

# VALLEY VERDE CENTER

## Multi-Tenant Net Lease Investment

*Strong Annual Rent Increases - Long-Term Growth Market*

140 W. Duval Mine. Rd. Sahuarita (Tucson), AZ



**Colliers**  
INTERNATIONAL





**PROPERTY OVERVIEW**

We are pleased to present the fee simple sale of Valley Verde Outparcel, located at the southwest corner of Valley Verde Shopping Center on W. Duval Mine Rd. right off the I-19 Freeway in the town of Sahuarita, Arizona (“Property”) just 20 minutes south of Tucson. This multi-tenant outparcel building is comprised of 10,019 SF and is shadow-anchored by a strong performing Ashley Furniture. The 100% occupied Property is located on the fully signalized intersection of W. Duval Mine Rd. and S. Alpha Ave. and features attractive 3% annual contractual rent increases that provide an investor with an effective inflation hedge. Located in Pima County in the Tucson market, Valley Verde Outparcel is located just off Highway 19 and strategically positioned in between a Walmart Supercenter and Safeway grocery anchored center. Moreover, Valley Verde Shopping Center benefits from freeway signage and visibility, as well as daytime consumer traffic from Mexico.

Due to close proximity to major regional employers that include Raytheon Missile Systems, the University of Arizona Science and Technology Park, Freeport McMoRan, and Ascaro; Sahuarita, Arizona has been one of the fastest growing communities in the U.S. with the population increasing from 3,200 in 2000 to over 25,000 in 2015 (a 780% increase) and now has over 28,000 residents today. Sahuarita was also recently named by Money Magazine as one of the Best 50 Places to Live in the nation. Drawing on 39 [sets of] data including job market, economy, housing affordability, education, health, crime, arts, leisure and ease of living, Sahuarita ranked at number 29 and was the only Arizona community to make this year’s list. Valley Verde Outparcel offers an investor the opportunity to capture a high cash-on-cash return for a stabilized property with upside potential in a trade area poised for growth, along with built in inflation hedges.

PRICING	
List Price	\$3,895,000
NOI	\$277,486
CAP Rate	7.12%
Taxes	NNN
Insurance	NNN
CAM	NNN



Tenant	Lease Type	Bldg Square Footage	Rent Start	Lease Expiration	Current Rent	Annual Rent PSF	Rental Adjustment	Option Periods
Two Girls Pizzeria	NNN	1,846	Estimated 10/1/2018	9/30/2025	*	*	3% Annual Increases	1 - 5 YR Option
Dental Village	NNN	2,532	9/1/2009	8/31/2019	*	*	3% Annual Increases	None
Elysian Nail Salon	NNN	1,501	2/1/2017	1/31/2022	*	*	3% Annual Increases	None
Alexa Daniel- Hair Salon	NNN	1,267	12/1/2016	11/30/2021	*	*	3% Annual Increases	None
Empower Physical Therapy	NNN	1,836	5/1/2011	5/31/2020	*	*	3% Annual Increases	None
Guaranteed Rate Inc.	NNN	1,846	2/15/2018	2/28/2021	*	*	3% Annual Increases	None
Stearnes Tax & Accounting	NNN	1,037	8/1/2015	7/31/2020	*	*	3% Annual Increases	1 - 5 YR Option
Verizon Cell Tower - Light Pole	-	-	11/1/2016	10/31/2021	*	-	-	5 - 5 YR Options
<b>Totals</b>		<b>10,019</b>			<b>\$277,486</b>			

\* TO BE DISCLOSED UNDER SIGNED CA






## INVESTMENT HIGHLIGHTS


- Strong Cash-On-Cash Return For Stabilized Shopping Center Outpad
- Below Market Rent - Future Growth Potential
- Provided Free and Clear of Existing Debt - Excellent Financing Options Available
- Strong Annual Rent Increases Provide an Excellent Hedge Against Inflation
- Proven Leasing Demand - Growing Community - Ranked Top Places to Live
- Great Opportunity to Capture the Upside Potential of the Fastest Growing Arizona Retail Trade Area
- Fee Simple Net Lease Investment - Minimal Landlord Responsibilities - Strong Returns
- Long-Term Growth Market - Benefits From Proven Shopping Center
- Located Right off the I-19 Freeway - Freeway Access and Visibility - Fully Signalized Intersection
- Shadow-Anchored By Strong Performing Ashley Furniture
- Across the Street From Walmart SuperCenter Anchored Shopping Center







