

Verizon | Operated by Russell Cellular

Douglas, AZ





PUTNAM DAILY
Managing Partner
(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

VAHE NOKHOUDIAN
Partner
(626) 484-4034
vahe@fisherjamescapital.com
CA RE License #01963342

SCOTT REID
Broker / ParaSell, Inc.
(949) 942-6578
scott@parasellinc.com
AZ RE License #BR707387000

In Association with Scott Reid &
ParaSell, Inc. | A Licensed Arizona
Broker #CO709902000

01

02

03

04

05

08

10

Property Highlights

Overview & Pricing

Tenant Information

Site Plan

Aerials

About the Area

Demographics

Inquiries by residents and property owners of the State of Arizona 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 Lease to Established Verizon Retailer with Approximately 5 Years Remaining
 - Operating Since 2014 – Tenant Has Twice Extended This Lease, Most Recently in June 2026
- One of Verizon's Largest Authorized Retailers
 - Independently Operated with 750+ Locations in 43 States
- Rare Standalone Location Adjacent to Walmart Supercenter (1.7M Annual Visits)
 - Direct Access from 5th Street with Ample Dedicated Parking
 - Neighboring Tenants include JCPenney, Tractor Supply, Hibbett Sports, Dairy Queen, Burger King, Taco Bell, Carl's Jr., McDonald's, Best Western, T-Mobile, AutoZone, and More
- 3.5 Miles from Douglas Municipal Airport & 9.5 Miles from Bisbee–Douglas International Airport
- Growing Border City Benefiting from Significant Cross-Border Traffic That Supports the Douglas Economy, Receiving 3.6 Million Northbound Travelers Annually
 - The Raul Hector Castro Land Port of Entry is the Second-Busiest Commercial Port in Arizona, Generating Substantial Daily Traffic
 - Expansion & Modernization Underway, Including a New Dedicated Commercial Port, Supporting Long-Term Economic Growth
 - Critical Transportation Link for Regional Industries Including Mining, Manufacturing, Agriculture, and Logistics



One of the Nation's Largest Verizon Authorized Retailers
750+ Locations



Adjacent to Walmart Supercenter
1.7M Annual Visits



Douglas has Significant Cross-Border Traffic
Port of Entry Undergoing Expansion & Modernization



Adjacent to Agua Prieta
Population of ~91,000



\$800,000

6.39% CAP RATE

View on Map 

ANNUAL RENT				
Lease Period	Annual Base Rent	Net Expenses* (After Reimbursements)	Net Annual Income	Return
Oct. 1, 2026 – Sept. 30, 2028	\$57,600	(\$6,482)	\$51,118	6.39%
Oct. 1, 2028 – Sept. 30, 2029	\$60,000	(\$6,482)	\$53,518	6.69%
Oct. 1, 2029 – Sept. 30, 2031	\$62,400	(\$6,482)	\$55,918	6.99%

*Net expenses are estimated using 2025 property taxes and the Landlord’s 2018 insurance base. Returns are based on the \$800,000 asking price. Current rent is \$4,326 per month (\$51,912 annualized) through September 30, 2026. If the Property closes prior to October 1, 2026, Seller will credit Buyer at closing for the difference between the current rent and the October 1, 2026 rent from the close of escrow through September 30, 2026



	LOCATION	93 W 5th St, Douglas, AZ 85607
	LOT SIZE	±0.573 acres or ±24,960 square feet
	IMPROVEMENTS	±3,010 square foot retail building
	YEAR BUILT	2001
	PARKING	±24 parking spaces
	TENANT	Russell Cellular, Inc. dba Verizon
	RENT COMMENCEMENT	August 1, 2018
	LEASE EXPIRATION	September 30, 2031
	ANNUAL RENT	\$57,600
	RENTAL INCREASES	October 1, 2028: \$60,000 October 1, 2029: \$62,400
	RENEWAL OPTIONS	None
	TAXES	Landlord pays; Tenant reimburses increases above the calendar-year 2018 amount of \$7,876
	INSURANCE	Landlord pays; Tenant reimburses increases above the calendar-year 2018 amount of \$1,601
	MAINTENANCE	Tenant is responsible for all maintenance of the Premises and mechanical systems, including HVAC, except for the Landlord obligations below
	LL OBLIGATIONS	Foundations, exterior walls, and structural portions of the exterior roof
	OPERATING EXPENSES	Tenant reimburses increases above the 2018 base year as additional rent
	EARLY TERMINATION	Tenant may terminate upon loss of authorization to sell Verizon products or services at the Premises with at least 90 days’ written notice and payment of one month’s then-applicable base rent.
	FINANCING	Delivered free and clear of permanent financing

