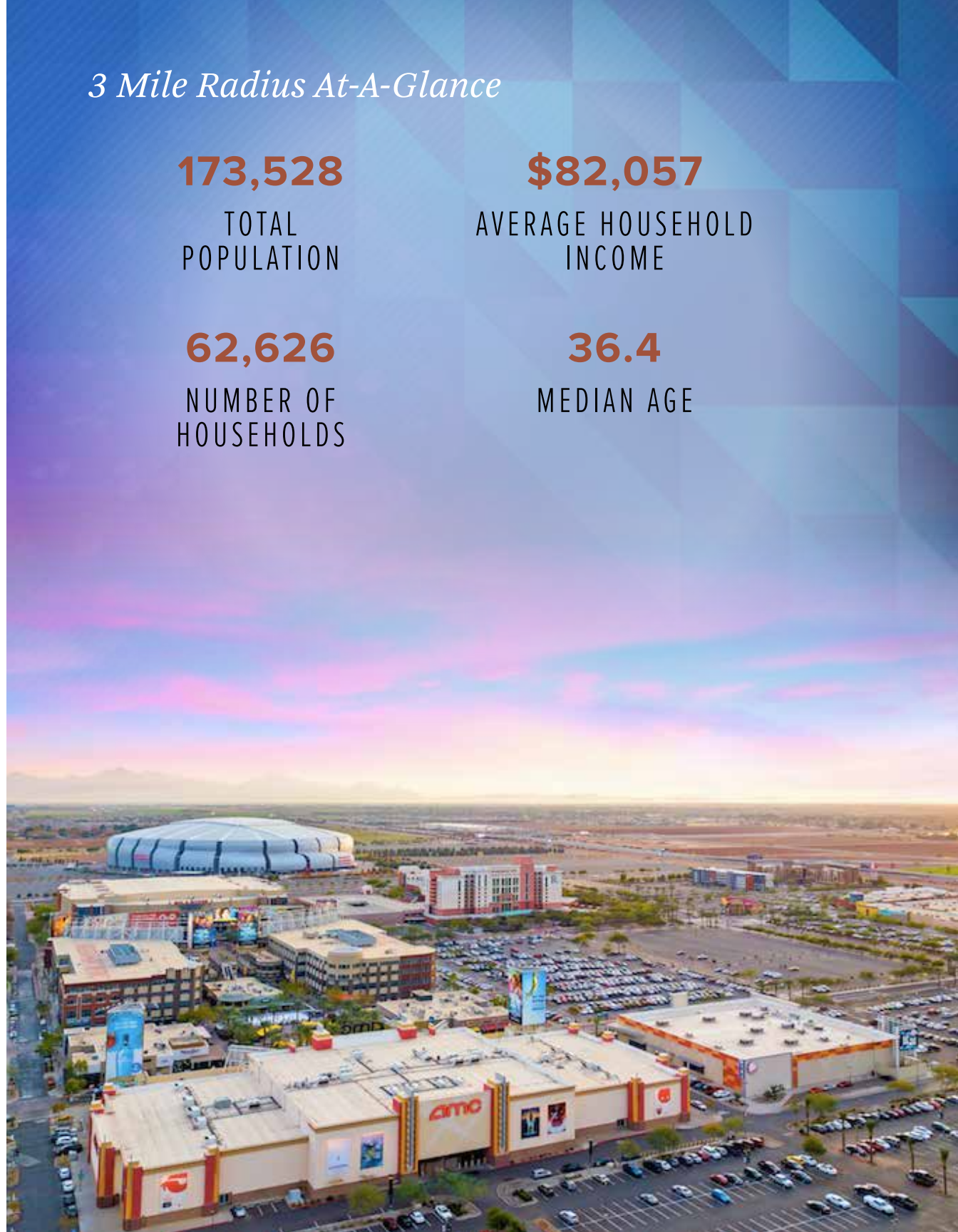
AVERAGE HOUSEHOLD
INCOME

62,626

NUMBER OF
HOUSEHOLDS

36.4

MEDIAN AGE





5102 West Peoria Ave | Glendale, AZ

Exclusively Listed By

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NEWMARK