 **SANTO TOMAS VILLAS**

 **GREEN VALLEY RV RESORT**

 **UNITED STATES POSTAL SERVICE**

 **bealls OUTLET**

 **19**

 **ASHLEY HomeStore**

**69,092 CPD**

 **HIGH SIERRA HEATS**

 **TACO BELL**

**VALLEY VERDE CENTER**



**W. DUVAL MINE RD.**





## VALLEY VERDE CENTER



### PARCEL DETAILS

APN	303-33-54520
Year Built	2009
Building Size	10,019 SF
Land Size	1.46 Acres (63,626 SF)

W. DUVAL MINE RD.



## SURROUNDING RETAIL





## SURROUNDING RETAIL







## MSA OVERVIEW

The Tucson MSA had an estimated population of 1,016,206 in 2016. Tucson is the second-largest populated city in Arizona behind Phoenix, both of which anchor the Arizona Sun Corridor. Major incorporated suburbs of Tucson include Oro Valley and Marana northwest of the city, Sahuarita south of the city, and South Tucson in an enclave south of downtown.



## Top 10 Employers in Southern Arizona

University of Arizona	Pima County
Raytheon Missile Systems	Banner-University Medical Center
State of Arizona	U.S. Customs and Border Protection
Davis-Monthan Air Force Base	Freeport-McMoRan Inc.
Tucson Unified School District	Walmart

- Arizona's top private-sector employers ramped up hiring over the past year, adding 14,000 net jobs
- Banner Health, the top non-government employer, pushed above 40,000 Arizona jobs with a hiring push
- Arizona has returned to the ranks of job-growth leaders amid various signs of business momentum





## MSA OVERVIEW

Green Valley is located in Pima County, Arizona. Pima County is a county in the south central region of Arizona. As of the 2010 census, the population was 980,263, making it Arizona's second-most populous county. The county seat is Tucson, where nearly all of the population is centered. Pima County comprises the Tucson, AZ Metropolitan Statistical Area.

The vast majority of the county population lies in and around the city of Tucson (2011 city population: 525,796), filling much of the eastern part of the county with urban development. Tucson, Arizona's second largest city, is a major commercial and academic center. Other urban areas include the Tucson suburbs of Oro Valley (population 41,335), Marana (population 35,232), Sahuarita (population 25,458), and South Tucson (population 5,695), a large ring of unincorporated urban development, and the growing satellite town Green Valley.

