

BRAND NEW CONSTRUCTION | 20-YEAR LEASE | OPENING SOON!



Single-Tenant Absolute NNN Investment
13051 W. Thunderbird Road | El Mirage, AZ

\$3,945,455

Representative Photo



ECHO WEST

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DEAL SUMMARY



Address

13051 W. Thunderbird Road
El Mirage, AZ

Asking Price

\$3,945,455

Cap Rate

5.50%

Annual Rent

\$217,000

Lease Term

20 Years

Lease Type

Absolute NNN

Year Built

2024

Lease Guarantor

Franchisee - Phoenix Lubrication
Services Inc. (52 Units)



Representative Photo



Construction Status as of April 2024

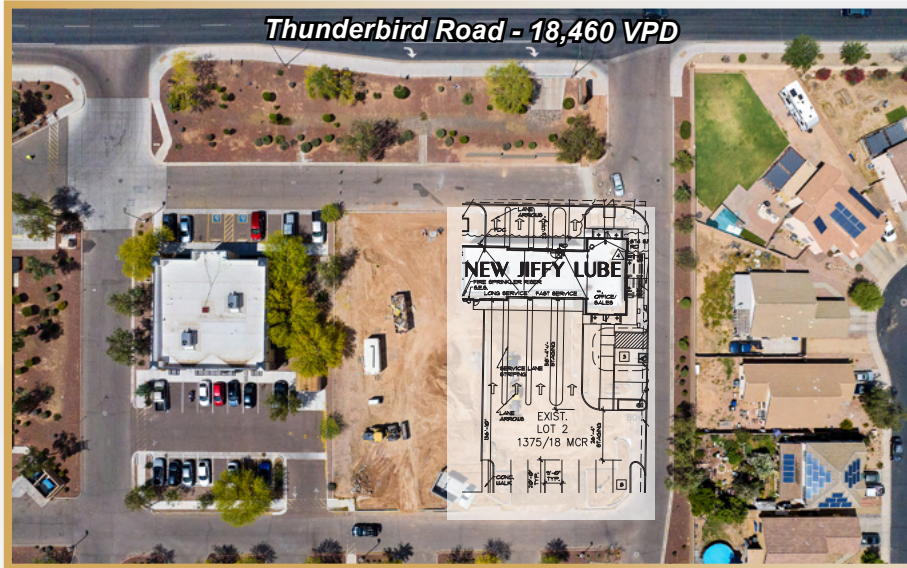


LEASE SUMMARY

Tenant Name	Jiffy Lube
Address	13051 W. Thunderbird Road El Mirage, AZ
Lease Type	Absolute NNN
Lease Guarantor	Phoenix Lubrication Services, Inc. (52 Units)
Rent Commencement	Est. July 2024
Lease Expiration	Est. July 2044
Lease Term	20 Years
Building Size	2,675 SF
Lot Size	0.82 AC
Renewal Options	4, 5-Year Options
Rent Increases	10% Every 5 Years
Year Built	2024
ROFR	Yes, 15 Days from Receipt of Offer



INVESTMENT HIGHLIGHTS



▶ Long-Term Lease | Contractual Rental Increases

Jiffy Lube signed a rare long-term 20-year initial lease term with 4, 5-year options and attractive ten percent (10%) increases to occur every 5 years.

▶ Passive Lease Structure | Hands-Off Investment

The offering features an absolute NNN lease structure with zero landlord responsibilities making this an ideal, hassle-free investment to any prospective buyer.

▶ Brand New Construction | Multi-Care Prototype

Quality 2024 build-to-suit construction to accommodate Jiffy Lube's new Multi-Care concept which offers an expanded suite of automotive repair services including, but not limited to, tires, brakes, transmissions, and oil/lube.

▶ Best-In-Class Tenant | Largest JL Operator in Arizona

As a wholly owned, indirect subsidiary of Shell, Inc., Jiffy Lube is one of the largest automotive operators in North America boasting over 2,000 retail locations. This store is backed and operated by the largest Jiffy Lube franchisee in the State of Arizona with over 50 locations that are primarily concentrated within the Phoenix MSA.

