

OFFERING MEMORANDUM

O'Reilly Auto Parts & Chick-fil-A

Glendale, AZ (Phoenix MSA)





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Property Highlights

Overview & Pricing

Tenant Information

Site Plan

Aerials

About the Area

Demographics

Inquiries by residents and properties owners of the State are to be made to Scott Reid.

Fisher James Corp. and ParaSell, Inc. ("Broker") have been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate. The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- Long-Term Corporate NNN Lease to O'Reilly with ~9.5 Years Remaining
 - Tenant Has Exercised Options 1 & 2, Showing its Commitment to the Site
 - Zero Landlord Responsibilities
- Established Tenant, Has Operated at this Location Since 2010
- Investment Grade Tenant Rated BBB by Standard & Poor's
- Additional Income from Easement Agreement with Adjacent Chick-fil-A Parcel
 - Chick-fil-A Represents ~40% of the Income
- Strategic High-Traffic Infill Location in Car-Dependent North Phoenix Suburb
 - 69,261 Combined ADT at W Thunderbird Rd & N 59th Ave
- Surrounding Retailers include Chick-fil-A, EoS Fitness, Fry's, Raising Cane's, Starbucks, Bank of America, Chipotle, Einstein Bros. Bagels, Dunkin', Super Star Car Wash, and More
- Blocks from Banner Thunderbird Medical Center
 - 890k SF Acute Care Facility & Level I Adult Trauma Center
 - Recently Completed \$290 Expansion, Including 200-Bed Patient Tower
- 1 Mile from the Campuses of Arizona State University West Valley Campus & Arizona Christian University
 - ~6,900 Students Total
- Established Northwest Phoenix Submarket
 - Major Retail, Entertainment, and Employment Hub
- Phoenix MSA Population of Over 4.8 Million
 - One of the Fastest-Growing Major Metros in the U.S.
 - Diversified Regional Economy with Major Corporate Presence



Established Operating History

Since 2010, with 2 Options Exercised



Additional Income

from Easement Agreement with Adjacent Chick-fil-A



Population of 389,105

within 5 Miles



\$108,916 Average Household Income

within a 3-Mile Radius



Car-Dependent Location

in Desirable North Phoenix Suburb



17 Miles from Downtown Phoenix

MSA Population of Over 4.8M





\$3,278,000

4.90% CAP RATE

[View on Map ↗](#)

**Total rent of \$160,611. O'Reilly current Annual Rent of \$115,611 and Chick-fil-A Easement Fee of \$65,000 less \$20,000 back to O'Reilly.*

NET OPERATING INCOME	
O'Reilly Rent	\$115,611
Chick-fil-A Easement Fee	\$65,000
Landlord Payment to O'Reilly*	\$(20,000)
Net Operating Income	\$160,611

**Per Lease Modification Agreement dated May 30, 2024, Landlord shall pay O'Reilly \$20,000 per year from the Easement Fee*

ANNUAL INCOME (CHICK-FIL-A EASEMENT FEE, LESS THE CONSIDERATION PAID TO TENANT)		
Year		Annual Rent
December 1, 2025–November 30, 2030	(Current)	\$45,000
December 1, 2030–November 30, 2035		\$51,500
December 1, 2035–November 30, 2040	(Option 1)	\$58,650
December 1, 2040–November 30, 2045	(Option 2)	\$66,515

ANNUAL RENT (O'REILLY)		
Year		Annual Rent
December 1, 2025–November 30, 2030	(Current)	\$115,611
December 1, 2030–November 30, 2035	(Option 2 – Exercised)	\$127,167
December 1, 2035–November 30, 2040	(Option 3)	\$139,884
December 1, 2040–November 30, 2045	(Option 4)	\$153,872



