



## Exclusive Listing



**Goodwill Industries of Southern Arizona**  
8358 & 8360 E. Broadway,  
Tucson, AZ 85710

**Price: \$4,226,500**

**Cap Rate: 6.7%**

## Investment Highlights

- Significant commercial development within the area.
- Corporate Guaranty from Goodwill of Southern Arizona.
- Complete remodel and renovation occurred 2015 as a build to suit for Goodwill
- NNN lease with minimal landlord responsibilities, 3% annual rent increases
- Situated at a heavily trafficked, East Broadway
- Surrounded by local and National Retailers.



## Property Summary

ADDRESS:	8358 & 8360 E. Broadway, Tucson AZ. 85710
LOCATION:	South Side of Broadway Blvd., east of Sarnoff Drive and West of Camino Seco.
ZONING:	C-1, City of Tucson
PARCEL APN:	134-09-002J
GROSS LAND AREA:	68,968 Sq. Ft.
GROSS BUILDING AREA:	16,960 Sq. Ft. plus 365 Sq. Ft. inclose dock
ACCESS:	Complete and easy access to and from E. Broadway
PARKING:	65 parking spaces (including 3 designated handicapped spaces),
YEAR BUILT:	1973 and extensively renovated in 2015
SITE IMPROVEMENTS:	Include asphalt paved parking lot with exterior and parking lot lighting concrete sidewalks and the property is ADA compliant.
PROPERTY TAXES:	2021 Estimated Property Taxes are \$25,212
HVAC:	New HVAC units for the entire building as a part of the extensive renovation in 2015.

# Exclusively Marketed by Owners/Agents

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## Information about Goodwill

Goodwill of Southern Arizona is a trusted household name and has 9 retail locations, a main distribution plant with over 40,000 sq. ft. of office space and 15 manned donation stores. Donations continue to provide services, training and jobs through their retail stores.

## Information about the City of Tucson, Arizona

Tucson is the economic center of Southeastern Arizona, the Tucson Metropolitan area is considered to be in the growth stage of its life cycle and currently shown by the growth of the residential and commercial markets will have a long term impact on the property.

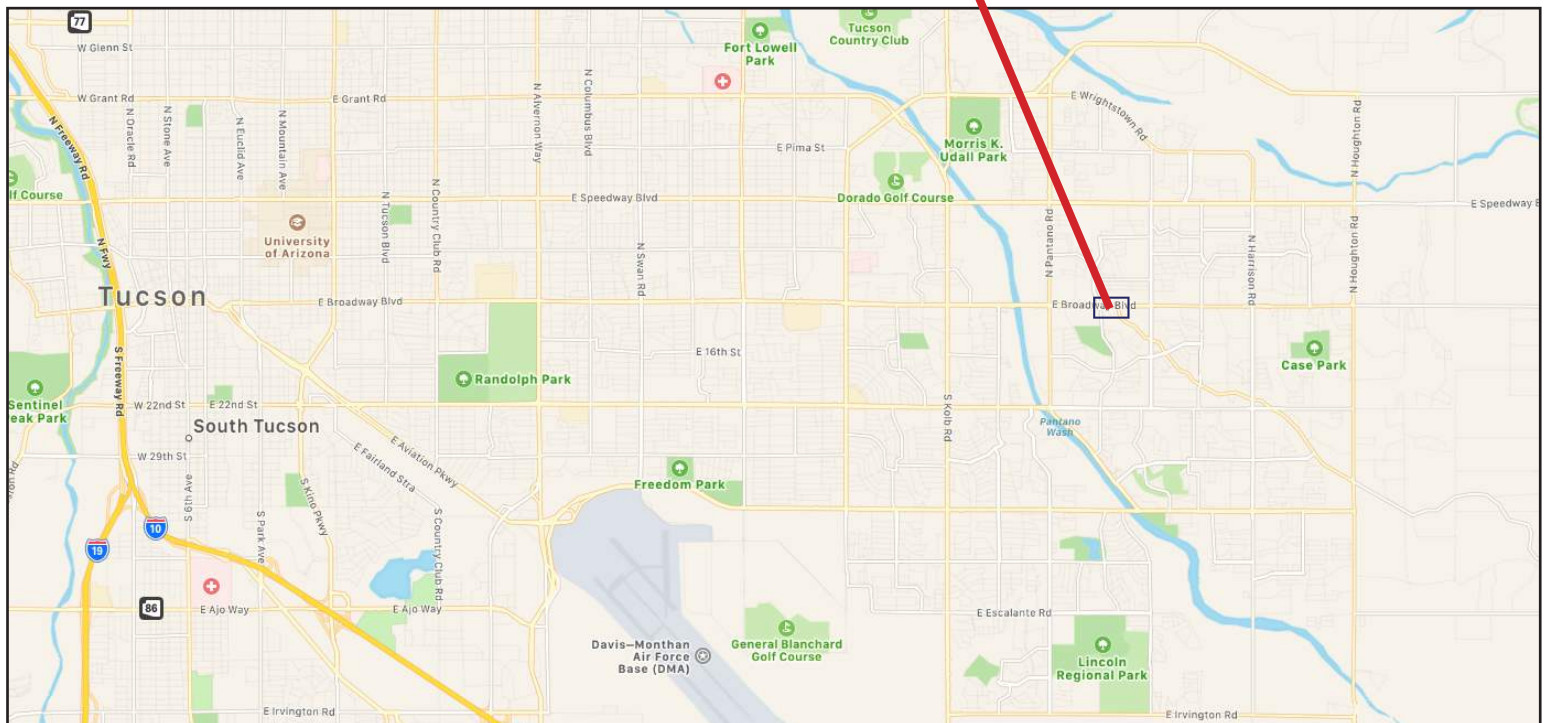
### Demographics 2010 Est.

