

MULTI TENANT RETAIL

Investment Opportunity

VALLEY VERDE CENTER

Diversified Tenant Mix | NNN Leases | Annual 3% Rent Increases



140 West Duval Mine Road, Green Valley, AZ

TUCSON MSA

ACTUAL SITE



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PROPERTY PHOTO





Opportunity to acquire the fee simple interest (land & building ownership) in a Multi-Tenant e-commerce resistant retail investment property located in the Tucson MSA. The offering features a diversified tenant mix of national and local tenants, NNN Leases, and annual 3% rent increases – which provide an excellent hedge against inflation. The NNN leases provide ease of management well suited for an out of town/state investor, and five current tenants have multiple lease years remaining, which provides a strong stable investment.

The subject property is located in the fastest area of growth in the Tucson MSA, and the #3 ranked area in the State of Arizona. Ideally positioned on Duval Mine Road (23,000 VPD), just off Interstate 19 (38,900 VPD), directly across I-19 from Duval Commercial Center (anchored by Walmart Supercenter, Big Lots and Ross Dress for Less), and The Crossing at Sahuarita Shopping Center (anchored by Sprouts Farmers Market, TJ Maxx and PetSmart). The 5-mile trade area is supported by a population of over 38,000 with an average household income over \$77,000. The property is located 13 miles from Downtown Tucson and the campus of the University of Arizona.

OFFERING SUMMARY

VALLEY VERDE CENTER



OFFERING

Pricing	\$4,248,871
Net Operating Income	\$297,421
Cap Rate	7.00%
Guaranty	Corporate and Personal Guarantee
Tenants	Two Girls Pizzeria, Heartland Dental, Elysian Nails & Spa, Smoke Shop, Guaranteed Rate, Inc. /Loan Depot, Verizon Cell Tower, Advisors in Real Estate
Lease Types	NNN

PROPERTY SPECIFICATIONS

Rentable Area	11,965 SF
Land Area	1.46 Acres
Property Address	140 West Duval Mine Road Green Valley (Tucson), AZ 85614
Year Built	2009
Parcel Number	303-33-5420
Ownership	Fee Simple (Land & Building Ownership)

Corporate Guarantee | NNN Leases | Inflation Protection

- All leases are Guaranteed by a Corporate Entity, or carry a Personal Guarantee
- Ease of management well suited for an out of town/state Investor
- All retail tenants have built in rent increases of 3% annually

Diversified Tenant Mix | Flexible Space

- Wide range of Retail and Service based tenants with high level of Internet Resistance
- 6 out of 7 total suites range in size from 1,267 – 2,532 SF. Highly attractive and adaptable to a variety of tenants/uses

Strategic Location

- Ideally situated on Duval Mine Road (23,000+ VPD), just off Interstate 19 (38,900+ VPD)
- Directly across I-19 from Duval Commercial Center, anchored by Walmart Supercenter, Big Lots, and Ross Dress for Less; and The Crossing at Sahuarita Shopping Center, anchored by Sprouts Farmers Market, TJ Maxx and PetSmart
- 13 miles from downtown Tucson and the University of Arizona campus

Excellent Demographics In 5-Mile Trade Area | High-Growth Market

- 38,292 Population within a 5 mile radius
- \$77,209 Average Household income within a 5 mile radius
- Population has increased by over 18.71% since 2010
- This is the fastest area of growth in the Tucson MSA and ranked #3 in Arizona for growth



PROPERTY OVERVIEW

VALLEY VERDE CENTER

LOCATION



Green Valley, Arizona
Pima County
Tucson MSA

ACCESS



W Duval Mine Rd: 2 Access Point(s) including
signalized intersection

TRAFFIC COUNTS



W Duval Mine Rd: 23,000+ VPD
Interstate 19: 38,900+ VPD

IMPROVEMENTS



There is approximately 11,965 SF of
existing building area

PARKING



There are approximately 55 parking spaces on the owned
parcel.
The parking ratio is approximately 4.63 stalls per 1,000 SF
of leasable area.

