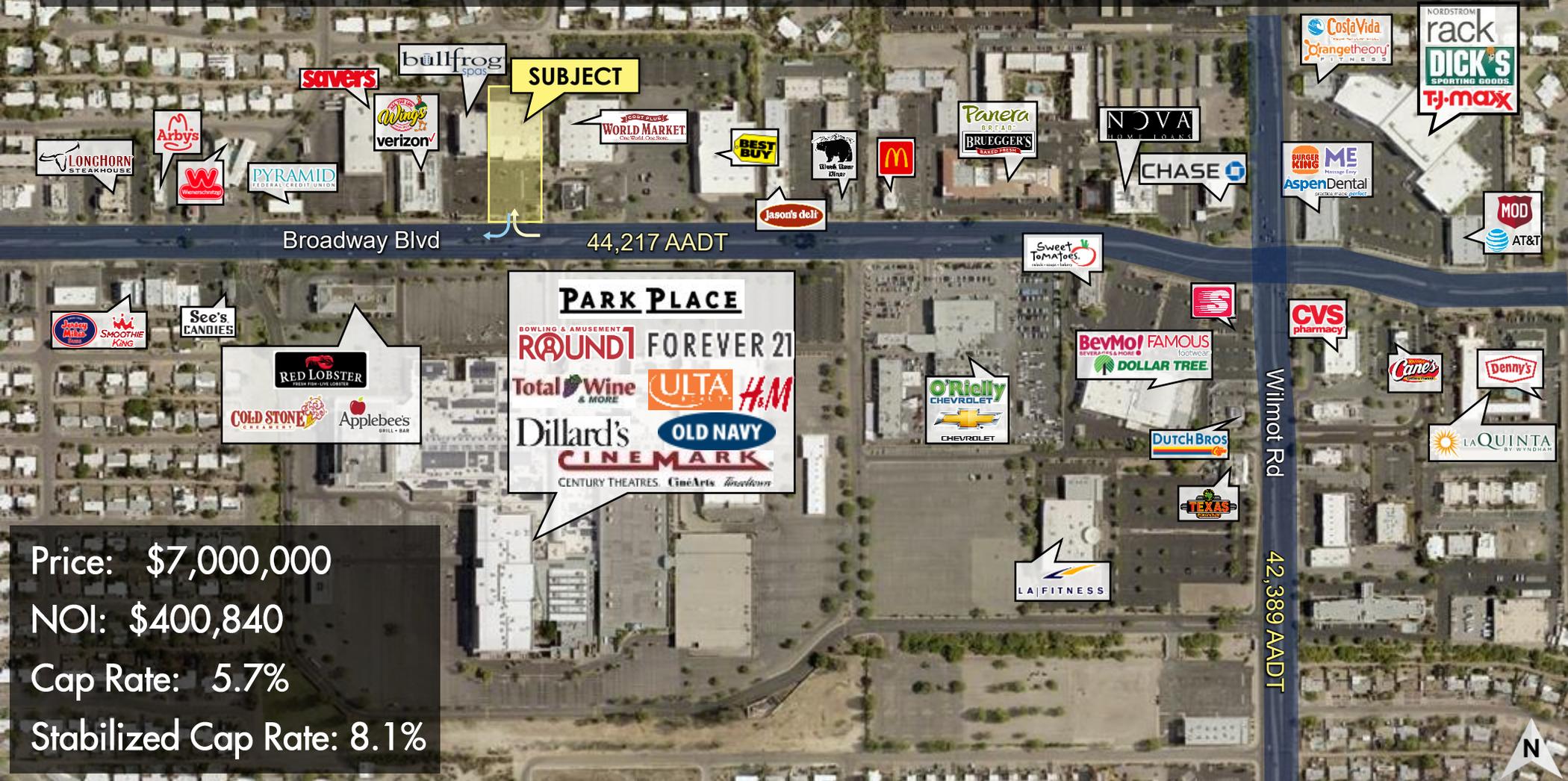


Net Leased Investment – Upside Potential
5925 E Broadway Blvd, Tucson, Arizona



Exclusively represented by

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Price: \$7,000,000
NOI: \$400,840
Cap Rate: 5.7%
Stabilized Cap Rate: 8.1%

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express, or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale- for illustration only. All projected income or expenses, tenant and financial data, sizes, dimensions, property lines, zoning boundaries, and locations of buildings, parking, entrances and other improvements are approximate only and must be independently verified by buyer or tenant. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the Property or adjacent areas.

Volk Company is pleased to offer the opportunity to acquire the fee simple interest (land and building ownership) in a net leased, corporate guaranteed Peter Piper Pizza investment property located in Tucson, Arizona.