Verizon



Verizon Ranks #28 on the Fortune 500

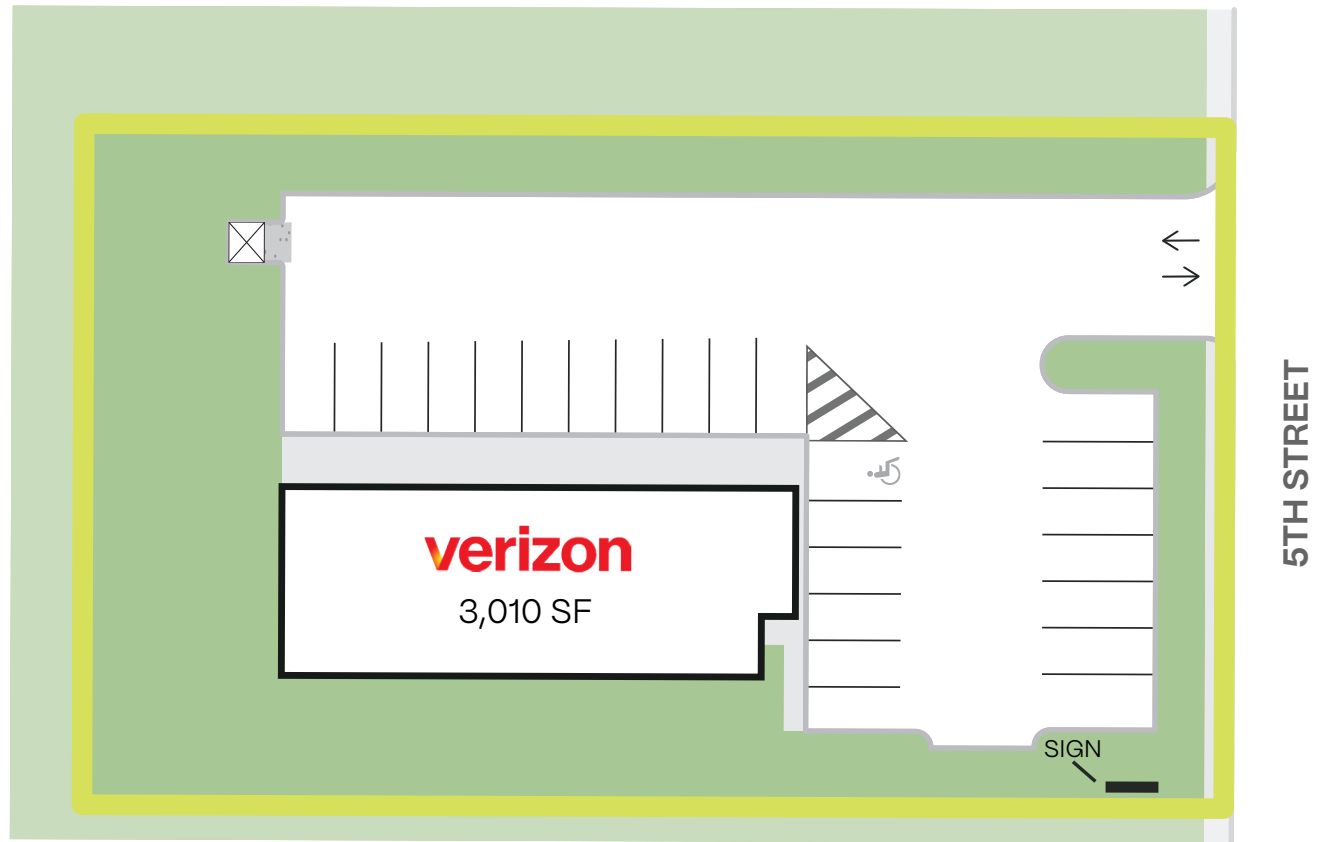
Verizon Generated \$17.6 Billion in Net Income in 2025

Verizon Communications Inc. (NYSE: VZ) is one of the largest telecommunications companies in the United States, providing wireless, broadband, and communications services to consumers, businesses, and government customers nationwide. In 2025, Verizon generated approximately \$138.2 billion in total operating revenue, including \$83.7 billion in wireless service revenue across its Consumer and Business segments. The company finished the year with approximately 116 million Consumer wireless retail connections and 31 million Business wireless retail postpaid connections, underscoring the significant scale of its nationwide wireless network and customer base.