PARCEL



Parcel Number: 303-33-5420
Acres: 1.46 Acres
Square Feet: 11,965 SF

CONSTRUCTION



Year Built: 2009

ZONING



B-1



MADERA MARKET PLACE

BIG 5
FOR FLOOR, BLOWN

Walgreens

O'Reilly AUTO PARTS

SUPERCUTS
COMPLETE AUTO CARE

99c only STORES

goodwill

35,200 VEHICLES PER DAY

INTERSTATE 19

Walmart
Supercenter

ROSS
DRESS FOR LESS

T-Mobile

at&t

K

Starbucks

CHIPOTE
MEXICAN BOWL

THE CROSSING AT SAHUARITA SHOPPING CENTER

bealls **burkes** **OUTLET**

TJ-maxx

ACE
Hardware

Carls Jr.

BIG LOTS!

Dutch Bros

POPEYES

MOD PIZZA

SPROUTS
FARMERS MARKET

Kwik Center

JOANN

AutoZone

S. NOGALES HWY

PETSMART

petco

DOLLAR TREE

Culver's

Pizza Hut

Denny's

sky cinema

ASHLEY

TACO BELL

planet fitness

DEL PASTO

VALLEY VERDE CENTER

23,100 VEHICLES PER DAY

W. DUVAL MINE RD.

U-HAUL - PLANNED DEVELOPMENT OF A CLIMATE CONTROLLED, SELF-STORAGE, TRUCK AND EQUIPMENT RENTAL FACILITY





ARIZONA
SELF STORAGE
RV STORAGE

fray's
DUNKIN'
Great Clips
IT'S GONNA BE GREAT
SUBWAY

DOWNTOWN
TUCSON

TACO BELL
McDonald's
Arby's
PANDA EXPRESS

NORTHWEST
MEDICAL CENTER
SAHUARITA

SAHUARITA
MIDDLE SCHOOL

SAHUARITA
HIGH SCHOOL

SAHUARITA
TOWNHALL

35,200
VEHICLES PER DAY

INTERSTATE 19

EL PASO

planet fitness

ASHLEY

sky cinema

TACO BELL

VALLEY VERDE CENTER

20,400
VEHICLES PER DAY

W. DUVAL MINE RD.





35,200
VEHICLES PER DAY

INTERSTATE 19

COUNTRY CLUB OF
GREEN VALLEY

HAVEN
GOLF COURSE

Johnson
Dental

Manuel's
Mexican Restaurant

Progressive

BIG TIRES
THE TEAM YOU TRUST

O'Reilly
COLLISION CENTER

Golf Cars
SALES & SERVICE

SAGUARO
AUTOMOTIVE

SAHUARITA
PALMS PLAZA

PAPA JOHN'S
PIZZA

Ford

Coach's

SANDSTONE
RIDGE
APARTMENTS

GREEN VALLEY
Automotive

DaZee's

SAFeway

Papa Murphy's
TAKE 'N BAKE PIZZA

ASCU

20,400
VEHICLES PER DAY

W. DUVAL MINE RD.

U-HAUL - PLANNED
DEVELOPMENT OF A
CLIMATE CONTROLLED,
SELF-STORAGE, TRUCK AND
EQUIPMENT RENTAL FACILITY

VALLEY VERDE CENTER



BIG 5
SPORTING GOODS

SUPERCUTS

O'Reilly
AUTO PARTS

SUBWAY

99¢ only

WELLS FARGO

Walmart
Supercenter

Firestone
COMPLETE AUTO CARE

Walgreens

BIG LOTS!