Peter Piper Pizza is a 129 location, 51-year-old concept. The tenant Peter Piper Pizza, LLC, a subsidiary of CEC Entertainment, LLC and a sister company of Chuck E. Cheese signed a 10-year lease with two, five-year options to extend.

The subject property is located directly across the street from Park Place Mall (Tucson’s most dominant regional mall) on the busiest stretch of Broadway Boulevard (Tucson’s #1 East/West arterial) with a 5-mile population density of over 250,000. This high-profile location is surrounded by restaurants, entertainment and retailers such as Yard House, Long Horn Steakhouse, Cinemark, Round 1 bowling, Dillard’s, Total Wine, H&M and many more.

INVESTMENT SUMMARY

SALE PRICE	\$7,000,000
BASE RENT	\$426,100
NOI	\$400,840
CAP RATE	5.7% (Based on 70% leased)
CORPORATE GUARANTY	Peter Piper, LLC (129 locations), a subsidiary of CEC Entertainment, LLC and a sister company of Chuck E. Cheese
LEASE TYPE	NNN Lease
TERM	10 Years (7 years remaining)
OPTIONS	Two, 5- year
RENTAL INCREASES	\$0.50 per SF increases every five years (including options)





PROPERTY INFORMATION

ADDRESS	5925 E Broadway Blvd, Tucson, Arizona
BUILDING SIZE	30,086 SF (Per Pima County Assessor)
LAND SIZE	80,168 SF (Per Pima County Assessor)
VACANCY	8,781 SF (Per Owner)
PIMA COUNTY APN	127-13-051D
REAL ESTATE TAXES (2024)	\$57,291.39 (Per Pima County Treasurer)
ZONING	C-1, City of Tucson
OWNERSHIP	Fee simple (land and building)

CURRENT PROFORMA

Current Base Rent	\$426,100.00
Less Vacancy Expense	\$25,259.61
NOI	\$400,840.39
CAP Rate	5.7% (current income)

100% LEASED PROFORMA

TENANT NAME	RENTABLE SF	ANNUAL RENT PER SF	ANNUAL BASE RENT
Peter Piper Pizza	21,305 SF	\$20.00	\$426,100.00
PROJECTED	8,781 SF	\$16.00	\$140,496.00
TOTAL	30,086 SF		\$566,596.00

Stabilized Cap Rate: 8.1%

Park Place Mall is a vibrant desert hub that offers a rich blend of national brands, local boutiques, diverse dining and varied entertainment options, all set within serene architecture mirroring Arizona’s beauty.

This mall is ideally located in the center of Tucson, seeing approximately 7 million annual visitors. The numerous options of retail, restaurant, and entertainment make it a main attraction.



SOURCE: <https://pacificretail.com/properties/park-place/>



Park Place Mall directly South of Subject





Broadway Blvd 44,217 AADT

HIGHLIGHTS

- Directly across the street from the main entrance to Park Place Mall, Tucson's dominant regional mall with phenomenal mix of retail, restaurants and entertainment
- Strong Corporate lease guaranty
- Rare vacancy on highly visible Broadway Boulevard
- Huge monument sign (vacancy has rights to the Verizon monument sign)
- Outstanding frontage, visibility and access to Broadway Boulevard
- High profile added value opportunity

TUCSON, ARIZONA

Located in the heart of Southern Arizona, Tucson is strategically positioned in the Sonoran desert between Phoenix and Mexico along Arizona's "Sun Corridor." The county seat of Pima County, Tucson is Arizona's second-largest city and the 33rd largest city in the country, with a metropolitan area population of nearly one million people. Over the next five years, the metro is projected to add roughly 37,000 new residents. Tucson offers its community an outstanding quality of life along with a low cost of doing business.

The continued in-migration of people to Arizona positively impacts Tucson and translates directly to increased labor availability. Tucson's growth has attracted large national corporations to locate regional and headquarter operations in Tucson. Recent corporate committals to Tucson include Comcast's regional customer solutions center in mid-town Tucson, Caterpillar Inc's Surface Mining & Technology Headquarters to downtown Tucson, and IBM and Home Goods' brand new regional distribution center near the Tucson International Airport. Additionally, Texas Instruments Incorporated built their \$29 Million facility at Williams Centre, and Intuit and Universal Avionics headquarters' are now located near the Airport Commerce Center. These major national corporations are setting a precedent in Tucson, demonstrating its ability to harbor large growing companies, providing them the necessary infrastructure, talent and legislative support needed to thrive and continue to grow.

Another recent major win for Tucson came from its largest private employer, Raytheon Missile Systems, which announced it has recently added 2,000 new higher wage jobs, bringing the total employment in Tucson to over 12,000 workers. Raytheon is accommodating this expansion through new facility leasing across Tucson and new construction/additions at its Tucson International Airport Headquarters.