FOR SALE

TRIPLE NET INVESTMENT OPPORTUNITY

- ***LONG STANDING TENANT***
- ***IDEAL 1031 TAX DEFERRED EXCHANGE***
- ***NO LANDLORD RESPONSIBILITIES***
- ***ABSOLUTE TRIPLE NET LEASE***
- ***GREAT LOCATION ALONG MAJOR ARTERIAL***
- ***TWO ADDITIONAL 5 YEAR OPTION TERMS***

Offered Exclusively By:

Contact: Steven J. Schnitzer, Broker
Telephone: (602) 478-1525
Email: Steven.Schnitzer@Gmail.com

PROPERTY INFORMATION

LOCATION:	810 East Greenway Parkway Phoenix, Arizona 85022
BUILDING SIZE:	4,520 Square Feet
YEAR BUILT:	1995
LOT SIZE:	0.71 Acres
LEASE TYPE:	Triple Net
LEASE TERM:	5 Years; Tenant Early Renewed in 2024
RENEWED TERM:	03/01/2025 thru 02/28/2030
NOI:	$114,708/Year
OPTION TERMS:	Two (2) – Five (5) Year Terms
OPTION TERMS NOI:	$126,178/Year 03/01/2030 thru 02/28/2035 $138,796/Year 03/01/2035 thru 02/28/2040

THE OFFERING

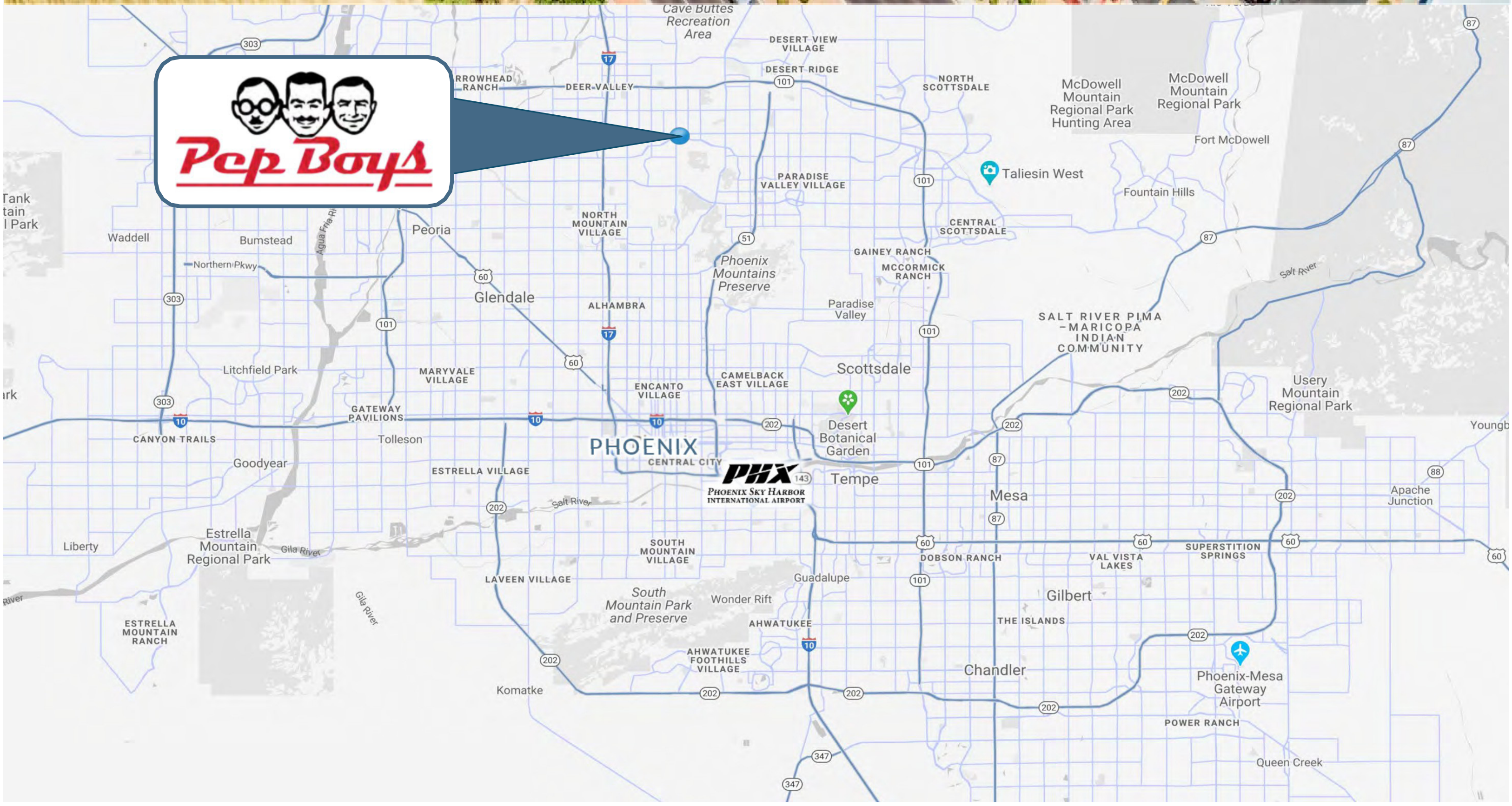
SALES PRICE:	$2,200,000	
CAP RATE:	5.21%	03/01/2025 thru 02/28/2030
		Option Terms:
	5.74%	03/01/2030 thru 02/28/2035
	6.31%	03/01/2035 thru 02/28/2040