▶ Dense Phoenix MSA Submarket | High Growth Area

The subject property benefits from the 250,000+ people living with the immediate 5 miles along with 765,000+ people within 10 miles. Surprise/El Mirage is one of the fastest growing cities in Maricopa with over 7,500 new residential units either planned or under construction within just a few miles.

▶ Heavily Trafficked Intersection | Tremendous Real Estate Fundamentals

The intersection of Dysart & Thunderbird Roads sees in excess of 45,000 vehicles per day generating significant drive-by traffic on a daily basis. The brand new 2,675 SF Jiffy Lube Multi-Care facility sits conveniently on nearly 1 acre with prime street frontage on Thunderbird Road.

▶ Synergistic Retail Location | Adjacent to Wal-Mart Supercenter

Jiffy faces a 192,021 SF Wal-Mart Supercenter and is surrounded by a long list of major, high-traffic retailers including Sprouts, Fry's Marketplace, EoS Fitness, Safeway, and AMC Theatres all located within 1 mile of the site.



BRAND & TENANT PROFILE



Jiffy Lube® is a leading provider of automotive preventive maintenances. With a national footprint of more than 2,000 franchisee owned service centers across the country, Jiffy Lube offers a range of services from oil changes and tire rotations, to everything in between. Jiffy Lube® pioneered the fast oil change industry more than 35 years ago. Today, more than 20 million customers every year rely on Jiffy Lube to keep their vehicles running the way your vehicle manufacturer intended. It's the mission of everyone at Jiffy Lube to go beyond oil changes alone, to help alleviate the anxiety that routine vehicle maintenance can bring. Jiffy Lube is committed to keeping your vehicle running for the long haul, so you can Leave Worry Behind®.



WEBSITE	www.jiffylube.com
HEADQUARTERS	Houston, TX
FOUNDED IN	1971



NO. OF LOCATIONS
2,000+ Service Centers



HEADQUARTERS
Houston, TX



COMPANY TYPE:
Subsidiary of Shell, Inc.



TOTAL REVENUE
\$380 Billion (2022)

The tenant, Phoenix Lubrication Services, Inc., is a best-in-class operator and an experienced franchisee within the Jiffy Lube system. Since 1996, under the leadership of Bob Bove, Phoenix Lube has delivered exceptional automotive service to the local community at all of their current 52 locations here in the Valley of the Sun.

CONSTRUCTION PHOTOS (April 2024)



PROPERTY AERIAL



Dysart Road - 13,745 VPD



Thunderbird Road - 18,460 VPD



PROPERTY AERIAL



AMC **EōS FITNESS** **UPTOWN ALLEY**
Filiberto's **Dutch Bros** **native**
 MEXICAN FOOD grill wings
DUNKIN' DONUTS **Quick Quack** **Wingstop** **Freddy's**
 CAR WASH WHATABURGER STEAKBURGERS

fray's **CHASE** **ups**
SUBWAY **SONIC** **Cafe Rio**
 America's Drive-In MEXICAN GRILL



SEA CA PACKAGING

SURPRISE 34 INDUSTRIAL PARK (UNDER CONSTRUCTION)

Public Storage

SAFEBWAY **ACE Hardware**
O'Reilly AUTO PARTS **McDonald's** **TACO BELL**

135,293 SF OF LIGHT INDUSTRIAL IN 2 BUILDINGS (PROPOSED)

jiffy lube multicare

LEVEL CROSSING PHASE 3 150,613 SF INDUSTRIAL (PROPOSED)