Russell Cellular, Inc. is an independent Verizon Authorized Retailer and one of Verizon's largest authorized retail partners in the country. Founded in 1993, the privately held, family-owned company has grown to more than 750 retail locations across 43 states and employs more than 2,600 people. Russell Cellular sells Verizon wireless devices, plans, accessories, and related services through its nationwide retail network and was recognized as Verizon's Partner of the Year in 2018.

For more information, visit www.verizon.com and www.russellcellular.com.











Douglas (population ~16,000) is a historic border city in Cochise County, Arizona, located along the U.S.–Mexico border directly across from Agua Prieta, Sonora (population ~91,000). Positioned approximately 115 miles southeast of Tucson and 50 miles southeast of Sierra Vista, Douglas serves as a key commercial, government, education, and cross-border trade hub for southeastern Arizona and northern Sonora. The city benefits from its strategic border location, established retail base, and direct access to a binational trade area that extends well beyond its municipal population.

Agua Prieta is an important industrial and commercial center in northeastern Sonora, supported by manufacturing, maquiladora operations, cross-border commerce, and regional roadway connections across northern Mexico. The scale of Agua Prieta's population and employment base creates consistent cross-border movement for retail, services, logistics, government functions, and international trade, providing Douglas with a unique demand driver compared to many similarly sized Arizona communities. Together, Douglas and Agua Prieta function as an integrated binational market with strong cultural, economic, and commercial ties.

Douglas is anchored by the Raul Hector Castro Land Port of Entry, which connects the city directly with Agua Prieta and supports substantial two-way passenger, vehicle, pedestrian, and commercial activity. The Douglas port

processed more than 3.6 million total northbound travelers across all modes in 2023 and supports more than \$2.1 billion in annual imports and exports, reinforcing the city's role as one of Arizona's principal gateways for trade and tourism with Mexico. The city is also benefiting from the federal Two-Port Solution, including the construction of a new \$328 million, 80-acre dedicated commercial port of entry approximately 4.5 miles west of Douglas and the modernization of the existing Raul Hector Castro Port of Entry for passenger vehicles, pedestrians, bikes, and buses. This investment is expected to expand commercial inspection capacity, reduce downtown truck congestion, improve border operations, and support Douglas's long-term transformation into a regional tourism gateway and commercial transportation hub.

The broader Cochise County economy is supported by a diverse mix of government, defense, healthcare, education, logistics, agriculture, mining, and tourism. Major regional economic drivers include Fort Huachuca in Sierra Vista, Cochise College, Copper Queen Community Hospital, border-related trade activity, and the region's growing industrial and logistics infrastructure. With continued public and private investment in border infrastructure, strong cultural and economic ties to Mexico, and its role as a regional service center, Douglas remains well-positioned for long-term stability and growth within the Arizona border region.