at&t

K

ROSS
DRESS FOR LESS

STATE FARM
INSURANCE

CHIPOTE
MEXICAN GRILL

ACE
Hardware

AutoZone

THE CROSSING
AT SAHUARITA
SHOPPING CENTER

JO-ANN
fabric and craft stores

Latin Casseroles

SPROUTS
FARMERS MARKET

petco

DOLLAR TREE

bealls **burkes**
OUTLET OUTLET

planet fitness

Calver's

T.J. maxx

ASHLEY
FURNITURE HOMEDECOR

Denny's

Pizza Hut

verizon

SAHUARITA
PALMS PLAZA

**VALLEY VERDE
CENTER**

TACO BELL

INTERSTATE 19

usbank

NORTHWEST
PRIMARY & SPECIALTY CARE
NORTHWEST HEALTHCARE

PAPA JOHN'S
PIZZA

SAFEWAY

Great Clips
IT'S GONNA BE GREAT

PAPA MURPHY'S
TAKE 'N BAKE PIZZA

Duval Animal Hospital

BURGER KING

35,200
VEHICLES PER DAY

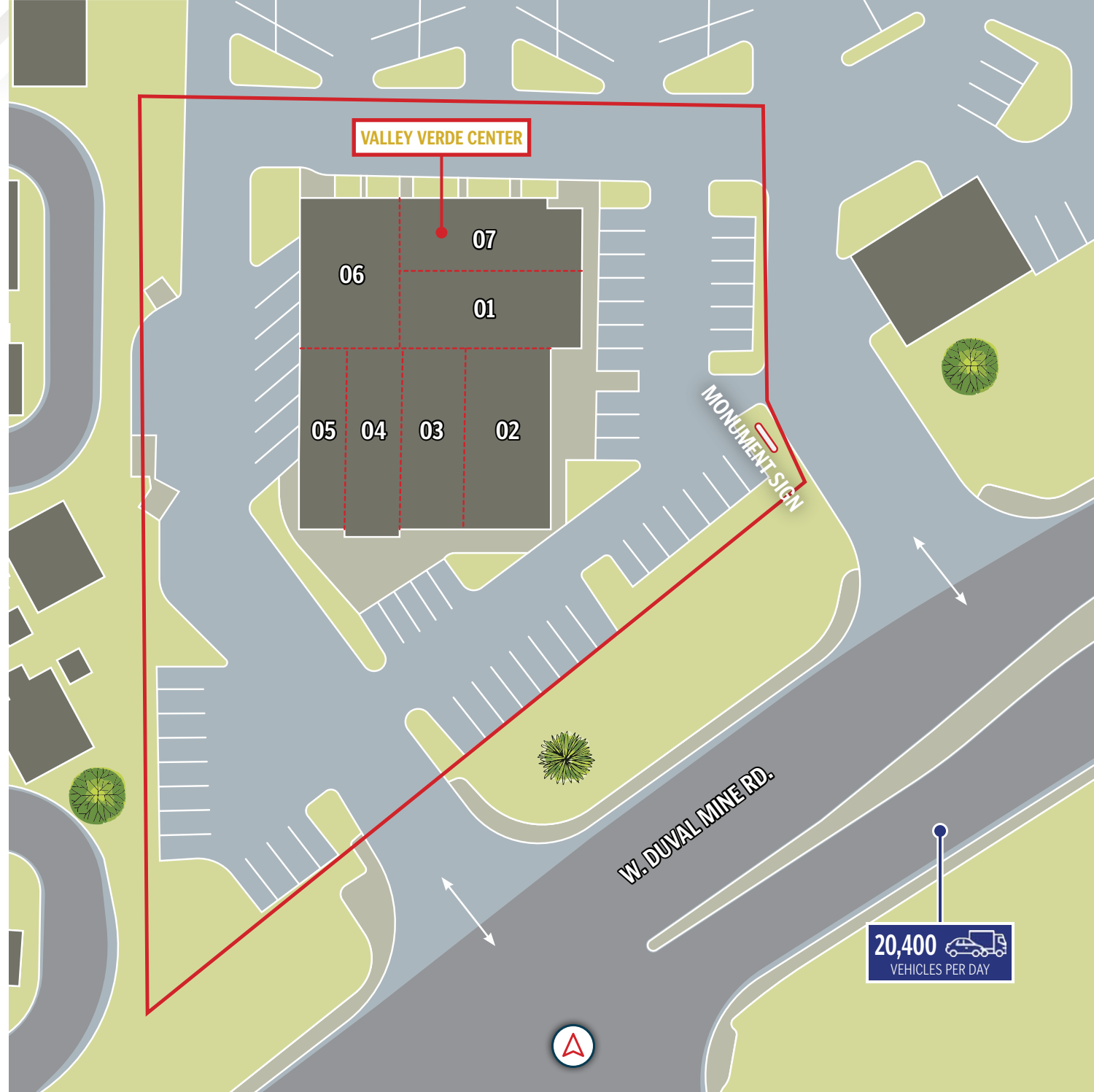
Domino's

Arby's

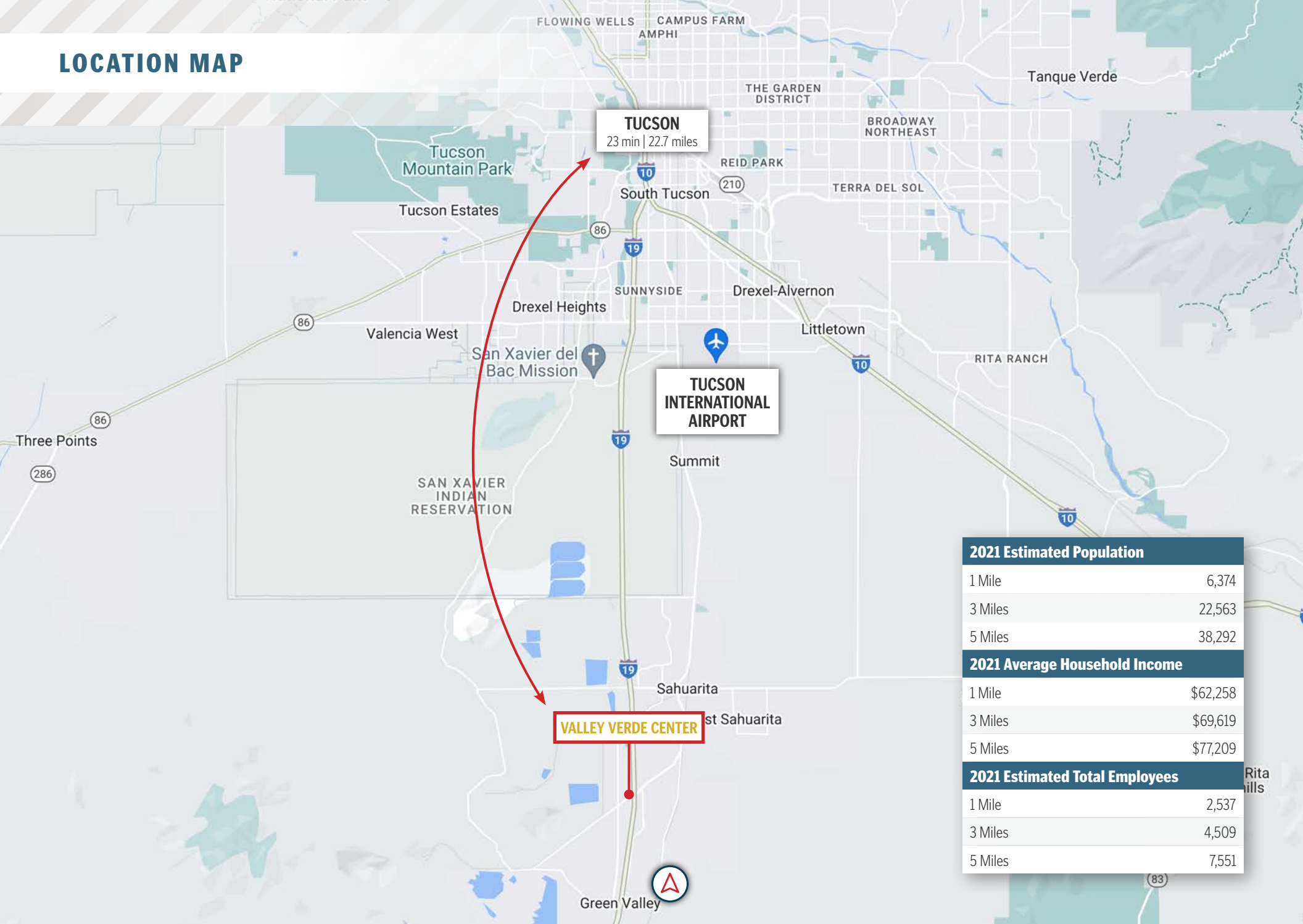
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VALLEY VERDE CENTER