- Average age median is: 40.53 years.
- Average household Income 5-miles: \$49,082
- Population Density 5-miles: 113,777

## Aerial View Showing Nearby Businesses



## Aerial Map of Tucson Area





## Description

Whirlygig Properties, LLC is pleased to present the rare opportunity to acquire a NNN leased, investment property located in Tucson, Arizona. The single tenant is Goodwill Industries of Southern Arizona, occupying 16,960 sq. ft. and the 10 year lease term went to affect October 15, 2015 and expires October 14, 2025 with two 5-year options. Goodwill after their current term is followed by the 2 additional (5-year) option periods with 3% annual rental increases. The lease is corporately guaranteed by Goodwill of Southern Arizona, Inc. Goodwill has been a trusted household name for more than a century and is the top name donation/resale retailer in the United States. The lease is NNN with minimal landlord responsibilities limited to structure and parking lot. The landlord is not responsible for parking lot patching or similar minor maintenance.

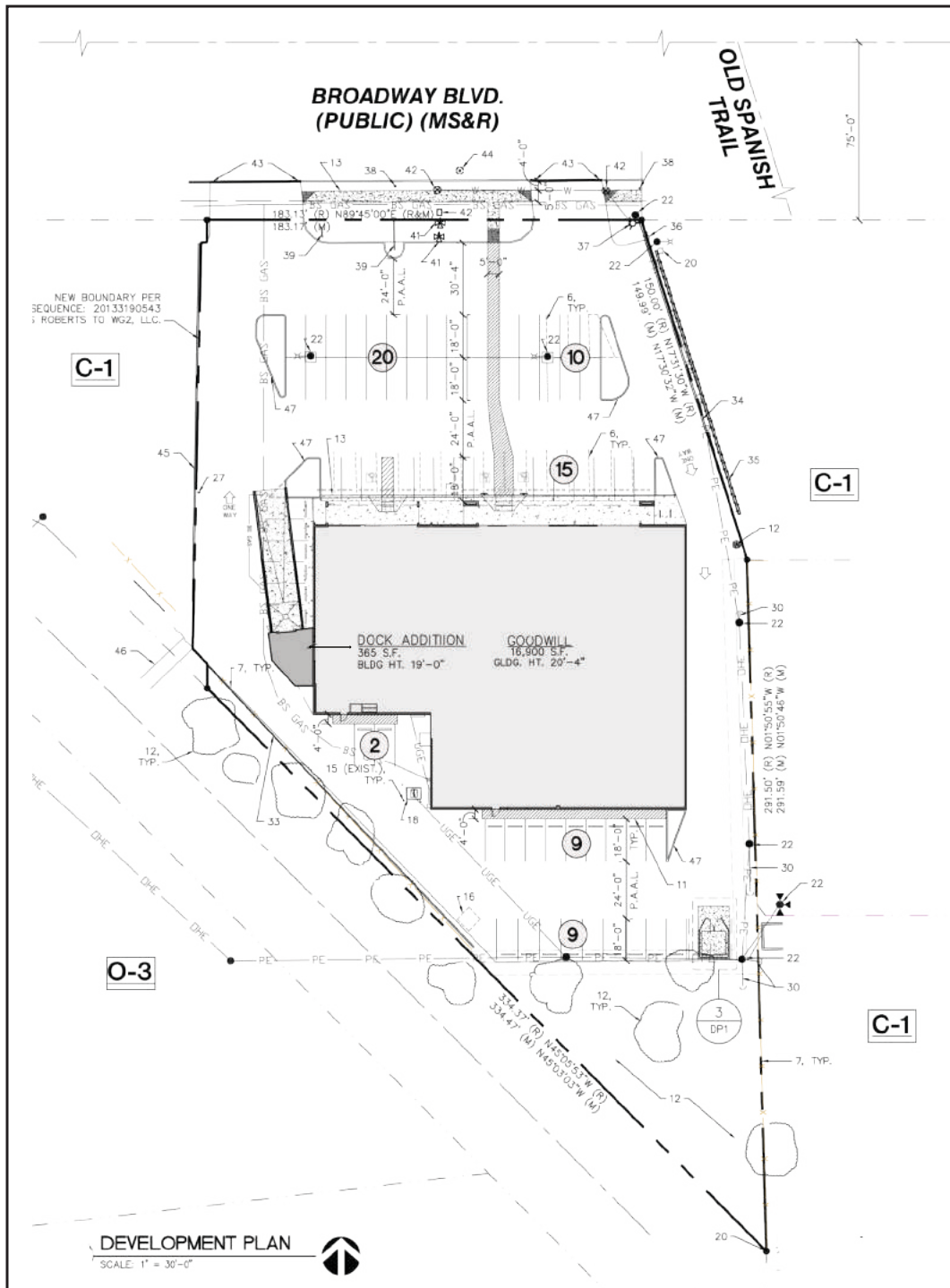
## Location

Goodwill is positioned so that access to the property is available from all portions of the Tucson area. Major north/south roadways include Harrison Road, Camino Seco, Pantano Road, Kolb Road and Wilmot Road. These roadways connect the property and the neighborhood with Interstate 10 to the southwest and the foothills residential areas to the north. Major east/west arterials include Golf Links Road, 22nd Street, Broadway Boulevard, Speedway Boulevard and Grant Road/Tanque Verde Road. These roadways connect the neighborhood with the midtown residential neighborhoods and the CBD to the West. These arterials are four and six lane roadways that have typically developed into commercial districts with residential and some industrial uses on interior streets. The area and location promotes crossover shopping. The Overall access to and from the property is considered to be very good. In addition, there is good public transportation available in the area, with various Sun Tran bus routes directly in front of the property.

There is significant commercial development within the area, with the majority of this development along major arterials such as Broadway Boulevard, 22nd Street, Speedway Boulevard and Grant Road.



1 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



## Net Leased Disclaimer

Whirlygig Properties, LLC hereby advises all prospective purchasers of Net Leased property as follows:

The information contained in the Marketing Brochure has been obtained from sources we believe to be reliable. However, Whirlygig Properties, LLC has not and will not verify any of this information, nor has Whirlygig Properties, LLC conducted any investigation regarding these matters. Whirlygig Properties, LLC makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors.

Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs.

As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Whirlygig Properties, LLC expressly denies any obligation to conduct a due diligence examination of this Property for Buyer.

By accepting this Marketing Brochure you agree to release Whirlygig Properties, LLC and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

## Confidentiality Agreement

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Whirlygig Properties, LLC and it should not be made available to any other person or entity without the written consent of Whirlygig Properties, LLC. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Whirlygig Properties, LLC.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Whirlygig Properties, LLC has not verified, and will not verify, any of the information contained herein, nor has Whirlygig Properties, LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Whirlygig Properties, LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state, and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

**ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE WHIRLYGIG PROPERTIES, LLC AGENT FOR MORE DETAILS.**

