



OFFERING MEMORANDUM

Single Tenant NNN Leased Investment
5123 E. Speedway Boulevard
Tucson, Arizona 85712



CONTACTS

STEPHEN COHEN

Industrial Properties

+1 520 546 2750

scohen@picor.com

DISCLAIMER

©2021 Cushman & Wakefield | PICOR. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified.

NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE. 9/13/2021



FINANCIAL HIGHLIGHTS

5123 E. SPEEDWAY BLVD
TUCSON, ARIZONA



PRICE

~~\$3,330,000~~ **\$3,200,000**



PRICE PER SF

~~\$252.27~~ **\$242.42**



YEAR-1 NOI

\$200,033.46



CAP RATE

~~6.01%~~ **6.25%**

LEASE INFORMATION

OCCUPANCY:	100%
TENANT:	Solar Industries, Inc. (AZ Corp)
LEASE EXPIRATION:	2/28/2027
RENT:	\$16,669.46 / month, through 2/28/2022
INCREASES:	2% annual increases
LANDLORD RESPONSIBILITIES	Structure / foundation and roof replacement only



PROPERTY INFORMATION

5123 E. SPEEDWAY BLVD
TUCSON, ARIZONA



BUILDING SF: 13,200 SF (plus 600 SF mezzanine office)



OFFICE SF: 600 SF (plus 600 SF mezzanine office)



CEILING HEIGHT : 16'-8" minimum



LOADING: 4 grade level doors



HVAC: AC (office) / EVAP (showroom)



FIRE PROTECTION: Ordinary Hazard



CONSTRUCTION: Masonry



YEAR BUILT: 2011



SITE AREA: 41,593 SF (0.95 Acres)



ASSESSOR PARCEL: 121-12-058D, 121-12-060C,
121-12-061E, 121-12-4690



ZONING: C-2, City of Tucson



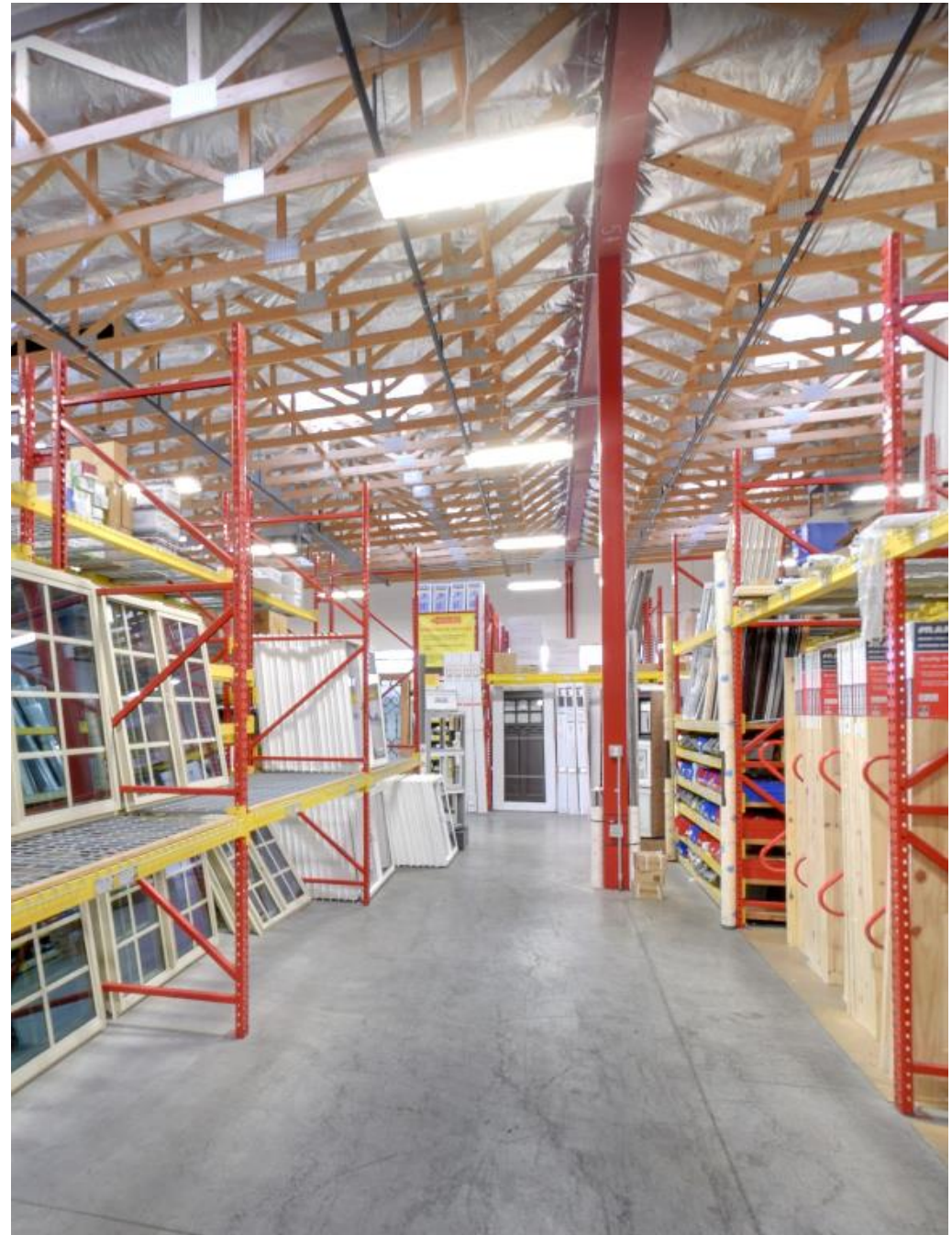
ACCESS: Frontage / Access on Speedway Blvd.
43,251 vpd (2019)