 LOCATION	6010 W Thunderbird Rd, Glendale, AZ 85306
 LOT SIZE	±0.79 acres or ±34,451 square feet
 IMPROVEMENTS	±7,000 square feet
 YEAR BUILT/RENOVATED	1999/2010
 PARKING	±53 parking spaces
 TENANT	O'Reilly Auto Enterprises, LLC
LEASE EXPIRATION	November 30, 2035
ANNUAL RENT	\$115,611
RENTAL INCREASES	10% or every 5 years
RENEWAL OPTIONS	Two (2) five-year options remaining (Options 1 & 2 exercised)
REAL ESTATE TAXES	Tenant responsibility
INSURANCE	Tenant responsibility
MAINTENANCE	Tenant responsibility
CHICK-FIL-A EASEMENT AGREEMENT	Exclusive easement of approximately 783 square feet granted to Chick-fil-A, Inc. over the most eastern portion of the Property for the widening of Chick-fil-A's drive-thru area, and such other incidental uses (e.g. signage). Chick-fil-A is responsible for all insurance and maintenance of the Easement Area, but not taxes, unless granting or improvements result in an increase.
EASEMENT FEE (ANNUAL)	\$65,000* *Landlord shall pay Tenant \$20,000 per year from the Easement Fee actually Received by Landlord from Chick-fil-A during the term of the Easement Agreement
EASEMENT FEE INCREASES	10% every 5 years
EASEMENT EXPIRATION DATE	November 30, 2035
EASEMENT OPTIONS	Two (2) five-year options
 FINANCING	Delivered free and clear of permanent financing

O'Reilly Auto Parts



2025 Net Income of \$2.6B – +10.64% YoY

Investment Grade Tenant Rated BBB by Standard & Poor's

O'Reilly Automotive, Inc. (NASDAQ: ORLY) is a leading automotive aftermarket parts retailer with over 6,300 stores across 48 states, Puerto Rico, Mexico, and Canada. The company is one of the largest specialty retailers of automotive parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers. O'Reilly's dual-market strategy, supported by a highly efficient distribution network and industry-leading inventory availability, has positioned the company for consistent same-store sales growth and market share expansion.

O'Reilly stores offer a wide range of value-added services, including battery, alternator, starter, and check engine light testing; fluid and battery recycling; and installation services for select components. Additional capabilities at certain locations include drum and rotor resurfacing, custom paint mixing, and hydraulic hose assembly. The company is known for its knowledgeable staff, rapid parts sourcing, and strong customer service model, which drives repeat business and long-term customer loyalty.

In 2025, O'Reilly reported approximately \$16.5 billion in revenue and \$2.6 billion in net income, representing YoY growth of approximately 4.36% and 10.64%, respectively. This continued performance reflects the company's strong operating margins, disciplined expansion strategy, and resilient demand within the automotive aftermarket sector. The company maintains an investment-grade credit rating of BBB+ from S&P, underscoring its strong balance sheet and consistent operating performance.

O'Reilly Auto Enterprises, LLC, the lease entity, is an operating subsidiary of O'Reilly Automotive, Inc., the publicly traded parent company.



Chick-fil-A



Chick-fil-A Generated 2025 Sales of Over \$23.9 Billion

Freestanding Locations Boast an Average Unit Volume (AUV) of \$9.2M

Chick-fil-A, Inc., headquartered in College Park, Georgia, is one of the most successful and largest fast-food chains in America. The company has more than 3,236 restaurants, primarily in the United States. The company initially focused on locations in shopping mall food courts but shifted its focus in the mid-80s to freestanding franchises. Though primarily concentrated in the southern United States, the chain has expanded in recent years with franchise locations in 48 states, Washington D.C., Puerto Rico, and Canada; with plans of further expansion into Michigan, the U.K., and Singapore.

