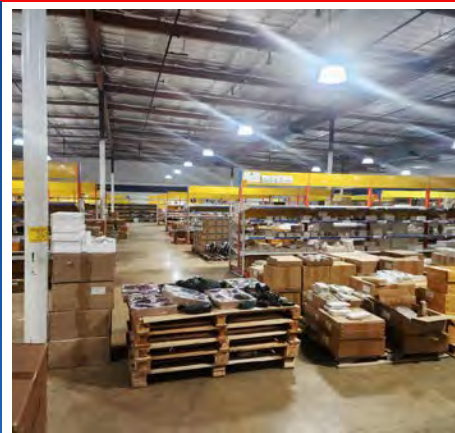


Sale-Lease Back Quartzsite AZ 35 years in Business



OFFERING MEMORANDUM | ABSOLUTE NNN SELLER LEASEBACK OR OWNER MAY VACATE!

3754 S 16th Ave
Tucson, AZ 85713



Sale-Lease Back Quartzsite AZ 35 years in Business

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

03 Property Description

Property Features

Aerial Map

Property Images

04 Financial Analysis

Income & Expense Analysis

Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

05 Demographics

Demographics

06 Company Profile

Company Bio

Advisor Profile

Exclusively Marketed by:

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CCIM
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linda@justsoldit.com
Lic: BR114848000



www.justsoldit.com

01 Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	3754 S 16th Ave Tucson AZ 85713
COUNTY	Pinal
MARKET	Tucson
SUBMARKET	South Tucson
BUILDING SF	24,999 SF
YEAR BUILT	2006
APN	119 18 093A
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$3,995,000
PRICE PSF	\$159.81
OCCUPANCY	100%
NOI (At Close of Escrow-6 CAP RATE)	\$273,714
NOI (Pro Forma)	\$273,714
CAP RATE (AT CLOSE OF ESCROW-6 CAP RATE)	6.85%
CAP RATE (PRO FORMA)	6.85%
CASH ON CASH (AT CLOSE OF ESCROW-6 CAP RATE)	6.55%
CASH ON CASH (PRO FORMA)	6.55%

PROPOSED FINANCING

Commercial	
LOAN TYPE	Amortized
DOWN PAYMENT	\$1,398,250
LOAN AMOUNT	\$2,596,750
INTEREST RATE	5.00%
LOAN TERMS	5
ANNUAL DEBT SERVICE	\$182,177
LOAN TO VALUE	65%
AMORTIZATION PERIOD	25 Years
NOTES	Buyer to verify

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	14,764	94,605	215,353
2025 Median HH Income	\$39,487	\$51,332	\$51,434
2025 Average HH Income	\$56,853	\$68,894	\$69,619



Investment Opportunity in Tucson, AZ/Prime Retail Property with Established Tenant

- Discover a lucrative investment opportunity at 3754 S 16th Ave, Tucson, AZ 85713. Priced at \$3,995,000 with a solid NNN leased 6% cap rate, this property offers stability and growth potential in the heart of Tucson.

Key Features:

Tenant Stability: The retail space is leased to a longstanding tenant with 35 years of business history, ensuring reliable rental income.

Size and Flexibility: Spanning 30,000 square feet, the property includes ample space for retail operations and future growth.

Owner-Occupier Potential: Investors have the option to owner-occupy, leveraging the property's strategic location and functional layout.

Convenient Location: Situated within a bustling shopping center, the property boasts nearly unlimited asphalt parking, enhancing customer accessibility and convenience.

Modern Infrastructure: Interior features include updated restrooms, efficient HVAC systems, a well-equipped storefront, and convenient loading docks, catering to diverse retail needs.

● Investment Highlights:

NNN Lease: Enjoy the benefits of a NNN lease structure, where the tenant covers property taxes, insurance, and maintenance costs, minimizing landlord responsibilities.

Stable Income: Benefit from a secure income stream backed by a reputable tenant in a thriving retail environment.

Strategic Potential: With potential for owner-occupation, investors can capitalize on both rental income and operational flexibility.

Community Connectivity: Located in a vibrant commercial area, the property offers high visibility and accessibility, driving foot traffic and enhancing retail potential.

Ideal for Investors Seeking:

Long-Term Value: With a strong tenant history and favorable lease terms, this property promises enduring value and income stability.

Expansion Opportunities: Expand your portfolio in Tucson's dynamic retail market, leveraging the property's prime location and tenant credibility.

Diverse Investment Strategies: Whether seeking passive income or an owner-ope

- **CONFIDENTIALITY & DISCLAIMER STATEMENT**

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 1330 W Main Street, Quartzsite AZ 85246 US ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Gerchick Real Estate™. The material and information in the Offering Memorandum is unverified. Gerchick Matthews Real Estate™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

- 1.The Offering Memorandum and its contents are confidential;
- 2.You will hold it and treat it in the strictest of confidence; and
- 3.You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Gerchick Real Estate™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational

- Net Lease Disclaimer: There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

Property Features

- -Price: \$3,995,000 with a 6% cap rate (NNN leased)
- Size: 30,000 sq. ft. of versatile retail space
- Tenant Stability: Occupied by a tenant with 35 years in business
- Owner-Occupy Option: New investor may choose to owner-occupy
- Location: Situated in a bustling shopping center
- Parking: Nearly unlimited asphalt parking for customers
- Interior Features: Restrooms, HVAC systems, storefront, and loading docks
- NNN Lease Structure: Tenant responsible for taxes, insurance, and maintenance
- High Visibility: Prime retail location in a high-traffic area
- Flexible Investment: Ideal for both passive income and owner-occupier strategies



02

Location

Location Summary

Captivating Investment Opportunity Near Air Force Base and Prime Freeway Access

- Discover an unparalleled investment opportunity nestled in the heart of zip code 85713, where strategic location meets a thriving community. This area offers exceptional rental potential, enhanced by its proximity to key amenities that ensure long-term investment value and tenant satisfaction.