PARKING: 63 spaces | 4.77:1,000



TAXES (2020): \$35,001.56 (2020) (paid by tenant)





THE WINDOW DEPOT / SOLAR INDUSTRIES

Lease Expiration: 2/28/2027

Website: <https://thewindowdepot.com/>
<https://solarindustriesinc.com/>

Summary:

[Solar Industries, Inc.](#) ("Solar") was started in Tucson in 1976. Solar is a full-service skylight, window, and closet wardrobe door manufacturing company located in Tucson, AZ. Solar Industries currently has six branch locations throughout California, New Mexico, and Arizona. They distribute their products extensively throughout the United States, as well as parts of North and South America and overseas destinations. They are supplying products to numerous builders on several military bases throughout the US including Actus Lend Lease, Hunt Building Companies, Garco and JJ Henderson and Sons. In the private sector Solar Industries has been manufacturing and supplying windows and skylights to over 950 builders and builders supply houses throughout the world. Current customers include HD Supply, Home Depot, Lowes Stores, Window Depot, Lumbermans, and several national builders including Trammel Crow Residential, Opus West, Western National, A.G Spanos, Wood Partners, and Summit Builders.

Since its conception Solar has prided itself on its ability to efficiently service their customer's needs. Their first priority is to provide a high level of service to their customers while supplying top quality products at a fair price. Since Solar's craftsmanship is superior to their competitors, they offer a lifetime warranty on nearly all of their skylight products, as well as on all of their wardrobe door products.

