



## OFFERING MEMORANDUM

Single Tenant Net Leased Investment (Sale Leaseback – 10 Year Term)

Clear Vision Express

6691 N Thornydale Rd Marana AZ 85741

## CONTACTS

### ROB TOMLINSON

Principal

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# PROPERTY INFORMATION

6691 N Thornydale Rd.  
Marana, AZ 85741

 <b>PRICE</b> <b>\$1,640,000</b>	 <b>PRICE PER SF</b> <b>\$313</b>	 <b>YEAR-1 NOI</b> <b>\$114,928</b>	 <b>CAP RATE</b> <b>7.0%</b>
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	<b>LOCATION:</b>	6691 N Thornydale Rd. Marana, AZ 85741		<b>YEAR BUILT:</b>	1986
	<b>PROPERTY TYPE:</b>	Retail		<b>CONSTRUCTION:</b>	Masonry
	<b>TOTAL GLA:</b>	5,244 Square Feet		<b>ROOF:</b>	Built-up/metal New roof with 10-year warranty
	<b>SITE AREA SIZE:</b>	23,958 Square Feet		<b>OCCUPANCY:</b>	100%
	<b>ASSESSOR PARCEL NO:</b>	101-05-070A		<b>UTILITIES:</b>	Electricity: TEP Water/Sewer: Tucson Water Department Natural Gas: SWG Telephone: COX Cable
	<b>PROPERTY TAXES:</b>	\$18,997.81 (2024)		<b>HEATING/COOLING:</b>	AC
	<b>ZONING:</b>	Heavy Industrial (HI), Town of Marana		<b>LEASE:</b>	New Ten (10) Year Term NNN Lease (Sale Leaseback)
	<b>PARKING:</b>	23 deeded spaces (4:1,000)			
	<b>ACCESS:</b>	Left access off Thornydale			

# INVESTMENT ASSUMPTION

6691 N Thornydale Rd.  
Marana, AZ 85741

## OPERATING EXPENSES

CAM	\$3,152.67	\$0.60 / SF
INSURANCE	\$3,939	\$0.75 / SF
TAXES	\$18,998.31	\$3.62 / SF
MANAGEMENT FEE	\$7,481.90	\$1.43 / SF
<b>OPERATING EXPENSES</b>	<b>\$34,636.41</b>	<b>\$6.60 / SF</b>

RENTABLE AREA	5,242 SF	
OFFERING PRICE	\$1,640,000	\$313.09 / SF
ACTUAL GROSS INCOME	\$149,564.37	\$28.52 / SF
OPERATING EXPENSES	\$34,636.41	\$6.60 / SF
NET OPERATING INCOME	\$114,927.96	



## SITUATED IN A MAJOR RETAIL HUB OF MARANA AZ

**Marana:** Marana is fast becoming known as the most business supportive community in Southern Arizona. Marana's unique position straddling Interstate 10 just northwest of Tucson and only 90 minutes south of Phoenix contributes to its unique position as an emerging city. The aerospace, aviation services and defense industries have a strong presence in the Metro Tucson area, specifically in Marana. The community is investing money in infrastructure development and improvement in order to better attract these sustainable, career-oriented industries to the area. Marana is dedicated to the creation of high-paying, career-oriented jobs for a strong economic base, attraction of retail to support population growth related to business cluster development, and finally, reducing the need for local businesses to seek suppliers or contractors for goods and services outside of the Marana area. Tourism has long been a staple of the Southern Arizona economy. Visitors are drawn to the community's inspiring Sonoran Desert, which is suited to being outdoors year-round. Come explore world class hiking, biking, stargazing, and native flora and fauna. The Forbes 5 Star Rated Ritz-Carlton Dove Mountain sets the bar high with a world class resort, as well as outstanding dining, golf and spa facilities.

**Thornydale/Orange Grove/Ina:** The Thornydale/Orange Grove/Ina market area is one of the most significant retail market hubs in the northwest Tucson MSA and probably the most important market area in the Town of Marana. Boasting 2,200,000 sq ft of retail buildings, this market area has a current vacancy rate of 2.3% which is well below the overall Tucson MSA retail vacancy rate of 5.7%. Asking market rents for this retail hub are in the mid to low \$20's/sq ft/yr NNN with substantial increases expected in the next 5-10 years due to low levels of competition. Construction costs are prohibitively expensive, and no significant new construction is expected in this submarket in the coming years.