Suite	Tenant	SQ FT
01	Two Girls Pizzeria	1,846
02	Heartland Dental	2,532
03	Elysian Nails & Spa	1,501
04	Smoke Shop	1,137
05	Vacant	1,267
06	Advisors in Real Estate	1,836
07	Guaranteed Rate, Inc. / Loan Depot	1,846
-	Verizon Cell Tower	-



LOCATION MAP



2021 Estimated Population

1 Mile	6,374
3 Miles	22,563
5 Miles	38,292

2021 Average Household Income

1 Mile	\$62,258
3 Miles	\$69,619
5 Miles	\$77,209

2021 Estimated Total Employees

1 Mile	2,537
3 Miles	4,509
5 Miles	7,551

TUCSON METRO POPULATION



1 M+



TOP 15
CITIES
AMERICANS ARE
RELOCATING TO



2ND LARGEST
CITY IN ARIZONA

BEST CITIES FOR MILLENNIALS



#4

TOP 25 "NEXT MARKETS" FOR EMERGING TECH COMPANIES

TOP 10 TOP 10 MOST BIKEABLE LARGE CITIES

2ND MOST "DOG FRIENDLY" CITY IN THE US

UNIVERSITY OF ARIZONA



45K+
TOTAL ENROLLMENT

KEY INDUSTRIES

BIOSCIENCE
31% INCREASE IN EMPLOYMENT DUE TO RESEARCH, TESTING AND MEDICAL LABS FROM 200-2016 IN THE TUCSON AREA

AEROSPACE
3 MILITARY BASES AND **200+** LOCAL COMPANIES IN TUCSON'S AEROSPACE & DEFENSE CLUSTER

OPTICS & MINING TECHNOLOGY
MINING EMPLOYS NEARLY **36,000** PEOPLE IN ARIZONA

WORLD FAMOUS RESORTS
MIRAVAL, RITZ CARLTON, CANYON RANCH AND DOVE MOUNTAIN



1ST North American City DESIGNATED A UNESCO CITY OF GASTRONOMY

AREA DEMOGRAPHICS

VALLEY VERDE CENTER

	1 Mile	3 Miles	5 Miles
Population			
2021 Estimated Population	6,374	22,563	38,292
2026 Projected Population	6,709	24,645	42,398
2010 Census Population	5,747	19,536	32,555
Projected Annual Growth 2021 to 2026	1.03%	1.78%	2.06%
Historical Annual Growth 2010 to 2021	0.93%	1.37%	1.54%
Households & Growth			
2021 Estimated Households	2,967	11,003	18,363
2026 Projected Households	3,120	11,920	20,279
2010 Census Households	2,660	9,535	15,565
Projected Annual Growth 2021 to 2026	1.01%	1.61%	2.00%
Historical Annual Growth 2010 to 2021	0.99%	1.33%	1.53%
Race & Ethnicity			
2021 Estimated White	90.42%	93.45%	92.73%
2021 Estimated Black or African American	2.37%	1.61%	1.78%
2021 Estimated Asian or Pacific Islander	1.90%	1.58%	1.64%
2021 Estimated American Indian or Native Alaskan	1.68%	1.25%	1.14%
2021 Estimated Other Races	11.99%	7.34%	7.28%
2021 Estimated Hispanic	32.84%	23.85%	24.96%
Income			
2021 Estimated Average Household Income	\$62,258	\$69,619	\$77,209
2021 Estimated Median Household Income	\$48,531	\$54,426	\$60,484
2021 Estimated Per Capita Income	\$28,808	\$35,243	\$37,164
Businesses & Employees			
2021 Estimated Total Businesses	253	494	814
2021 Estimated Total Employees	2,537	4,509	7,511



ESTIMATED P&L 2022

VALLEY VERDE CENTER

		CURRENT
Price		\$4,248,871
Cap Rate		7.00%
Price Per SF		\$355.10
Total Leased (SF)	89%	10,698
Total Vacant (SF)	11%	1,267
INCOME		
Scheduled Base Rent		\$297,421
EFFECTIVE GROSS INCOME		\$368,322
EXPENSES	RECOVERIES	IN-PLACE
Property Taxes	NNN	\$33,800
Insurance	NNN	\$2,800
CAM	NNN	\$12,650
Landscaping	NNN	\$2,500
Electricity - common areas	NNN	\$1,000
Fire Alarm Service	NNN	\$360
Admin/Management Fee	NNN	\$11,000
Rent Tax	NNN	\$6,791
TOTAL OPERATING EXPENSES		\$70,901
TENANT REIMBURSEMENTS		\$70,901
NET OPERATING INCOME		\$297,421