## Major Highways







## TOWN OF SAHUARITA, AZ

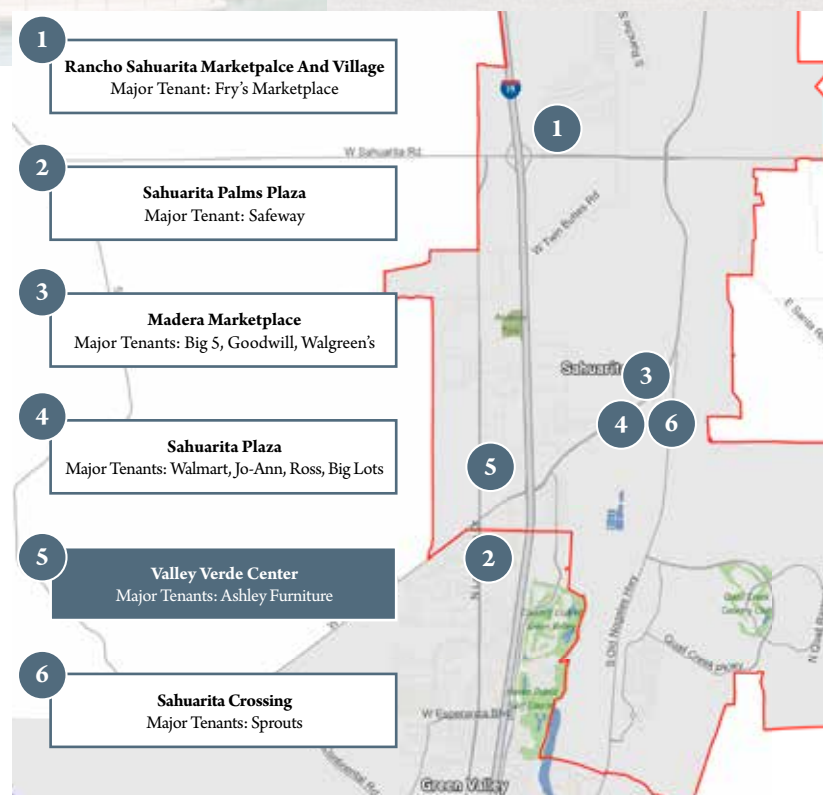
Sahuarita is a town located in Pima County, Arizona. It is located 15 miles south of the Tucson and abuts the north end of Green Valley. The Town of Sahuarita benefits greatly from its location within Southern Arizona, not only as part of the Greater Tucson region, but also from its extreme proximity to Mexico. Mexico's GDP ranks 14th among the world's economies, and its upward trajectory will continue to propel Arizona's neighbor to the south to even greater economic standing and prosperity in the world economy.

Sahuarita experienced exponential population growth between 2000 and 2013, having increased its population by more than 700 percent, reaching nearly 26,800 residents in 2013. And Sahuarita's population is younger than that of the State of Arizona, with a median age of 35.5 years, compared to Arizona's median of 36.0 years. The younger population cohort is a key competitive advantage for Sahuarita, which needs to focus on creating an environment for the establishment and growth of high value added, high paying jobs that seek young, college-educated professional talent.

Money Magazine has named Sahuarita as one of the Best 50 Places to Live in the nation. The town placed at No. 29, and is the only Arizona community to make this year's list. Here's what the magazine said, in a profile of Sahuarita written by Kerri Anne Renzulli: 'Sahuarita isn't just one of Arizona's fastest growing communities. It's one of the fastest growing in the country. The population has swelled from 3,200 in 2000 to over 25,000 today - a 780 percent leap - thanks to a combination of affordable housing and an almost-painless, 20-minute commute to central Tucson.

CARLOS HERRERA / FOR THE ARIZONA DAILY STAR 2014

## Retail Shopping Centers



Open space and Sahuarita Lake Park with its 10-acre lake surrounded by grassy areas, walking paths and an amphitheater were among the reasons Money magazine put the community on the list of best places to live. It ranked No. 29 of 50.





Population	1-MILE	3-MILE	5-MILE
Estimated Population (2017)	5,826	21,146	35,227
Projected Population (2022)	5,939	21,914	36,472
Households	1-MILE	3-MILE	5-MILE
Estimated Households (2017)	2,651	10,813	17,189
Projected Households (2022)	2,716	11,246	17,860