**Tenant:** [Clear Vision Express](#) is a full-service optical dispensary partnered with a premiere optometric/ophthalmic practice for an all-in-one shop. Clear Vision Express has locations located in Laredo (Texas), Marana and Oro Valley (Arizona) with more on the way. Clear Vision Express is built on the foundation of exceptional customer service, and they take pride in their modern facility and friendly staff.

Clear Vision Express carries an incredible selection of frames. With over 2,000 frames in-stock, their selection offers a frame to fit every budget, need, and lifestyle. With 65 plus brands and over 20 exclusive designers to choose from, Clear Vision Express provides the customer with the perfect pair of optical frames or sunglasses.

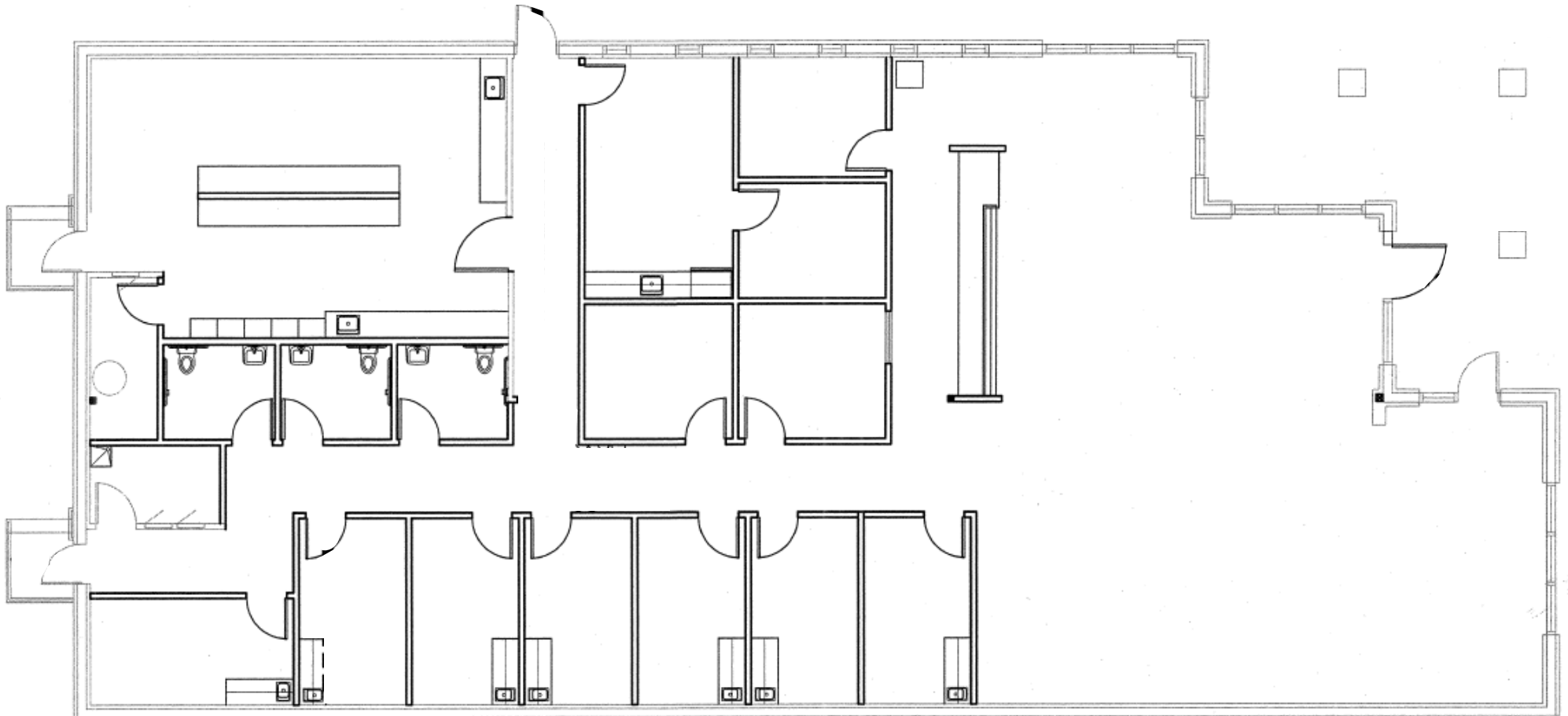
Each location features a sophisticated new on-site state-of-the-art digital lab. With prime locations and attached optometric practices, Clear Vision Express is the go-to place for all eye needs.



