

Speedy Glass | Absolute NNN Investment

SWC Broadway and Euclid (near University of Arizona)
120 S Euclid, Tucson, AZ

Exclusively represented by

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1 Mile

Euclid Avenue

Under Renovation
by Tenant

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.

FEATURES

BUILDING SIZE	±3,125 SF* (per owner)
LAND SIZE	±20,120 SF
ASKING PRICE	\$1,263,158
CAP RATE	6.65%
LEASE EXPIRATION	12/31/2035
APN	124-07-1750 & 124-07-174A

HIGHLIGHTS

- New 10-Year NNN Lease providing long-term income stability, predictable cash flow, and passive ownership, while minimizing landlord responsibilities.
- Corporate guaranty by Fix Network, a leading international automotive services franchisor operating multiple repair and glass service brands.
- Irreplaceable infill location in the heart of Tucson's urban core, immediately adjacent to Downtown Tucson and the University of Arizona, one of the largest universities in the Southwest with tens of thousands of students, faculty, staff, and visitors generating daily traffic.
- Highly accessible location with direct connectivity to Speedway Boulevard, Euclid Avenue, Downtown Tucson, Interstate 10, and the broader Tucson MSA.
- Dense daytime population driven by the University of Arizona, downtown employment centers, medical facilities, and surrounding residential neighborhoods.
- Located within Tucson's premier urban growth corridor, benefiting from continued student housing, mixed-use, and commercial development surrounding the university district.
- Excellent visibility and exposure along one of Tucson's primary north-south corridors serving commuters, students, and local residents.
- Strong demographic profile with approximately 113,000 residents within a 3-mile radius and nearly 295,000 residents within 5 miles.





For **over 70 years**, Speedy Glass USA has been providing trusted glass solutions for cars, homes and businesses.

An established industry leader with a reputation for safety and for delivering the best service and quality products for our customers.

Speedy Glass USA is part of Mondofix Inc. (Fix Network) a global leader in the automotive aftermarket industry comprised of a family of brands including Fix Auto

Collision, Fix Auto Service, ProColor Collision, Speedy Auto Service, NOVUS® Glass, Speedy Glass USA, SRP Products, NOVUS® Polish and Fix Nation Restoration.



No matter the glass, Speedy Glass has you covered



Auto Glass Repair & Replacement



ADAS Recalibration

Precision calibration for optimal safety and performance.



Residential Glass Repair & Replacement

Trusted home glass solutions for over 70 years.



Commercial Glass & Glazing Solutions

Precise and professional service for all your business glass needs.



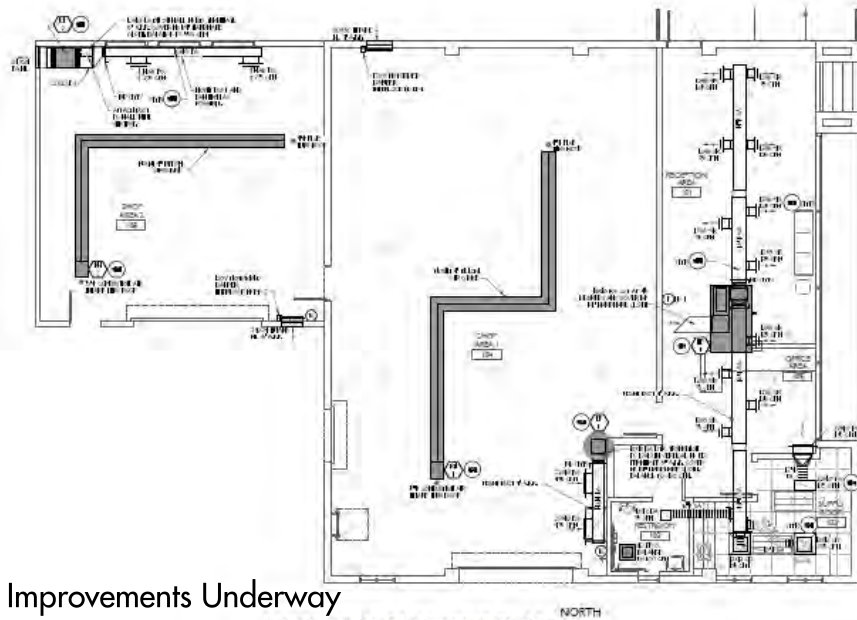
Fleet & Commercial Auto Glass Service

Keep your business moving with Speedy Glass.

