AutoZone®

344 W MARIPOSA RD | NOGALES, AZ

TOP 88TH PERCENTILE IN US PER PLACER.AI
TENANT RECENTLY EXTENDED FOR 15 ADDITIONAL YEARS

OFFERED FOR SALE
$2,105,000
4.00% CAP



CONFIDENTIAL OFFERING MEMORANDUM

Atlantic CAPITAL PARTNERS™

EXECUTIVE SUMMARY

Atlantic Capital Partners has been exclusively engaged to offer for sale AutoZone | Nogales, AZ, an absolute NNN ground lease corporately guaranteed by AutoZone, Inc. (S&P: BBB). The 5,981 SF store sits on 0.9 acres and generates $84,185 in annual NOI. Offered at $2,105,000 (4.00% cap rate), the investment carries zero landlord responsibilities.

AutoZone operates 8,031 stores across the U.S., Mexico and Brazil, generating $20.3 billion in fiscal 2026 sales. The new 15-year lease runs through December 2041, with 5% increases in years six and eleven and six five-year renewal options featuring 7.5% increases.

The property fronts Mariposa Road (SR 189), connecting the Mariposa Port of Entry to Interstate 19. Investment-grade credit, scheduled rent growth and a strategic cross-border trade location support a durable, passive income investment.

RENT SCHEDULE	YEAR	RENT
Current Term	Years 1-5	$84,185
Current Term	Years 6-10	$88,394
Current Term	Years 11-15	$92,814
1st Option	Years 16-20	$99,775
2nd Option	Years 21-25	$107,258
3rd Option	Years 26-30	$115,303
4th Option	Years 31-35	$123,950
5th Option	Years 36-40	$133,247
6th Option	Years 41-45	$143,240

NOI	$84,185
CAP RATE	4.00%
LISTING PRICE	$2,105,000

ASSET SNAPSHOT

Tenant Name	AutoZone
Address	344 W Mariposa Road, Nogales, AZ 85621
Signator/Guarantor	Corporate
Credit Rating	S&P: BBB
Building Size	5,981 SF
Land Size	0.9 Acres
Year Built	2006
Lease Type	Abs. NNN Ground Lease
Landlord Responsibilities	None
Rent Commencement Date	1/1/2027
Lease Expiration Date	12/31/2041
Renewal Options	6 x 5-Year Options
Rent Escalations	5% Increases in Years 6 & 11; 7.5% Increases Every Option
Current Annual Rent	$84,185



23,540
PEOPLE
IN 5 MILE RADIUS

$60,468
AHHI IN
5 MILE RADIUS

26,032
VPD ON
INTERSTATE 19

INVESTMENT HIGHLIGHTS

TOP LOCATION IN ARIZONA AND UNITED STATES

This location is in the top 88% percentile nationwide in visits | Top 79% in Arizona.

15-YEAR ABSOLUTE NNN GROUND LEASE

New 15-year base term from 1/1/2027 through 12/31/2041 | Absolute NNN ground lease with zero landlord responsibilities | Three five-year renewal options offering up to 30 years of total lease potential.

UP TO 45 YEARS OF TOTAL LEASE POTENTIAL

Six, five-year renewal options extending potential term through 2071 | 7.5% rent increase at the start of each option period | NOI grows to $143,240 in the final option period.

FRONTAGE ON ARIZONA'S PRIMARY GATEWAY TO MEXICO

Positioned on Mariposa Road (SR 189), the corridor linking the Mariposa Port of Entry to I-19 | About 80% of Arizona's international trade crosses at Nogales | 370K trucks carrying $30B in goods crossed at Nogales in 2021.