**CLEAR VISION**  
EXPRESS

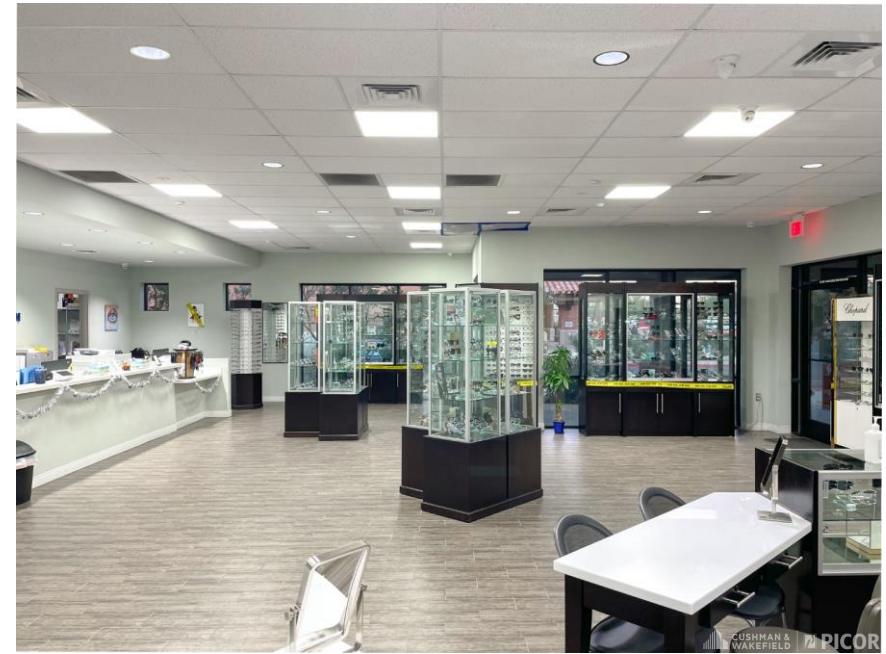
# BUILDING FLOOR PLAN

6691 N Thornydale Rd.  
Marana, AZ 85741



# SHOWROOM PHOTOS

6691 N Thornydale Rd.  
Marana, AZ 85741



# EXAM ROOM/ LAB PHOTOS

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# NORTH AERIAL VIEW

6691 N Thornydale Rd.  
Marana, AZ 85741

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**TOPGOLF**  
377.8K  
Visits/Yr

**SPORTSMAN'S  
WAREHOUSE**  
241.1K  
Visits/Yr

**TARGET.**  
1.3 Million  
Visits/Yr

**Office  
DEPOT**

**Calver's**

**golden  
corral**  
REST & GRILL

**BB  
BROOKLYN  
BEDDING**

**Jockey  
Mats**  
SHEETS

**Dunn Edwards  
PAINTS**

**Wendy's**

**Cosmo Prof**  
licensed to create

**SUBJECT**

**BIG O  
TIRES**

Thornydale Rd 33,338 VPD (2023)