## VALLEY VERDE CENTER



1 MILE

3 MILES

5 MILES

Green Valley

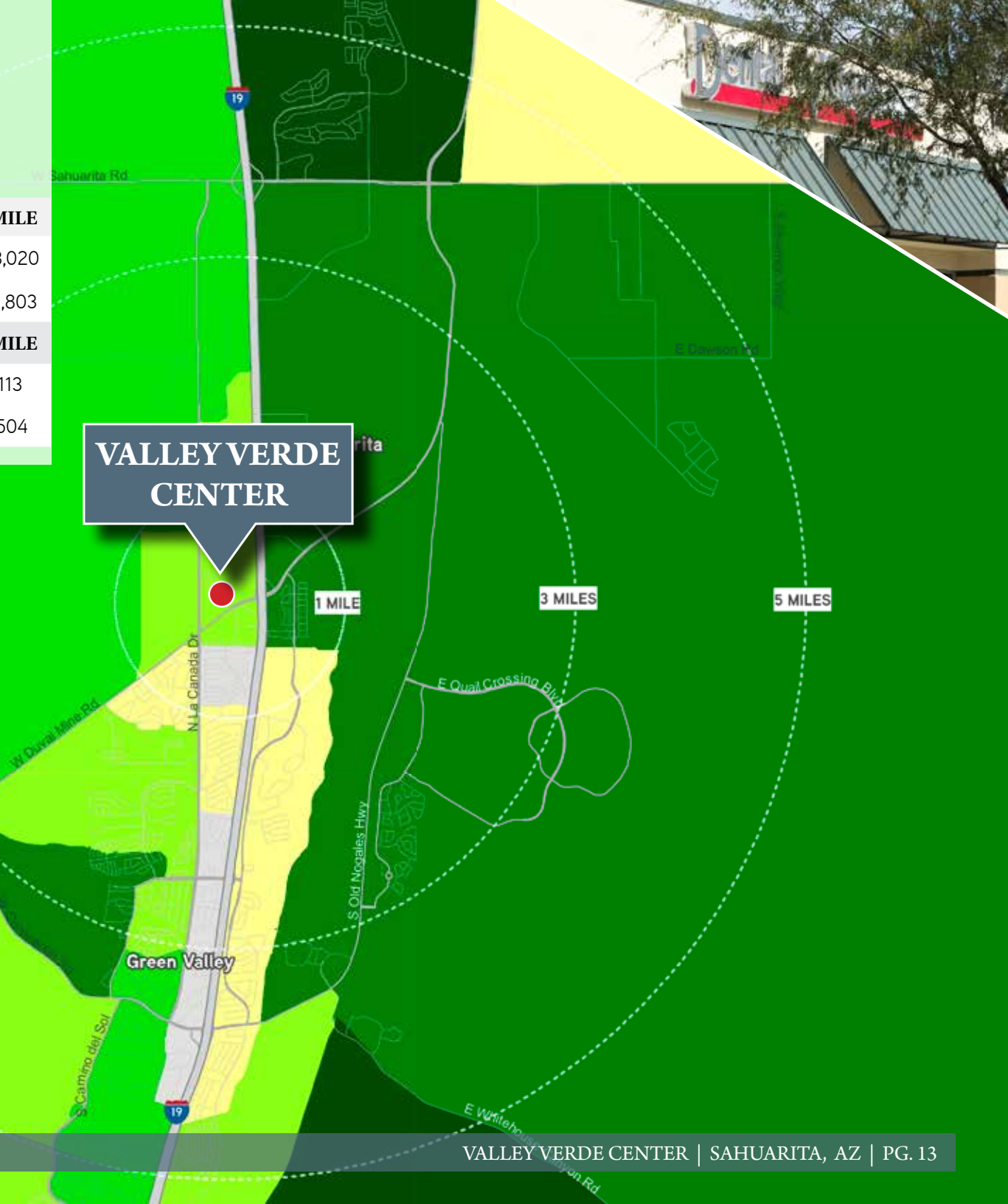
Stearnes  
TAX & ACCOUNTING TEAM LLC





Income	1-MILE	3-MILE	5-MILE
Avg. Household Income (2017)	\$54,784	\$58,839	\$63,020
Median Household Income (2017)	\$45,220	\$47,723	\$51,803
Business Facts	1-MILE	3-MILE	5-MILE
Total # of Businesses (2017)	259	559	1,113
Total # of Employees (2017)	1,707	3,604	7,504

## VALLEY VERDE CENTER







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VALLEY VERDE  
CENTER

W. DUVAL MINE RD.

**BROKER OF RECORD**

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**Multi-Tenant  
Net Lease Investment**

*Proven Leasing Demand - Growing Community*

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