Area Highlights:

Proximity to Davis-Monthan Air Force Base: Located just moments from Davis-Monthan Air Force Base, this area benefits from the consistent demand for housing created by the military community. The base's presence guarantees a steady flow of tenants, offering a reliable rental market for property owners.

Convenient Freeway Access: With easy access to major freeways, including Interstate 10 and Highway 19, residents enjoy quick and convenient commutes throughout Tucson. This prime location connects tenants to key employment centers, shopping, dining, and recreational options, making it an ideal spot for both working professionals and families.

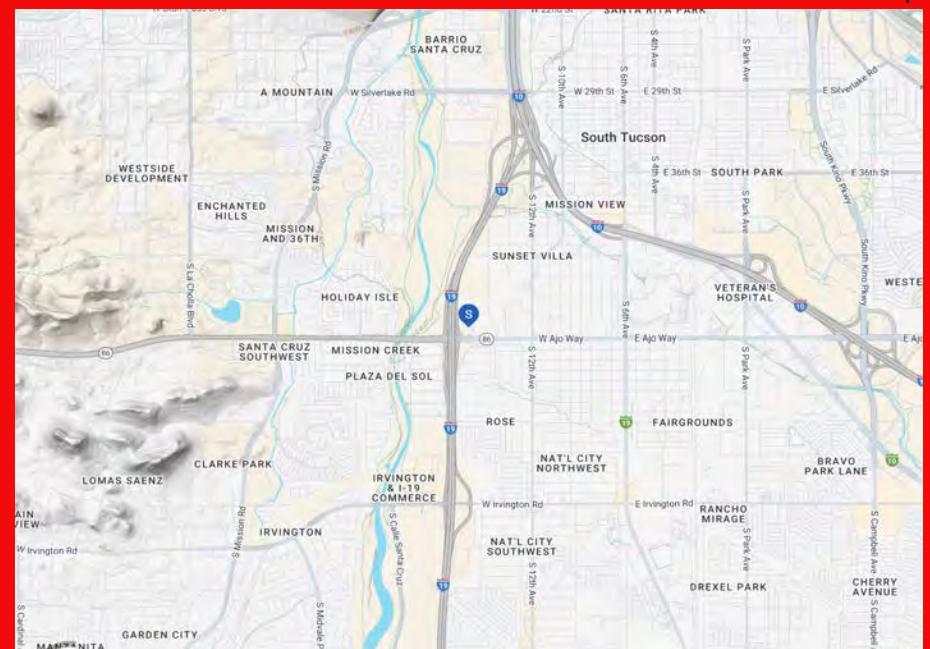
- Thriving Employment Base:** Zip code 85713 is home to a diverse range of industries, including healthcare, education, and technology. The area's strong employment base ensures a stable and growing community, with a variety of job opportunities within close reach. This contributes to a consistent demand for quality housing and enhances the area's overall appeal.

Local Amenities: Residents enjoy a range of amenities, including schools, parks, and local businesses, contributing to a well-rounded lifestyle. The area continues to see growth and development, further enhancing its desirability as a place to live and invest.

Regional Map



Local Map





03

Property Description

Property Features

Aerial Map

Property Images

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	24,999
YEAR BUILT	2006
# OF PARCELS	1
ZONING TYPE	C-2
TOPOGRAPHY	Flat
LOCATION CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	40
STREET FRONTAGE	10,000
TRAFFIC COUNTS	75K-100K
NUMBER OF INGRESSES	3
NUMBER OF EGRESSES	3