LOAN DEPOT

loandepot.com



Company Type: Public (NYSE: LDI)

Locations: 200+

2021 Employees: 11,307

2021 Revenue: \$3.46 Billion

2021 Net Income: \$113.52 Million

2021 Assets: \$11.81 Billion

2021 Equity: \$523.56 Million

loanDepot offers home purchase and refinance loans nationwide. Headquartered in Southern California, the company is licensed in all 50 states, and operates direct to consumer, in-market and wholesale business channels servicing customers across the nation. An innovator since its inception in 2010, the company has funded more than \$300 billion since its founding.

HEARTLAND DENTAL

heartland.com



Company Type: Private

Locations: 1,550+

Heartland Dental is the nation's largest dental support organization providing nonclinical, administrative support services to 1,400 supported dentists across 37 states. The company is majority owned by KKR, a leading global investment firm. Its non-clinical administrative services include staffing, employee relations, procurement, administration, financial, marketing assistance, and information technology.

Heartland Dental partners with its supported dentists to deliver high-quality care across the full spectrum of dental services.

TWO GIRLS PIZZERIA

twogirlspizza.com



Company Type: Private

Locations: 1

Two Girls Pizzeria & Bistro is your hometown pizzeria and Italian Bistro! Locally owned and operated, we have been serving the best pizzas, strombolis, calzones, salads and soups since 2006. At Two Girls Pizzeria & Bistro customers can count on freshness!

They make their dough and pizza sauce daily using secret ingredients to create a truly unique flavor. They grate their own mozzarella cheese using a custom blend of special cheeses and slice all of their fresh vegetable toppings right here.



VERIZON CELL TOWER

verizon.com

Company Type: Public (NYSE: VZ)

Parent: Verizon Communications

2021 Employees: 118,400

2021 Revenue: \$133.61 Billion

2021 Net Income: \$22.07 Billion

2021 Assets: \$366.60 Billion

2021 Equity: \$81.79 Billion

Credit Rating: S&P: BBB+

Verizon Communications is one of the world's leading providers of technology and communications services. The company offers voice, data and video services and solutions on its award-winning networks and platforms, delivering on customers' demand for mobility, reliable network connectivity, security and control.



ELYSIAN NAILS & SPA

elysiannailsandspa.com

Company Type: Private

Locations: 1

**ELYSIAN
NAILS
AND SPA**

Elysian Nails and Spa is a family-owned business that knows the value of great customer service. Everyone who walks in their doors is like family to them and always gets their best, no matter how big or small the service.

Whatever salon service customers are looking for, they can get it at Elysian Nails and Spa. They provide their customers with a wide variety of wonderful spa services to help customers look their best, from basic nail services, such as painting, polishing, and manicures, to facials and waxing.



DESERT SMOKE SHOP

Company Type: Tobacco Shop

Locations: 2

Desert Smoke Shop is a well-organized tobacco shop with incredibly friendly staff located in Green Valley, AZ. The shop offers tobacco, cigars, water pipes, hand pipes, vape , CBD and more from 9am to 9pm seven days a week.



ADVISORS IN REAL ESTATE

<http://www.advisorsinrealestate.com>

Company Type: Commercial Real Estate

Locations: 2

Advisors in Real Estate, Inc.
EXPERIENCE. EDUCATION. AND EXCELLENCE.

Founded in 1986, Advisors in Real Estate Inc. develops, redevelops, operates, manages and leases Retail and Office properties in Arizona. Advisors in Real Estate, Inc. has managed approximately 270,000 square feet of commercial space in over 10 locations throughout Tucson, Phoenix, Marana, Green Valley and Oro Valley.

Gary Heinfeld CPA, CCIM is the designated broker. CCIM stands for Certified Commercial Investment Member. For more than 50 years, CCIMs have been recognized as leading experts in commercial investment real estate. Advisors manages a diversified portfolio of commercial properties with several in the development phase.