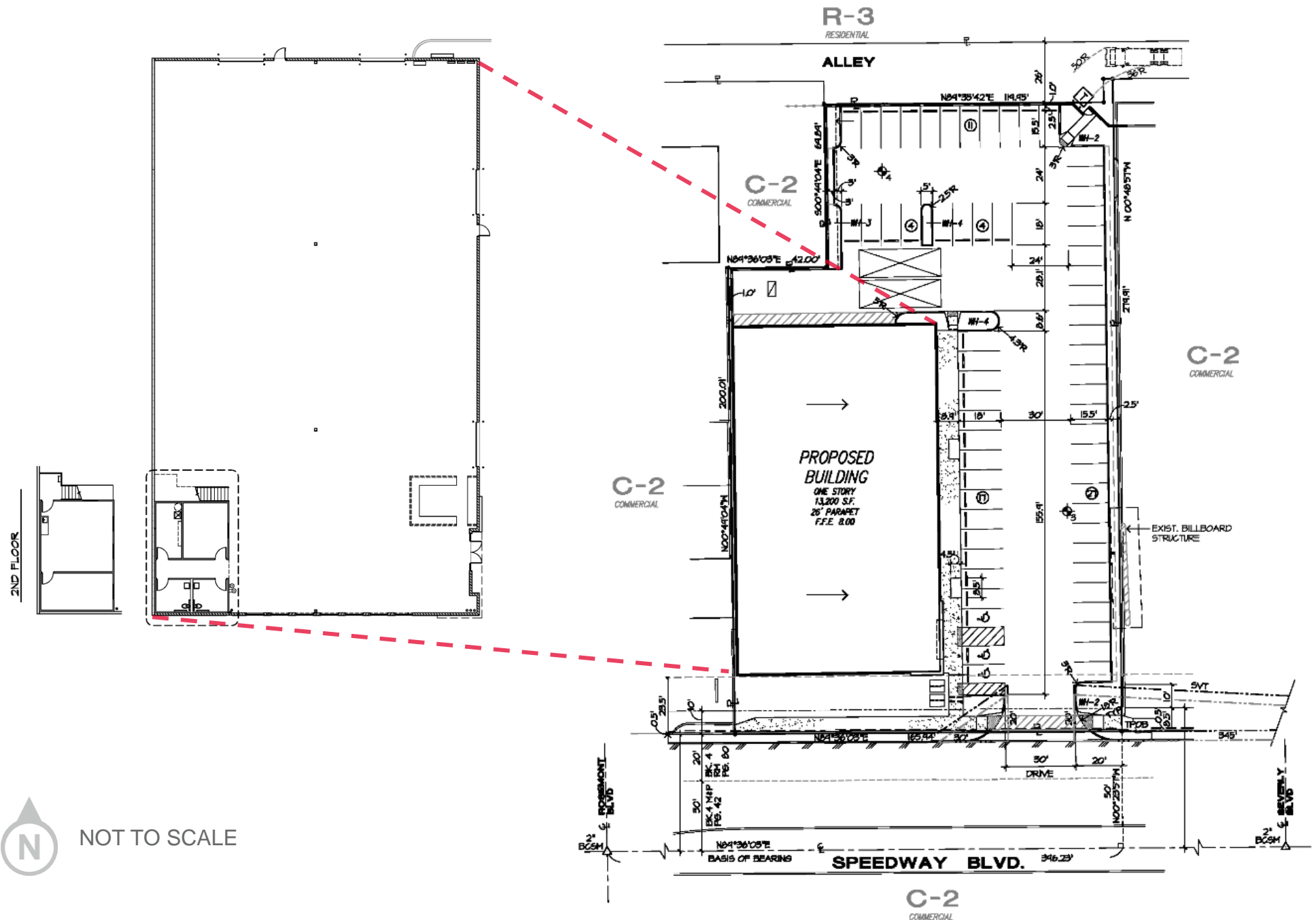
In addition to supplying builders and wholesale clients, in 2002 Solar started opening [Window Depot](#) store locations to sell Solar products directly to the public. This operation expanded to include cabinets and counter tops, including granite products. Now with locations in Tucson, Phoenix, Southern California, Albuquerque and El Paso, these outlets are a large contributor to the bottom line at Solar.

[Video of manufacturing process](#)

As a privately-held company, financial information will be provided as a part of the due diligence process. Solar was on a steady growth curve from its inception in 1979 through 2006, when the U.S. construction business totally changed. As with any construction supplier, the last downturn diminished sales for Solar, but the company managed that process carefully. Sales are back on a growth curve, with the addition of Window Depot sales, now comprising almost 45% of revenue, at a much higher profit margin, than the sales to wholesale customers.