# SOUTH AERIAL VIEW

6691 N Thornydale Rd.  
Marana, AZ 85741

CUSHMAN & WAKEFIELD | PICOR



FURNITURE CONNECTION

SUPERCUTS

BIG O TIRES

SUBJECT

COSTCO WHOLESALE  
2.6M Visits/Yr

THE HOME DEPOT  
896.1K Visits/Yr

Dunn-Edwards PAINTS

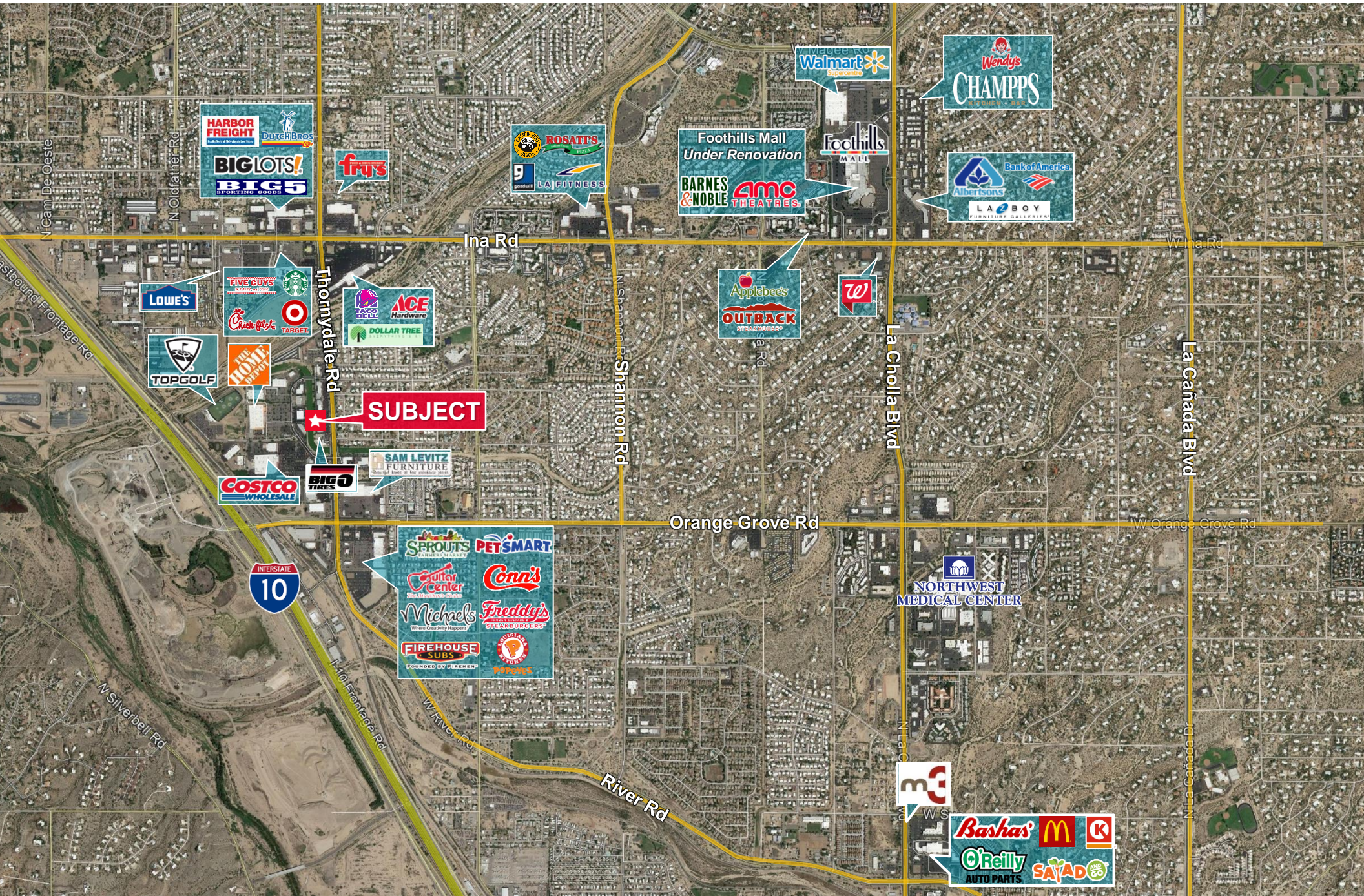
Cosmo Prof

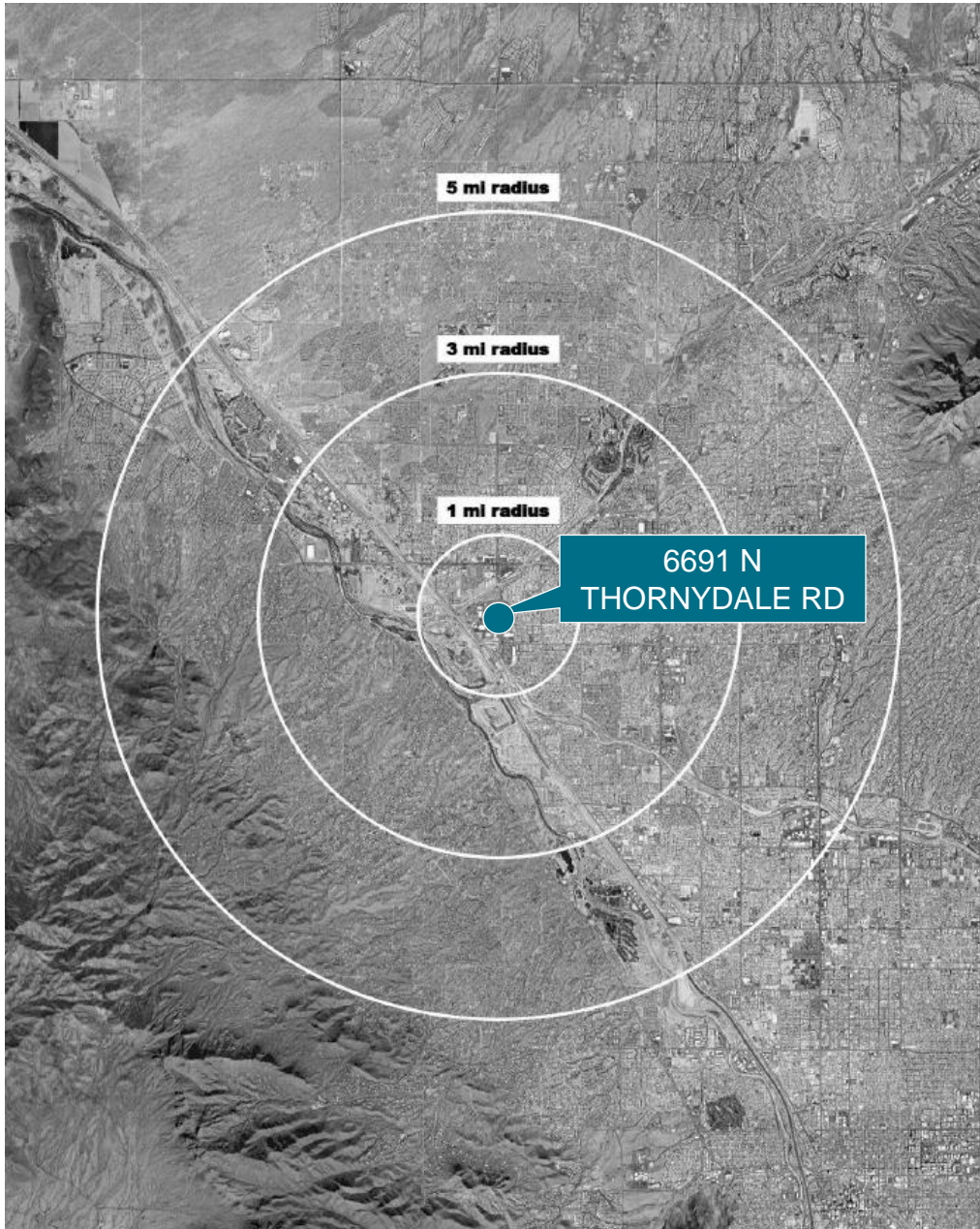
BROOKLYN BEDDING

Thornydale Rd 33,338 VPD (2023)

# TRADE MAP

6691 N Thornydale Rd.  
Marana, AZ 85741





## 2024 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
POPULATION	7,542	57,238	131,112
HOUSEHOLDS	3,119	23,078	54,272
AVG HOUSEHOLD INCOME	\$89,745	\$109,061	\$112,231
DAYTIME POPULATION	4,420	19,246	47,168
RETAIL EXPENDITURE	\$97.58 M	\$850.77 M	\$2.02 B

## 2029 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
POPULATION	7,484	57,405	133,307
HOUSEHOLDS	3,130	23,435	55,762
AVG HOUSEHOLD INCOME	\$91,863	\$113,544	\$117,293

## TRAFFIC COUNTS VEHICLES PER DAY (VPD)

THORNYDALE RD	33,338 VPD	(2023)