$134M CORRIDOR UPGRADE

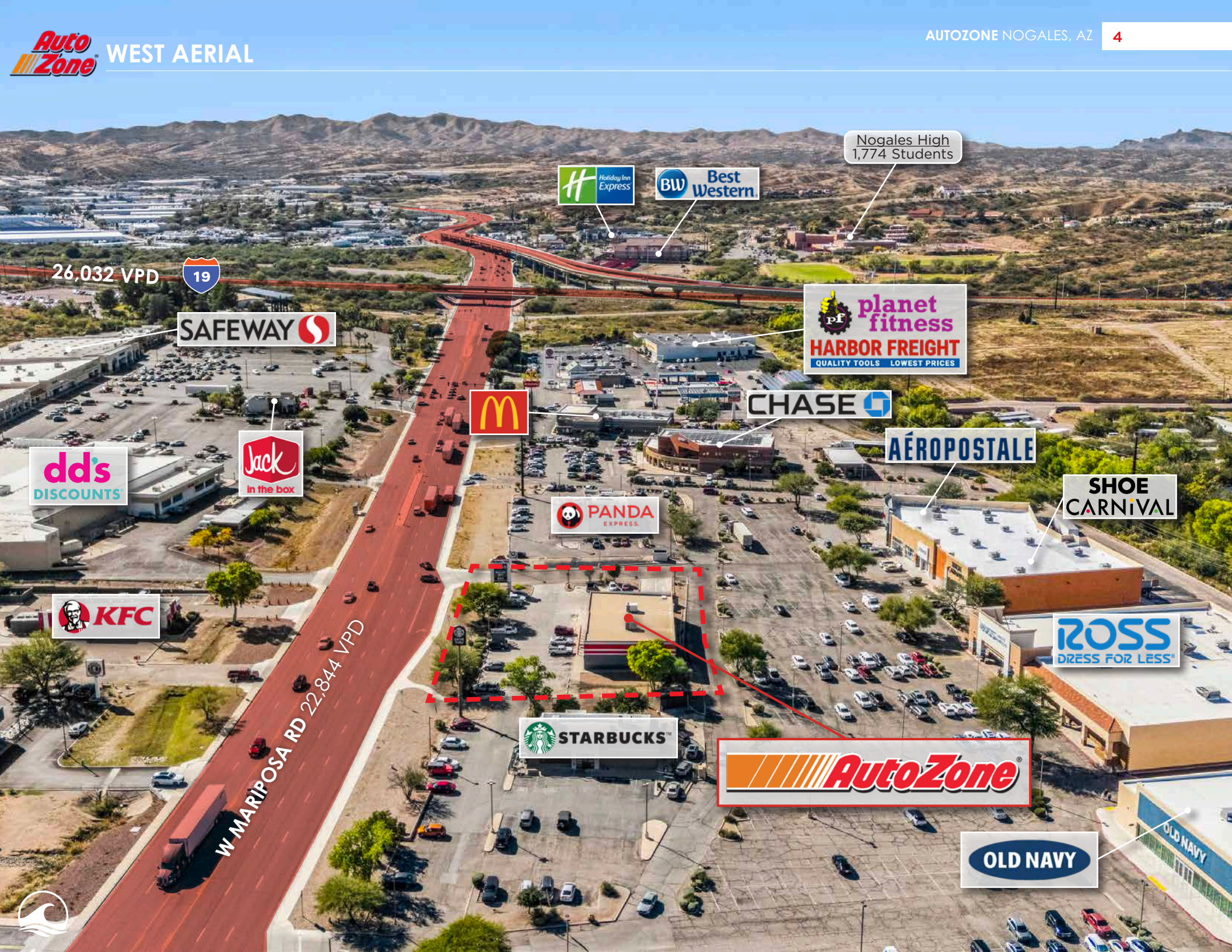
ADOT completed the $134M SR 189 improvement project in 2022, adding flyover ramps to I-19 | AutoZone's latest prototype, with its own capital invested in the site.

INVESTMENT GRADE TENANT: AMERICA'S LEADING AUTO PARTS RETAILER

AutoZone (NYSE: AZO) carries an investment grade BBB credit rating from S&P | 8,031 stores across the U.S., Mexico and Brazil, with 374 new stores opened in fiscal 2026 | $20.3B in fiscal 2026 sales, up 7.4%.

Atlantic CAPITAL PARTNERS

WEST AERIAL


Nogales High
1,774 Students
Holiday Inn Express
Best Western
26,032 VPD
19
SAFEWAY
planet fitness
HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES
CHASE
dd's DISCOUNTS
Jack in the box
AÉROPOSTALE
SHOE CARNIVAL
PANDA EXPRESS
KFC
ROSS DRESS FOR LESS
W MARIPOSA RD 22,844 VPD
STARBUCKS
AutoZone
OLD NAVY

EAST AERIAL


Burlington
JCPenney
Walgreens
Bath & Body Works
five BELOW
WaFd Bank
WELLS FARGO
HOBBY LOBBY
Marshalls
OLD NAVY
AutoZone
STARBUCKS
CHIPOTLE
MEXICAN GRILL
ROSS
DRESS FOR LESS
KFC
SHOE CARNIVAL
AÉROPOSTALE
PANDA EXPRESS
W MARIPOSA RD 22,844 VPD

LOCATION OVERVIEW

1 MILE	3 MILES	5 MILES
2,967 PEOPLE	21,632 PEOPLE	23,540 PEOPLE
$53,608 AHHI	$58,599 AHHI	$60,468 AHHI
4,997 TOTAL EMPLOYEES	11,688 TOTAL EMPLOYEES	12,328 TOTAL EMPLOYEES