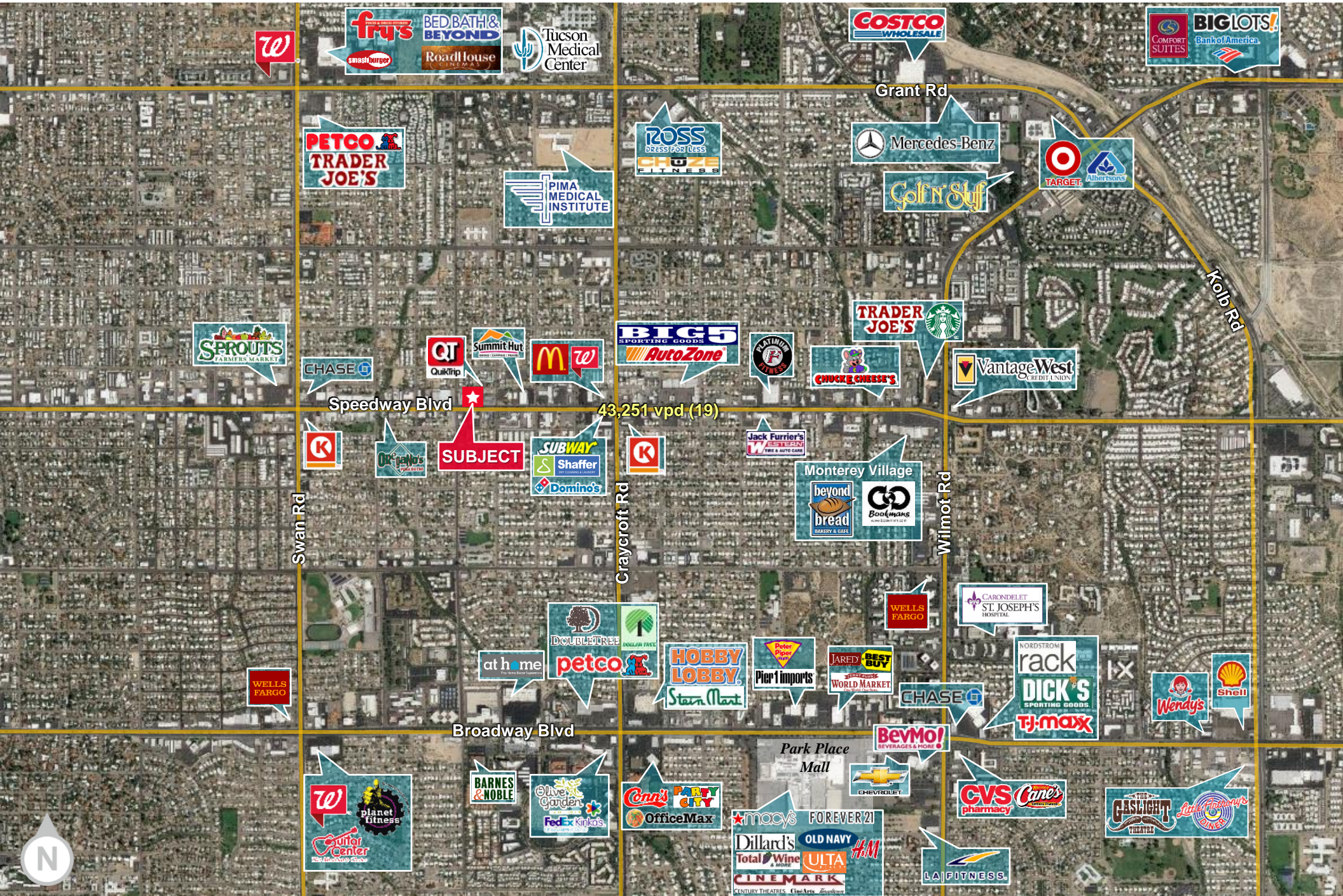
SITE PLAN & FLOOR PLAN

5123 E. SPEEDWAY BLVD
TUCSON, ARIZONA



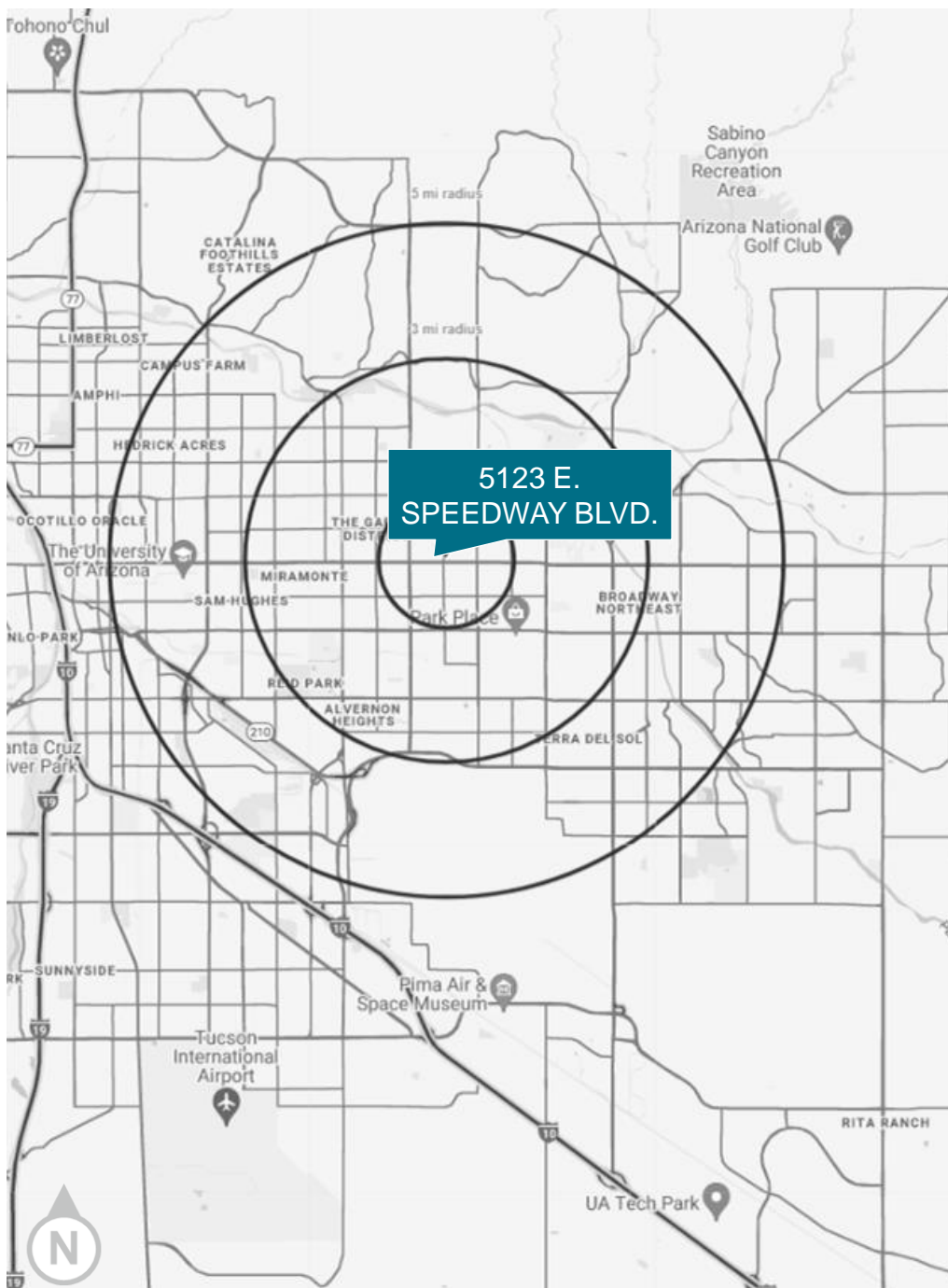
TRADE MAP

5123 E. SPEEDWAY BLVD
TUCSON, ARIZONA



DEMOGRAPHIC OVERVIEW

5123 E. SPEEDWAY BLVD
TUCSON, ARIZONA



2021 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	15,266	115,162	265,674
HOUSEHOLDS	7,640	55,098	121,729
AVG HOUSEHOLD INCOME	\$49,957	\$61,301	\$66,775
DAYTIME POPULATION	1,305	7,451	14,693
RETAIL EXPENDITURE	\$11.45 M	\$95.15 M	\$222.64 M

2026 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
POPULATION	15,619	118,181	273,235
HOUSEHOLDS	7,605	55,098	121,993
AVG HOUSEHOLD INCOME	\$58,514	\$71,666	\$78,585

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

SPEEDWAY BOULEVARD	43,251 VPD (2019)
--------------------	-------------------

TUCSON

At a Glance



1.052M

TUCSON MSA
POPULATION

415,100

TOTAL HOUSEHOLDS



25%