NEIGHBORING PROPERTIES

NORTH	Shopping Center
SOUTH	Shopping Center
EAST	Shopping Center
WEST	Freeway

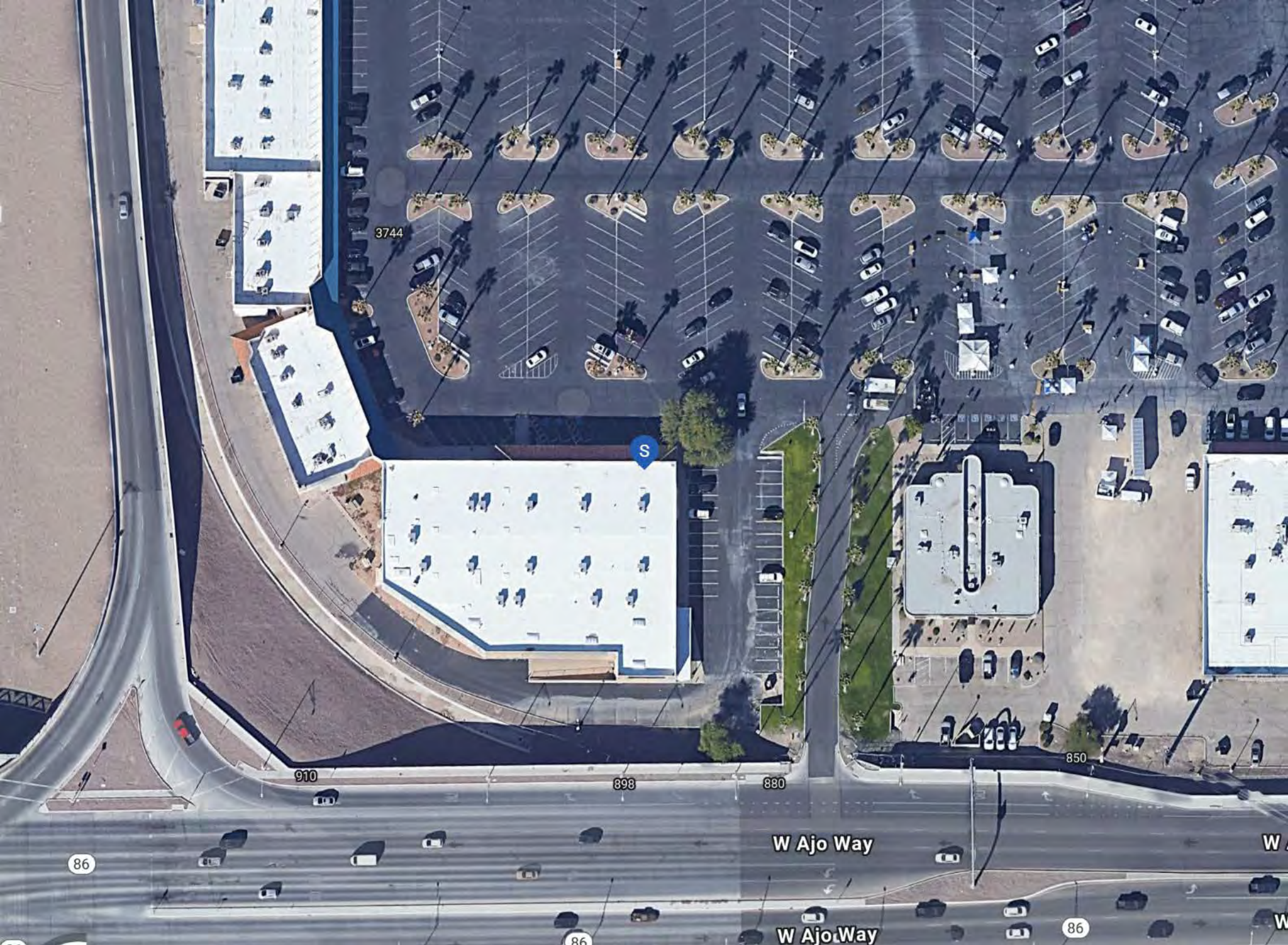
MECHANICAL

HVAC	Air Conditioners
FIRE SPRINKLERS	Fire Sprinkler and Fire Alarm
ELECTRICAL / POWER	220

CONSTRUCTION

FOUNDATION	Concrete
FRAMING	Framed Wood
EXTERIOR	Painted Stucco
PARKING SURFACE	Asphalt
ROOF	Metal
LANDSCAPING	Shopping Center