LOS ANGELES
460 MILES
8:45 DRIVE

SAN DIEGO
375 MILES
6:55 DRIVE

PHOENIX
159 MILES
2:50 DRIVE

TUCSON
62 MILES
1:10 DRIVE

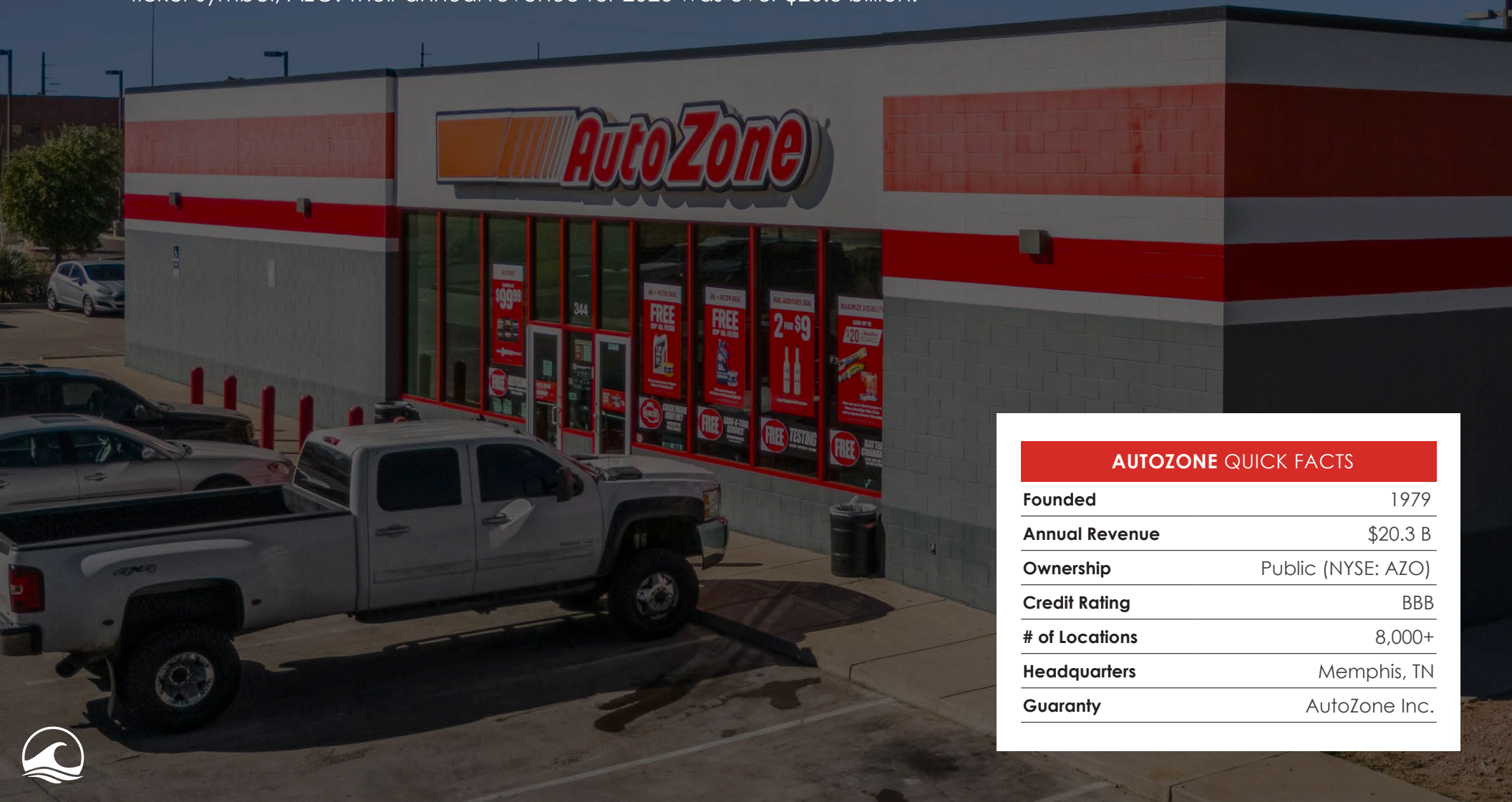
NOGALES

Nogales, Arizona serves as a major gateway for U.S.–Mexico trade, with an economy anchored by international commerce, fresh produce distribution, warehousing and logistics. The city's Mariposa Port of Entry and access to Interstate 19 connect cross-border supply chains with Tucson, Phoenix and broader U.S. markets. Nogales handles the largest volume and value of imports from Mexico among Arizona's border ports, reinforcing its importance as a regional distribution hub.

Arizona's broader economy benefits from a diverse base of advanced manufacturing, aerospace and defense, technology and international trade. Major semiconductor investments are expanding the state's manufacturing footprint and supplier network, with more than $319 billion in announced industry investment since 2020, according to the Arizona Commerce Authority. This investment supports Arizona's long-term employment and economic growth outlook.