ORANGE GROVE RD	21,400 VPD	(2023)

# TUCSON MARKET OVERVIEW



**1.08M**

TUCSON MSA  
POPULATION



**484,397**

TOTAL  
HOUSEHOLDS



**35%**

COLLEGE  
EDUCATION



**0.75%**

POPULATION  
GROWTH RATE



**\$64,323**

MEDIAN HOUSEHOLD  
INCOME



**3.2%**

UNEMPLOYMENT  
RATE



**53,187**

UNIVERSITY OF ARIZONA  
TOTAL ENROLLMENT, 2023

- #3 MANAGEMENT INFORMATION SYSTEMS
- #10 SPACE SCIENCE
- #17 MEDICINE
- #18 EDUCATION
- #47 BEST BUSINESS SCHOOLS
- #48 TOP PUBLIC SCHOOL
- #54 UNDERGRAD ENGINEERING PROGRAMS
- #67 COLLEGES FOR VETERANS
- #99 BEST GLOBAL UNIVERSITY

## LARGEST EMPLOYERS

1. UNIVERSITY OF ARIZONA- 16,699
2. RAYTHEON MISSILE SYSTEMS- 13,000
3. DAVIS-MONTHAN AFB- 11,769
4. STATE OF ARIZONA – 8,580

## RECENT INDUSTRY ARRIVALS & EXPANSIONS

1. AMAZON
2. CATERPILLAR SURFACE MINING & TECHNOLOGY
3. HEXAGON MINING
4. BECTON DICKINSON
5. AMERICAN BATTERY FACTORY





## CONTACTS

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