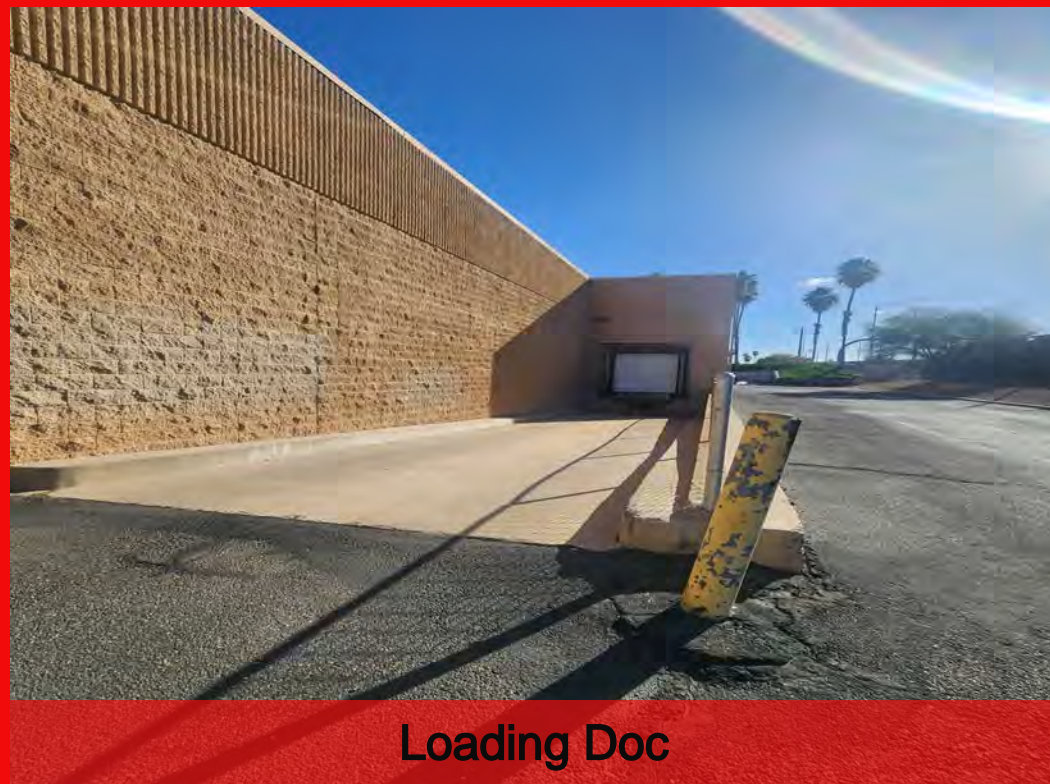
Interior Floor



Interior Restroom



Interior of Loading Doc



Loading Doc



04

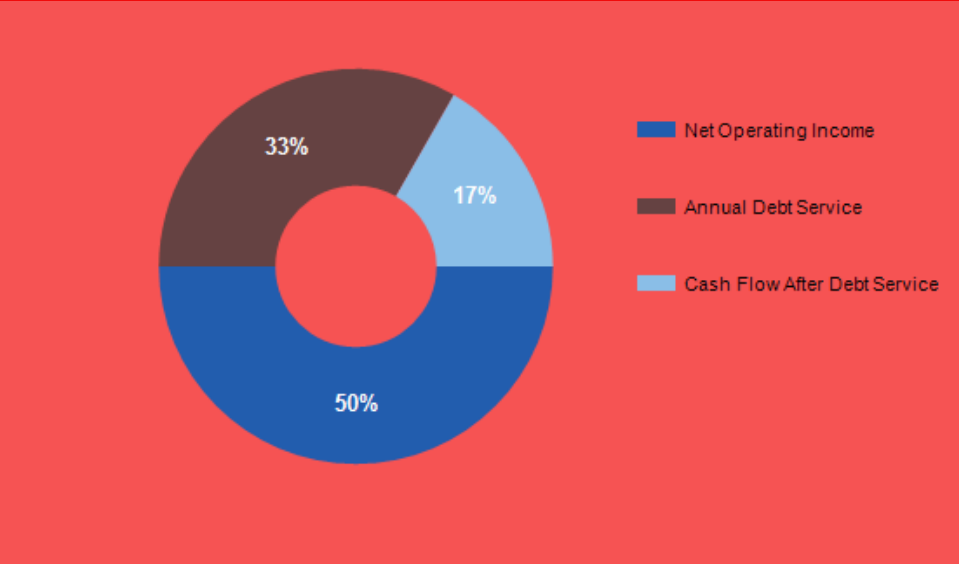
Financial Analysis

- Income & Expense Analysis
- Multi-Year Cash Flow Assumptions
- Cash Flow Analysis
- Financial Metrics

INCOME	AT CLOSE OF ESCROW-6 CAP RATE	PRO FORMA
Gross Scheduled Rent	\$239,400 87.5%	\$239,400 87.5%
Property Taxes	\$19,314 7.1%	\$19,314 7.1%
Insurance	\$15,000 5.5%	\$15,000 5.5%
Effective Gross Income	\$273,714	\$273,714
Net Operating Income	\$273,714	\$273,714
Annual Debt Service	\$182,177	\$182,177
Cash flow	\$91,537	\$91,537
Debt Coverage Ratio	1.50	1.50

EXPENSES	AT CLOSE OF ESCROW-6 CAP RATE	PRO FORMA
Annual Debt Service	\$182,177	\$182,177

REVENUE ALLOCATION AT CLOSE OF ESCROW-6 CAP RATE



DISTRIBUTION OF EXPENSES AT CLOSE OF ESCROW-6 CAP RATE



GLOBAL

Price	\$3,995,000
Analysis Period	5 year(s)