TENANT SUMMARY

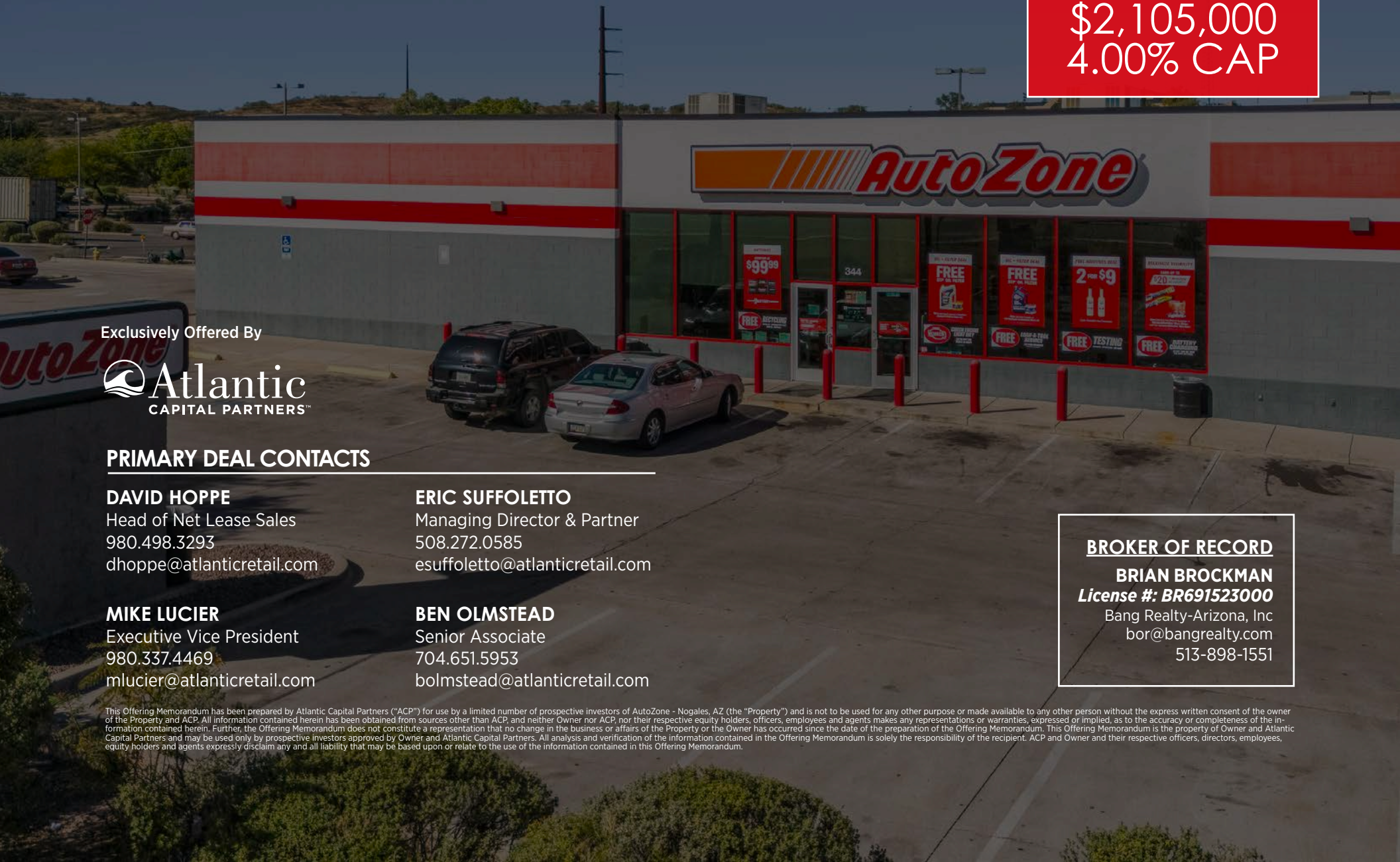
AutoZone opened its first location in Forrest City, Arkansas in 1979. The company was originally named Auto Shack, which would eventually change to AutoZone in 1987. Today, AutoZone is the leading retailer of automotive replacement parts in the US. It currently operates more than 8,000 stores with 95,000+ employees across the US, Mexico and Brazil. AutoZone stores offer thousands of parts, products and accessories through retail stores, commercial programs, website and mobile app. One of the best products AutoZone offers is Trustworthy Advice, creating a seamless and enjoyable experience for its customers. Many of their services are free of charge including battery testing and charging, diagnostic testing and Loan-A-Tool program. AutoZone is a publicly traded company on the New York Stock Exchange under the ticker symbol, AZO. Their annual revenue for 2026 was over $20.3 billion.



AUTOZONE QUICK FACTS	
Founded	1979
Annual Revenue	$20.3 B
Ownership	Public (NYSE: AZO)
Credit Rating	BBB
# of Locations	8,000+
Headquarters	Memphis, TN
Guaranty	AutoZone Inc.

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4.00% CAP



Exclusively Offered By

Atlantic CAPITAL PARTNERS™

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