EDUCATION-
SOME COLLEGE

0.9%

POPULATION
GROWTH RATE

\$64,900

MEDIAN HOUSEHOLD
INCOME

7.0%

UNEMPLOYMENT
RATE

Source: BLS, BOC, Moody's Analytics 4/20/21

LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA - 16,000
2. RAYTHEON MISSILE SYSTEMS - 13,000
3. DAVIS-MONTHAN AFB - 9,100
4. WALMART STORES - 7,450

hr.arizona.edu, Tucson.com, BLS, cbp.gov

RECENT INDUSTRY
ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. RAYTHEON MISSILE SYSTEMS
5. TUSIMPLE



45,217

UNIVERSITY OF ARIZONA
TOTAL ENROLLMENT, 2019

- #46 TOP PUBLIC SCHOOLS
- #22 RESEARCH ACTIVITY AMONG PUBLIC INSTITUTIONS
- #21 BUSINESS PROGRAMS
- #55 UNDERGRAD ENGINEERING

UNIVERSITY OF ARIZONA TOP PROGRAMS
U.S. News & World Report



CONTACTS

STEPHEN COHEN

Industrial Properties

+1 520 546 2750

scohen@picor.com



PICOR COMMERCIAL REAL ESTATE SERVICES, INC
5151 E. BROADWAY BLVD, SUITE 115 | TUCSON, ARIZONA 85711 | WWW.PICOR.COM