INCOME - Growth Rates

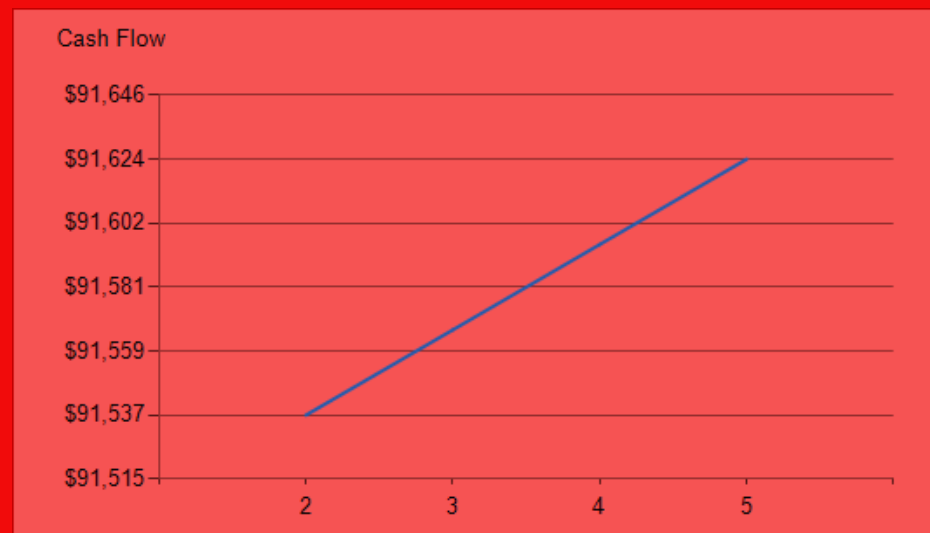
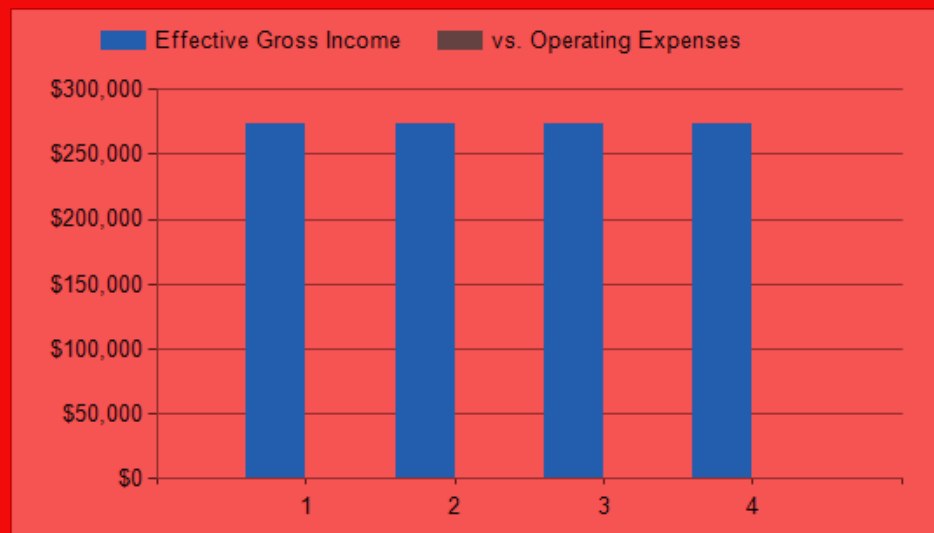
Property Taxes	0.15%
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PROPOSED FINANCING

Commercial	
Loan Type	Amortized
Down Payment	\$1,398,250
Loan Amount	\$2,596,750
Interest Rate	5.00%
Loan Terms	5
Annual Debt Service	\$182,177
Loan to Value	65%
Amortization Period	25 Years
Notes	Buyer to verify

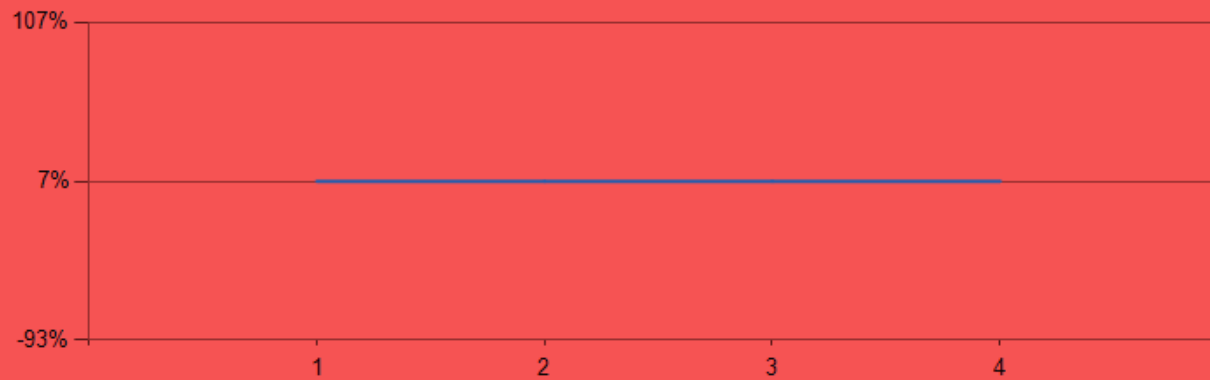


Calendar Year	At Close of Escrow-6 CAP RATE	Year 2	Year 3	Year 4	Year 5
Gross Revenue					
Gross Scheduled Rent	\$239,400	\$239,400	\$239,400	\$239,400	\$239,400
Property Taxes	\$19,314	\$19,314	\$19,343	\$19,372	\$19,401
Insurance	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Effective Gross Income	\$273,714	\$273,714	\$273,743	\$273,772	\$273,801
Operating Expenses					
Net Operating Income	\$273,714	\$273,714	\$273,743	\$273,772	\$273,801
Annual Debt Service	\$182,177	\$182,177	\$182,177	\$182,177	\$182,177
Cash Flow	\$91,537	\$91,537	\$91,566	\$91,595	\$91,624