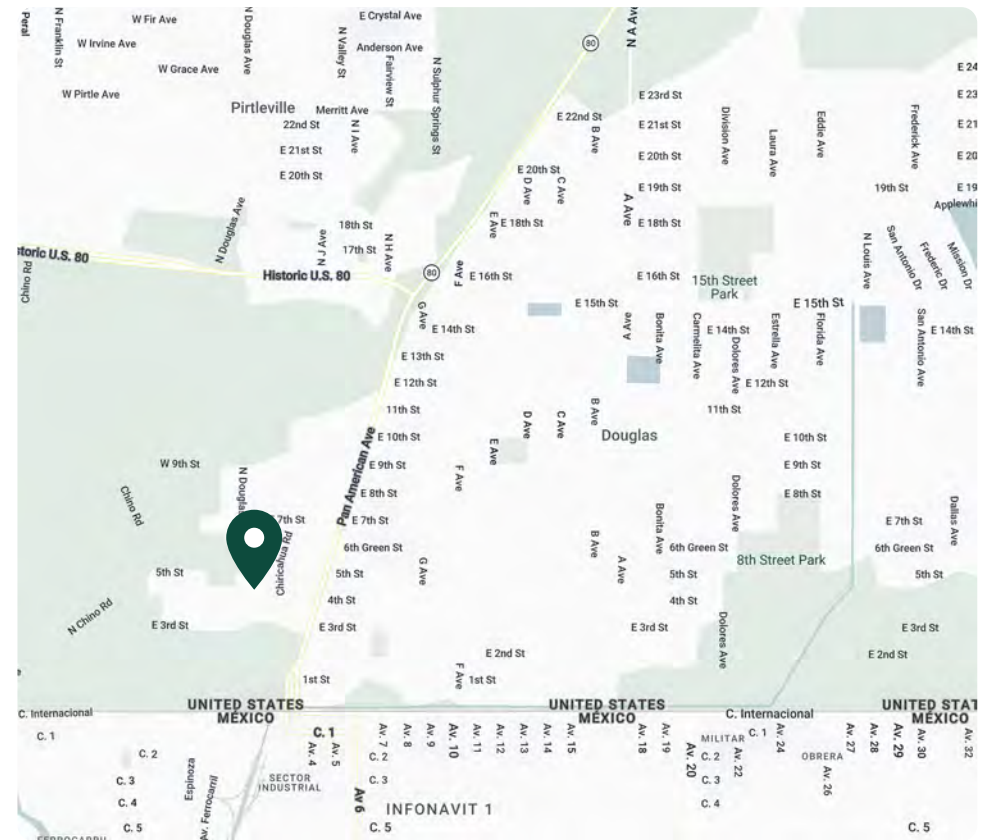


The subject property is prominently located along West 5th Street, one of Douglas's primary retail corridors, less than one mile north of the U.S.–Mexico border and the Raul Hector Castro Land Port of Entry. The site benefits from strong visibility and convenient access within the city's established retail core, surrounded by a concentration of national retailers, service providers, restaurants, and daily-needs traffic generators serving both local residents and cross-border consumers from Agua Prieta.

The property is situated within the Pan American / Douglas Center retail node, immediately proximate to Walmart Supercenter, JCPenney, Tractor Supply Co., Harbor Freight, Ross, dd's Discounts, AutoZone, Dairy Queen, McDonald's, Hibbett Sports, and other national tenants. This established retail hub represents one of the dominant shopping destinations in Douglas, drawing from the surrounding Cochise County trade area as well as consistent cross-border visitation from Agua Prieta and northern Sonora. The site's position along West 5th Street provides convenient access to the city's primary retail, commercial, and border-oriented traffic patterns.

The property is further strengthened by its proximity to the Raul Hector Castro Land Port of Entry, which processed more than 3.6 million total northbound travelers across all modes in 2023, including more than 1.5 million cars and more than 776,000 pedestrians. The existing port is planned for modernization as part of Douglas's Two-Port Solution and will be dedicated to passenger vehicle, pedestrian, bike, and bus traffic following the relocation of commercial truck operations to the new dedicated commercial port west of the city. This infrastructure investment is expected to improve traffic flow, reduce downtown congestion, and support long-term retail and service demand within Douglas's central commercial district.

Additional nearby traffic drivers include downtown Douglas, Raul Castro Park, Douglas City Hall, Douglas High School, Cochise College's Douglas Campus, Bisbee-Douglas International Airport, and the broader network of civic, educational, and institutional uses serving southeastern Arizona. Combined with its location in the city's primary retail corridor, proximity to the border crossing, and access to a binational consumer base, the subject property is well-positioned within one of Douglas's most active commercial nodes.



Nearby Shopping Centers & Retailers	Visit Data (per Placer.ai)
Walmart	1.7M Annual Visits
McDonald's	653,700 Annual Visits
Circle K	641,000 Annual Visits, Top 4% Nationwide
Ross Dress for Less	179,800 Annual Visits
Burger King	177,900 Annual Visits
Best Western	80,600 Annual Visits, Top 10% in AZ



29,083

2026 Total Population*



\$207,583

Average Home Value



\$65,405

Average Household Income

📍 93 W 5th St, Douglas, AZ 85607

Population Summary*	5 Miles	15 Miles	30 Miles
2026 Total Population	17,747	20,497	29,083
2031 Total Population	17,746	20,526	29,119
Household Summary			
2026 Average Household Income	\$64,325	\$64,479	\$65,405
2026 Average Home Value	\$176,910	\$179,386	\$207,583
2026 Total Households	6,200	6,739	10,812
2031 Total Households	6,262	6,819	10,928

*Demographic figures shown reflect U.S. populations only and do not include neighboring Agua Prieta, Mexico, which adds approximately 91,000 residents to the broader cross-border trade area serving this property.



PUTNAM DAILY
Managing Partner
(510) 289-1166
putnam@fisherjamescapital.com
CA RE License #01750064

VAHE NOKHOUDIAN
Partner
(626) 484-4034
vahe@fisherjamescapital.com
CA RE License #01963342

SCOTT REID
Broker / ParaSell, Inc.
(949) 942-6578
scott@parasellinc.com
AZ RE License #BR707387000

In Association with Scott Reid &
ParaSell, Inc. | A Licensed Arizona
Broker #CO709902000

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