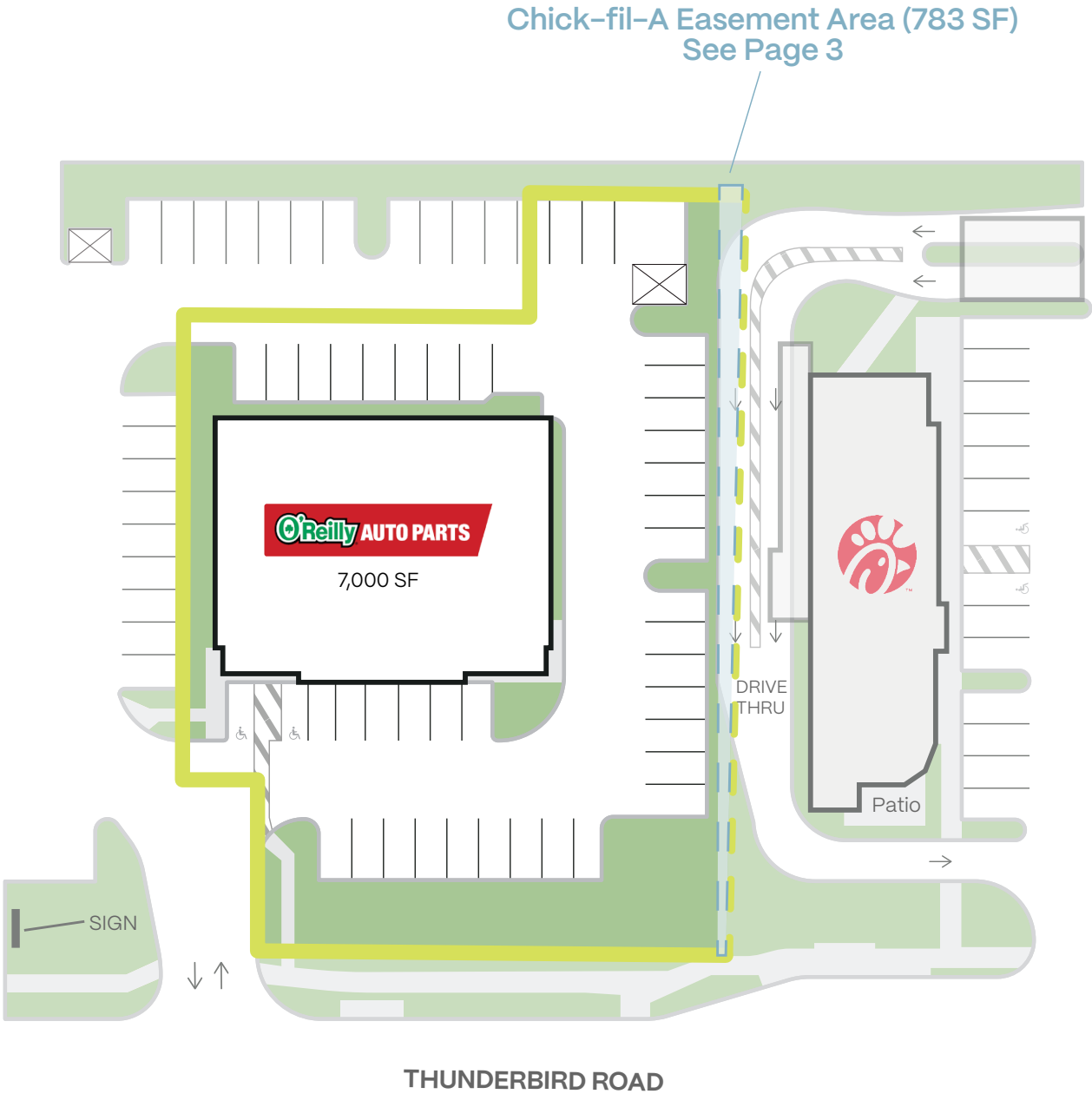
Chick-fil-A's average sales per restaurant consistently outpace and surpass competitors such as KFC, Popeyes, and McDonald's. Chick-fil-A uses a business model significantly different from other restaurant franchises, most notably retaining ownership of each restaurant, allowing for controlled growth. Chick-fil-A typically selects the location, builds the restaurant, and retains ownership of the store. Chick-fil-A gets a larger share of revenue from its franchises than other chains, but the formula works well for operators because the up-front cost of becoming a franchisee is lower compared to other competing chains.

For the 10th year in a row, Chick-fil-A ranked first in customer satisfaction as the most popular fast-food chain in the United States, according to the American Customer Satisfaction Index.

Chick-fil-A's sales in 2025 were nearly \$24 billion, up 5.15% over 2024. Chick-fil-A is only one of three restaurant brands in America with U.S. systemwide sales north of \$20 billion—McDonald's and Starbucks are the others.