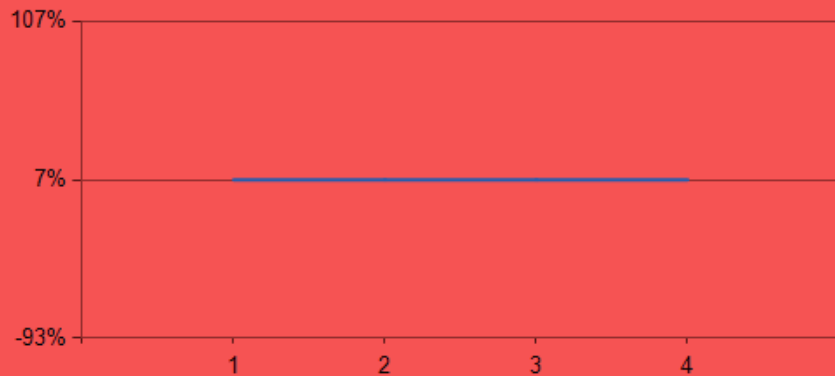


Calendar Year	At Close of Escrow-6 CAP RATE	Year 2	Year 3	Year 4	Year 5
Cash on Cash Return b/t	6.55%	6.55%	6.55%	6.55%	6.55%
CAP Rate	6.85%	6.85%	6.85%	6.85%	6.85%
Debt Coverage Ratio	1.50	1.50	1.50	1.50	1.50
Loan to Value	64.99%	63.65%	62.25%	60.77%	59.21%
Breakeven Ratio	66.56%	66.56%	66.55%	66.54%	66.54%
Price / SF	\$159.81	\$159.81	\$159.81	\$159.81	\$159.81
Income / SF	\$10.94	\$10.94	\$10.95	\$10.95	\$10.95

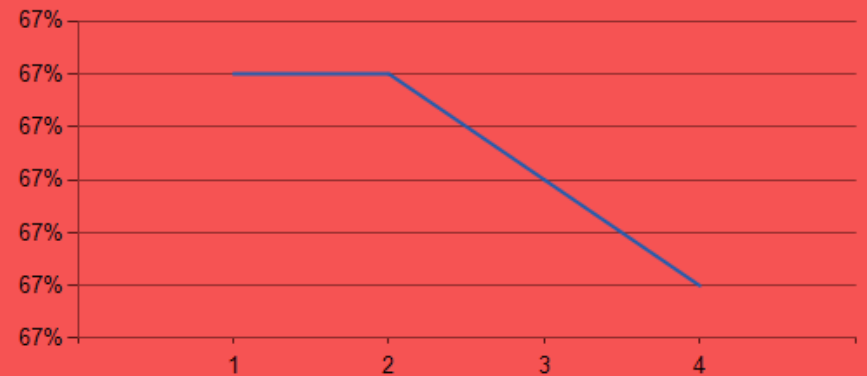
Cash on Cash



Cap Rate



Breakeven Ratio





05

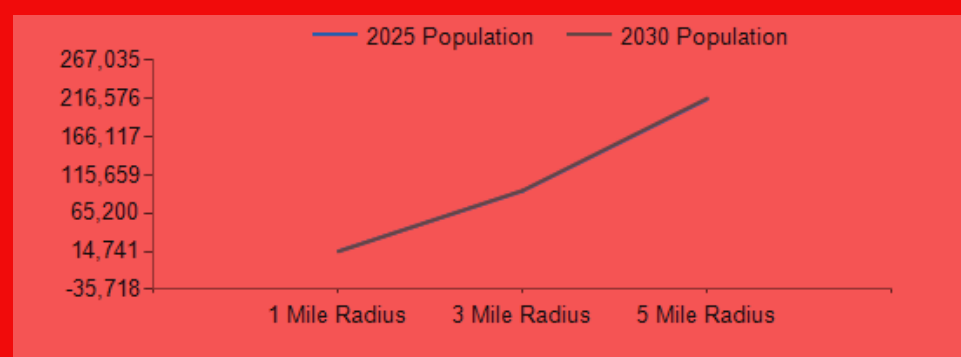
Demographics

Demographics

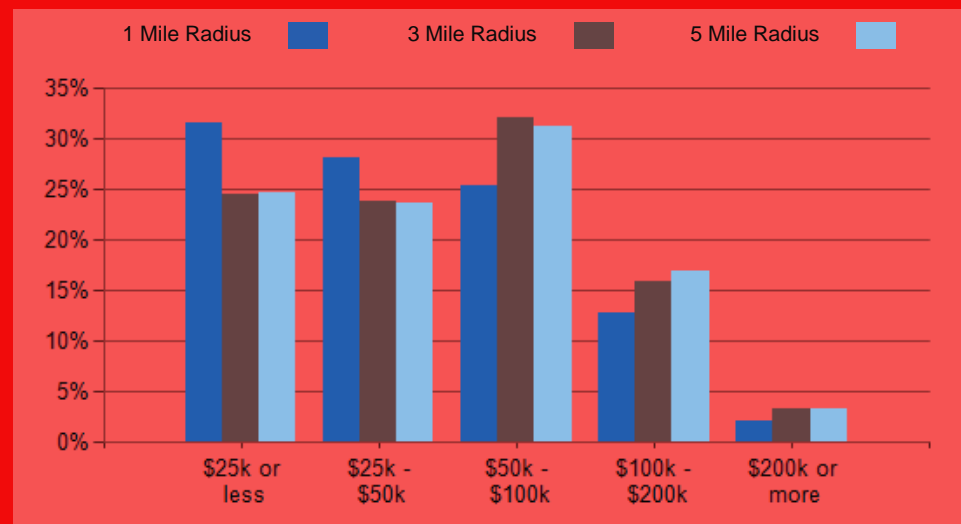
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	15,539	92,287	203,301
2010 Population	16,260	99,275	220,064
2025 Population	14,764	94,605	215,353
2030 Population	14,741	95,131	216,576
2025-2030: Population: Growth Rate	-0.15%	0.55%	0.55%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	954	4,950	12,237
\$15,000-\$24,999	721	3,578	7,856
\$25,000-\$34,999	669	3,559	8,470
\$35,000-\$49,999	826	4,736	10,784
\$50,000-\$74,999	863	6,586	14,906
\$75,000-\$99,999	486	4,567	10,421
\$100,000-\$149,999	566	4,304	10,465
\$150,000-\$199,999	113	1,240	3,337
\$200,000 or greater	110	1,176	2,749
Median HH Income	\$39,487	\$51,332	\$51,434
Average HH Income	\$56,853	\$68,894	\$69,619