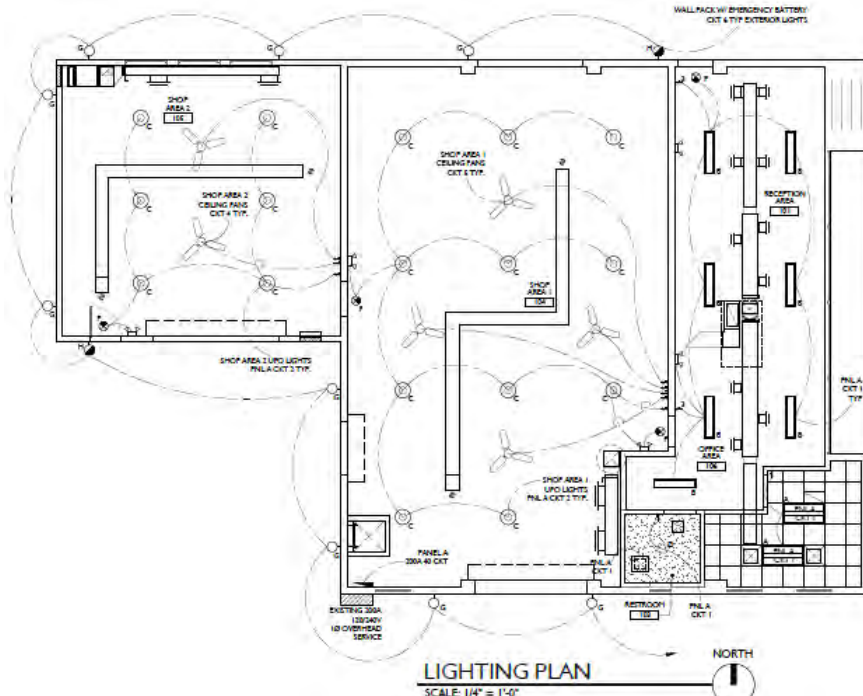
ADDITIONAL PORTFOLIO PROPERTIES FOR SALE (CONTACT BROKER FOR INFORMATION)



- ★ 700 E Broadway Offices
- ★ 120 S Euclid -Speedy Glass Net-Leased Investment
- ★ 721 E 12th St.- Caliber Collision Net Leased Investment