FILE PHOTO









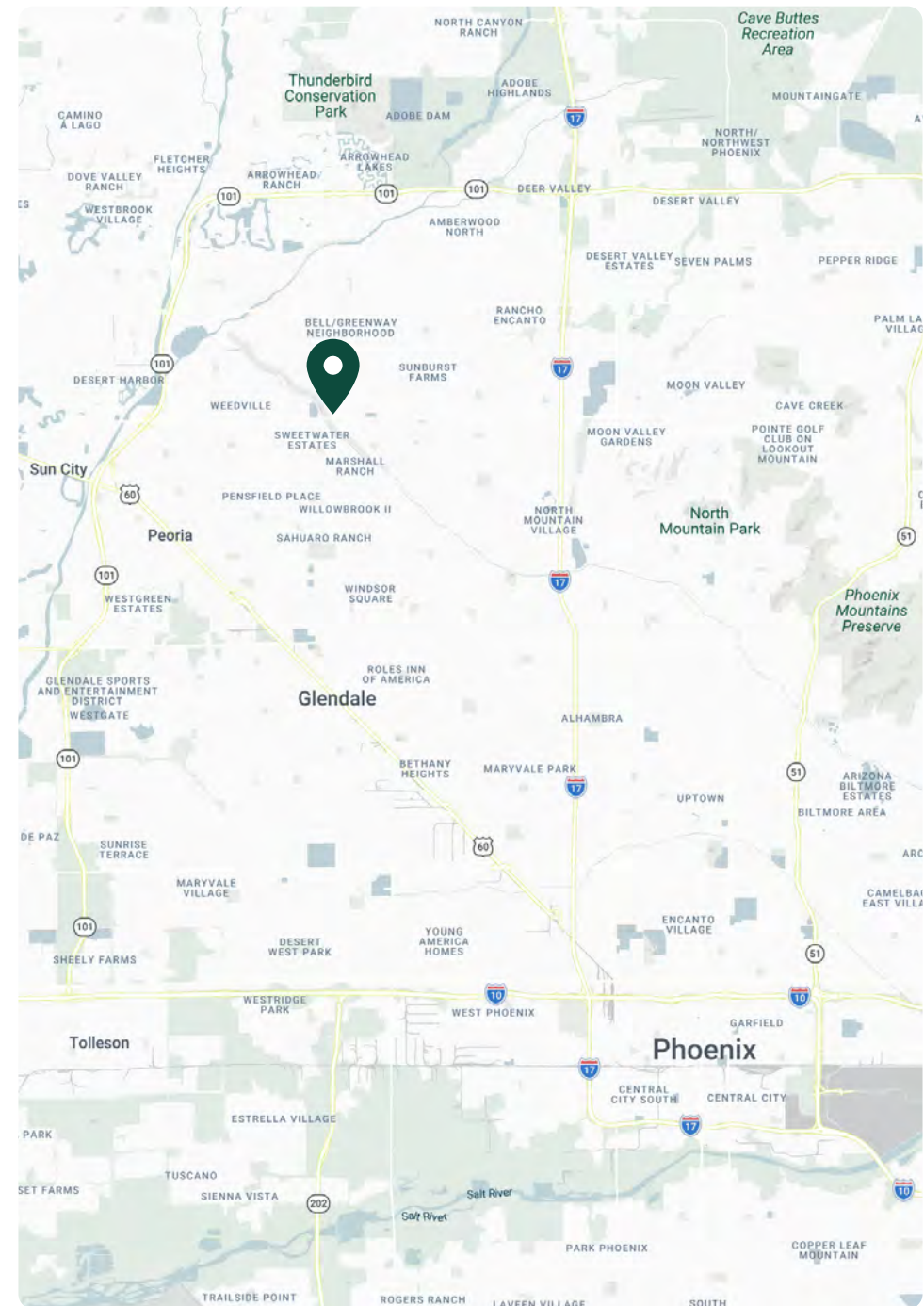


Glendale is a well-established and desirable suburb in Phoenix's Northwest Valley, serving as a major retail, entertainment, and employment center within the metro. With a population of approximately 255,000, Glendale benefits from a diverse and growing residential base. The city is home to major regional destinations including State Farm Stadium, Desert Diamond Arena, and the Westgate Entertainment District, positioning it as a premier hub for sports, entertainment, and tourism. Its proximity to major employment corridors, combined with continued residential development, makes Glendale a key submarket within the West Valley.

Glendale benefits from its location within the rapidly expanding Phoenix metropolitan area, which now approaches 5 million residents. The region's economy is highly diversified, anchored by semiconductors, aerospace and defense, healthcare, finance, technology, and advanced manufacturing. Ongoing large-scale corporate investment, including semiconductor and supply chain development, continues to drive long-term growth.