LEVEL CROSSING PHASE 2 32,000 SF INDUSTRIAL BUILDING

Dysart Road - 13,745 VPD

Waddell Road - 16,521

CIRCLE K

risas dental - braces

Auto Zone

Oak St. Health

BURGER KING

Thunderbird Road - 18,460 VPD

Goodwill **DOLLAR TREE**

PROPERTY AERIAL



FOOD CITY

EL MIRAGE
ELEMENTARY SCHOOL
781 Students

Walmart

Oak St. Health

jiffy lube multicare

Auto Zone

Thunderbird Road - 18,460 VPD

risas dental braces

CIRCLE K

Goodwill DOLLAR TREE

LOCATION OVERVIEW

EL MIRAGE, AZ

Considered the gateway to the Northwest Valley of the Greater Phoenix Metro Area, El Mirage has grown from a small town, dependent on agriculture, to a diverse urban economy with a population of more than 36,000. El Mirage is located approximately 10 miles northwest of downtown Phoenix and minutes away from Luke Air Force Base, the largest fighter pilot training facility in the world. On the City's Southern border, the Northern Parkway transportation corridor provides access to the Loop 303, connecting to Interstate 10 and Interstate 17. On the City's northern edge, U.S. Highway 60 provides easy access to the Loop 101 and Loop 303, two of the areas busiest regional highways. There are approximately 20 neighborhoods within the city representing a culturally diverse community. Affordable housing, small-town feel, and proximity to Phoenix have attracted young working families, retirees looking for community cohesion and a less hurried pace, and entrepreneurs seeking expansion into new markets.

SURPRISE, AZ

Surprise, adjacent to El Mirage, is a city on the rise. Over the last 20 years, the city's population has increased by 200%, and it has emerged as a sustainable community working towards global connectivity. One of the main economic drivers for the City of Surprise is its industrial manufacturing that is enhanced by high quality rail-served land. The city's Railplex, a two-square mile, shovel ready industrial park serviced by BNSF Railway, has completely sold out and features a foreign trade zone and four corporate headquarters with more than 2,000 jobs. Retail activity is also big in Surprise, which is the home of the Greater Phoenix area's newest retail, restaurant, and entertainment center, the 700,000 square foot Village at Prasada. Moving forward, Surprise is focused on bringing high-quality Class A office development as well as developing the infrastructure for North Surprise to accommodate the future employment growth in that area. North Surprise is one of the fastest growing regions in Maricopa County as tens of thousands of single- and multi-family homes are being built or are in review today.

#8 GROWTH

City in America

(U-Haul Growth Index)

7,000+

*Single-Family Home
Permits Issued Past 3 Years*

(City of Surprise Economic Development)

179,000+

*Combined
Population*



LOCATION OVERVIEW - Phoenix, AZ



Phoenix, the seat of Maricopa County, is the largest and most populous city in the state of Arizona and the only state capital with a population of more than a million people. Phoenix is the second largest city in the Western United States after Los Angeles, California. It is the region's primary cultural, economic, and financial center and a major transportation hub. Businesses thrive in Phoenix. Combining a well-trained and educated workforce with Arizona's stable business environment and the Phoenix signature quality of life, all the ingredients are in place for business success. A new business is not on its own arriving in Phoenix. A burgeoning ecosystem of businesses and continuing services from the City make Phoenix a dynamic place for planting a company's flag. Phoenix is a flourishing community with a young, skilled workforce ready to take on innovative jobs. Over the last decade, Phoenix has exploded to take the spot as the 5th largest city and fastest-growing city of the last decade according to the U.S. Census Bureau.

- *Phoenix boasts a modern infrastructure with access to major markets across the U.S. and globe with **7 major freeways, 22 miles of resident rail, and 3 airports** strategically located throughout the valley. Read how Phoenix was built for the future [here](#).*
- *The Phoenix Metro is home to over **3,700 internationally-owned businesses** and continues to grow. Companies take advantage of a domestic location and the low-cost of operating in Phoenix. Read more about how Phoenix can help your business thrive [here](#).*
- *A diversity of industries and talents has attracted companies from all over the world. **Banner Health, American Express, TSMC, Sumco, Charles Schwab, Mayo Clinic, and Blue Optima** are a few of the numerous growing companies in Phoenix. See why Phoenix continues attracting global business [here](#).*
- *Phoenix has grown over **30% since 2010** and is home to **500+ employers**, including big names like **Quicken Loans** and **Uber**. **ASU's Downtown Campus** attracts over **10,000 students yearly**. Discover why Downtown Phoenix is a top spot for business and innovation [here](#).*

5th LARGEST
City in the U.S.

FASTEST
Growing City in the U.S.
for the last decade



DEMOGRAPHICS - El Mirage, AZ



Population Trends	1 Miles	3 Miles	5 Miles
2023 Population	20,274	100,942	209,468
Household Trends			
2023 Households	6,274	35,724	88,369
Average Household Income	\$73,405	\$75,117	\$72,233
2023 Annual Spending			
Total Consumer Spending	\$200.7M	\$1.1B	\$2.6B



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