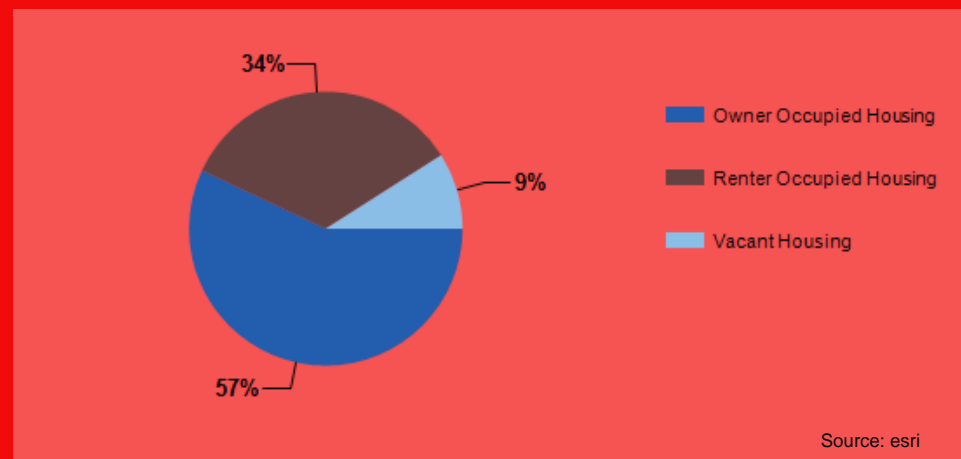
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	5,658	31,888	74,203
2010 Total Households	5,269	31,519	74,525
2025 Total Households	5,308	34,697	81,237
2030 Total Households	5,454	36,012	84,383
2025 Average Household Size	2.77	2.67	2.52
2025-2030: Households: Growth Rate	2.70%	3.75%	3.80%



2025 Household Income



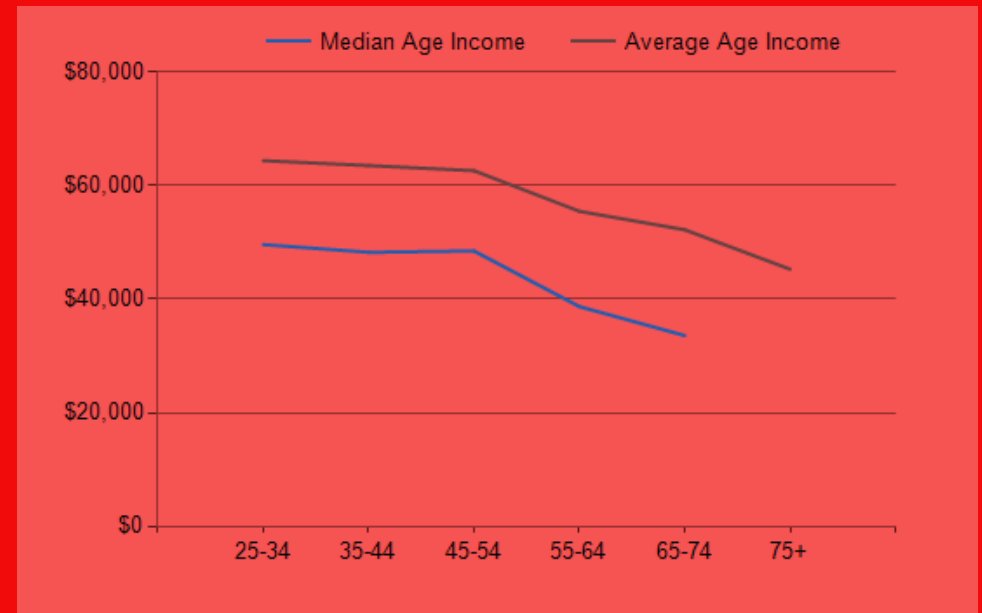
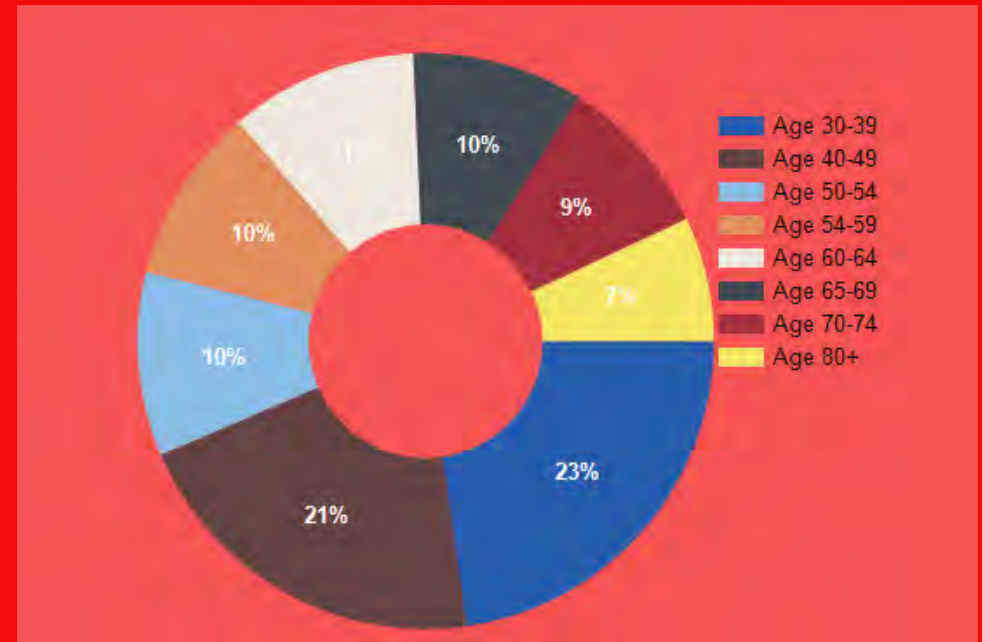
2025 Own vs. Rent - 1 Mile Radius



Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	975	6,945	15,468
2025 Population Age 35-39	843	6,018	13,015
2025 Population Age 40-44	844	5,694	12,227
2025 Population Age 45-49	818	5,305	11,097
2025 Population Age 50-54	826	5,486	11,529
2025 Population Age 55-59	789	5,048	10,655
2025 Population Age 60-64	844	5,344	11,368
2025 Population Age 65-69	768	4,987	10,621
2025 Population Age 70-74	727	4,260	9,081
2025 Population Age 75-79	558	3,127	6,616
2025 Population Age 80-84	371	1,884	3,833
2025 Population Age 85+	319	1,639	3,266
2025 Population Age 18+	11,239	73,190	171,502
2025 Median Age	37	36	34
2030 Median Age	38	38	35

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$49,613	\$58,407	\$55,639
Average Household Income 25-34	\$64,396	\$73,153	\$71,552
Median Household Income 35-44	\$48,259	\$59,448	\$60,314
Average Household Income 35-44	\$63,538	\$79,520	\$79,950
Median Household Income 45-54	\$48,493	\$59,788	\$61,284
Average Household Income 45-54	\$62,644	\$78,997	\$81,299
Median Household Income 55-64	\$38,694	\$50,483	\$52,941
Average Household Income 55-64	\$55,483	\$67,183	\$71,552
Median Household Income 65-74	\$33,584	\$41,772	\$44,569
Average Household Income 65-74	\$52,222	\$62,476	\$65,361
Average Household Income 75+	\$45,271	\$52,461	\$55,924



06

Company Profile

Company Bio

Advisor Profile

At Gerchick Real Estate, we pride ourselves on having the experience and know-how to handle any number of Real Estate Investment products and transactions. Whether you're looking for your first-time Investment or are ready to increase your Portfolio-Gerchick Real Estate's seasoned Advisors will guide you through the decision-making process and ensure your transaction closes quickly and efficiently.

- Investment Planning

As with all successes-it takes considerable planning. Your Goals, Your NEEDS and Your Wants are all elements to success.

- Market Analysis

It is important to understand not only where the Market has been; but where it is going. This takes time and the ability to be connected. We are your feet on the ground.

- Type of Properties

There are many Asset Classes in Real Estate. We are adept at helping you define which type of Investment is right for your needs.

- Portfolio Management

First, we need a clear understanding of your Goals. We will review your entire Portfolio with you to achieve success.

- Repositioning Assets

We are experts in sourcing Value Add Opportunities. We stay in the game – from the acquisition to the rehab. Our role is to assist you in achieving your Goals.



Linda Gerchick
CCIM

Linda is a Broker and a CCIM. A good combination. This would be comparable to a Real Estate Ph.D! And it shows up in everything she does. “Professional and “highly qualified” are two things you will always hear about Linda from those who have worked with her.

And following right behind are the words “Truly dedicated.” This is what everyone declares when they meet Linda. The next thing that is clear and has been said throughout her more than 25 years of experience is that they want to be on Linda’s side of the table, not across from her when she negotiates.

In addition, she is an acclaimed author. Her seminars draw hundreds of attendees. She has spent countless hours preparing a Video Seminar Series for you as an investor!

Her clients become Raving Fans. This happens over and over again because she cares and will work tirelessly to achieve your goals.

And on top of all of this, Linda is a loving Mother, dedicated Partner and a good Friend. We should also mention, she’s now a Grandmother of 2 boys—Will and Dre.

Take a moment and give her a call. As dedicated and busy as she is, she really does answer her phone! And she will call you back, a rare thing in today’s world.

Sale-Lease Back Quartzsite AZ 35 years in Business

Exclusively Marketed by:

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Gerchick Real Estate
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Lic: BR114848000



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