Phoenix, the anchor of the metro, has a population exceeding 1.65 million and remains one of the fastest-growing major cities in the United States. Known for its year-round sunshine and quality of life, the city continues to attract both businesses and residents. The metro is home to several Fortune 500 headquarters, including Avnet, Carvana, Freeport-McMoRan, Insight Enterprises, ON Semiconductor, Republic Services, and Taylor Morrison Homes, along with major employers such as Intel, Honeywell, Boeing, American Express, and Charles Schwab.

The region is supported by strong infrastructure, including Phoenix Sky Harbor International Airport, which serves more than 45 million passengers annually and provides access to over 120 destinations. The metro also hosts franchises across major professional sports leagues and continues to benefit from sustained population growth, job creation, and corporate expansion, positioning Glendale and the broader Phoenix market for long-term stability and growth.





The subject property benefits from an established infill location along West Thunderbird Road (37,977 ADT), adjacent to its intersection with North 59th Avenue (32,386 ADT), providing strong visibility and access within a dense, high-traffic retail corridor. The site offers convenient connectivity to both Interstate 17 (216,000 ADT) and Loop 101 (91,252 ADT), allowing for efficient access throughout the Phoenix metropolitan area.

The surrounding area features a strong concentration of national tenants, including the adjacent Chick-fil-A, EoS Fitness, Fry's, Wienerschnitzel, Raising Cane's, Starbucks, Bank of America, Chipotle, Einstein Bros. Bagels, FedEx Office, Burger King, Dunkin', and Super Star Car Wash, among others. Additional nearby retailers include Walgreens, Chevron, QuikTrip, Jack in the Box, Taco Bell, Arby's, Sonic, and more.

The property is located just blocks from Banner Thunderbird Medical Center, a 595-bed, 890,000 square-foot acute care facility and Level I Adult Trauma Center that is part of the Banner Health system. The medical center recently completed a \$290 million expansion, including a 200-bed patient tower, and serves as the largest private employer in Glendale, with more than 2,750 employees, 1,782 medical providers, and hundreds of volunteers. The facility has become a premier healthcare destination for the west and northwest Phoenix markets.

The site is also less than one mile from both Arizona State University's West Valley Campus and Arizona Christian University. ASU's West Valley campus serves approximately 5,500 students and is recognized as a growing academic hub with specialized programs and a more personalized learning environment. Arizona Christian University enrolls approximately 1,400 students and offers more than 50 majors, including leading programs in business and psychology.

Additional nearby traffic drivers include Fountains Medical Center, Thunderbird Medical & Dentistry Plaza, Thunderbird Paseo Medical Plaza, Thunderbird Paseo Park, Paseo Softball Complex, Paseo Racquet Center, the Peoria Unified School District Administration Center, Ironwood High School, Kachina Elementary School, and more. The property is supported by strong surrounding demographics, with a population of nearly 400,000 within a 5-mile radius and an average household income approaching \$110,000 within 3 miles.

Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Glendale Thunderbird Shopping Center EoS Fitness Yogurtini Clean EatZ	1.8M Annual Visits 895,100 Annual Visits, Top 18% in AZ 158,900 Annual Visits, #1 in Chain 71,900 Annual Visits, Top 13% Nationwide
Heatherwood Plaza Fry's	1.6M Annual Visits 1.1M Annual Visits
Chick-fil-A	695,600 Annual Visits
Super Star Car Wash	235,200 Annual Visits

389,105



2025 Total Population

\$488,266



Average Home Value

\$108,916



Average Household Income

📍 6010 W Thunderbird Rd, Glendale, AZ



Population Summary	1 Mile	3 Miles	5 Miles
2020 Total Population	14,095	132,764	384,040
2025 Total Population	15,204	134,428	389,105
2030 Total Population	15,461	136,036	394,168
2025–2030 Annual Population Growth Rate	0.34%	0.24%	0.26%
Household Summary			
2025 Total Households	5,764	48,825	148,345
2025–2030 Annual Total Households Growth Rate	0.48%	0.42%	0.40%
Average Household Income			
2025	\$102,176	\$108,916	\$98,882
Average Home Value			
2025	\$484,874	\$488,266	\$466,300

Major Employers in Maricopa County	# of Employees
Banner Health	48,869
Amazon.com	40,000
State of Arizona	39,733
Walmart	37,979
University of Arizona	22,391
Fry's Food Stores	20,000
Honor Health	16,969
Dignity Health Arizona	14,676
City of Phoenix	14,452
Maricopa County	13,000+



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