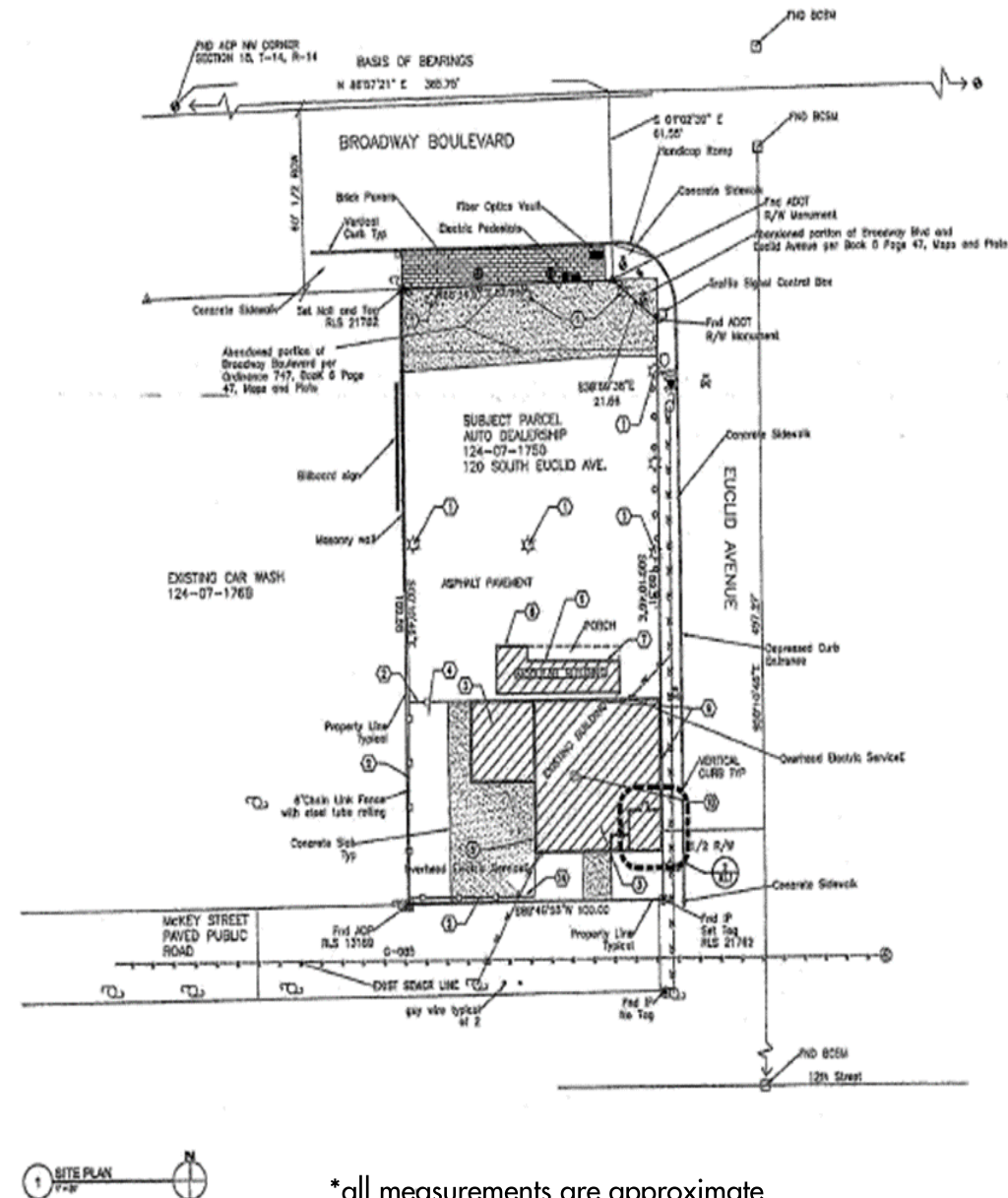
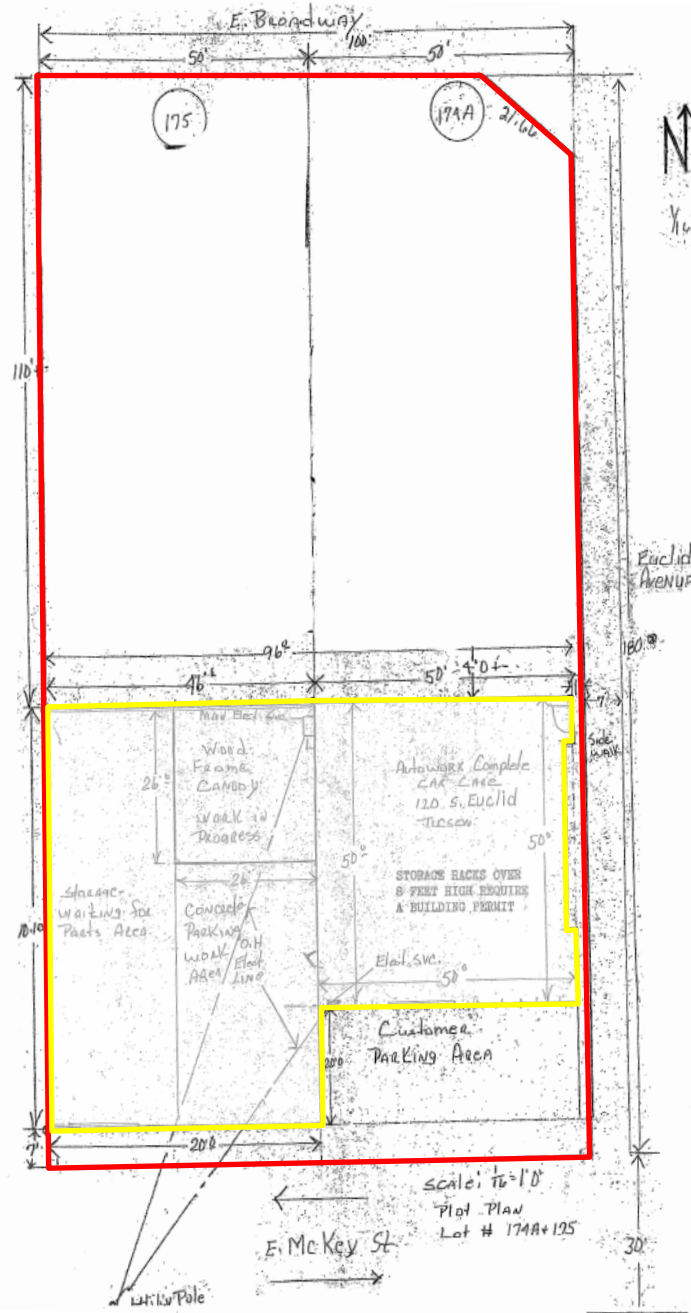


Tenant Improvements Underway



Building condition prior to renovation

SITE PLAN



*all measurements are approximate