TENANT PROFILE

Pep Boys, Manny, Moe & Jack (branded name) abbreviated as Pep Boys is an American automotive aftermarket retail and service chain. Recently, Pep Boys decided to focus their main emphasis on service and exit the retail market for products. Pep Boys was founded in 1921 with the first store in Philadelphia, Pennsylvania. In 2016, Pep Boys was acquired by Icahn Enterprises L.P. Headquartered in Philadelphia, Pep Boys core business model is automotive maintenance and repair, and fleet maintenance to its customers across the country. In 2017, Pep Boys acquired Just Brakes to add to its automotive repair expansion. Since then, Pep Boys has grown to over 900 locations throughout the United States and Puerto Rico. The mission of Pep Boys to be "people taking care of people" and their cars remains their top priority. You can visit their website at: www.pepboys.com.

Icahn Automotive Group LLC (Icahn Automotive) was formed by its parent, Icahn Enterprises L.P. (NASDAQ: IEP), to invest in and operate businesses involved in aftermarket parts distribution and service. Our businesses have a singular focus: provide premium automotive parts and services at a great value. Icahn Automotive today consists of Pep Boys® automotive aftermarket retail and service chain, Auto Plus® automotive aftermarket parts distributor, Precision Tune Auto Care® owned and franchised automotive service centers, and AAMCO Total Auto Care franchised service centers. The Company also is the licensor of Cottman Transmission and operates under several local brands. The businesses of Icahn Automotive total over 22,000 employees, over 2,000 company-owned and franchise locations, and 25 distribution centers throughout the US, Canada, and Puerto Rico. For more information, visit IcahnAutomotive.com.

BEALLS Outlet
ROSS DRESS FOR LESS
BISCUITS CAFE
BIG LOTS!
planet fitness
Pollo Loco
Pizza Hut
AVALON SCHOOL OF COSMETOLOGY
TARGET
SPROUTS FARMERS MARKET
Crystal Creek
Walgreens
"säFEwAYLl
SONORAN
”
Panera BREAD
FIVE GUYS
BANK OF AMERICA
COLD STONE
Valley Endodontics & Oral Surgery
maurices
U.S. EGG
WW
STREETS OF New York
chili's
FedEx
CHASELr
Gentle Dental
ATI
AT&T.
Wendy's
N 7th St
Marshalls
LoanMax TITLE LOANS
E Bell Rd
W Greenway Pkwy
Michaels MAKE CREATIVITY HAPPEN
PIZZA PAPA JOHN'S
Orangetheory FITNESS
SONIC
HOBBY LOBBY
Tropic Zone
LOOKOUT TAVERN
Pep Boys
WELLS FARGO



Pep Boys
Cave Buttes Recreation Area
DESERT VIEW VILLAGE
DESERT RIDGE
ROWHEAD RANCH
DEER VALLEY
NORTH SCOTTSDALE
McDowell Mountain Regional Park Hunting Area
McDowell Mountain Regional Park
Fort McDowell
Taliesin West
PARADISE VALLEY VILLAGE
Fountain Hills
NORTH MOUNTAIN VILLAGE
CENTRAL SCOTTSDALE
Waddell
Bumstead
Peoria
Northern Pkwy
Phoenix Mountains Preserve
GAINEY RANCH
MCCORMICK RANCH
Glendale
ALHAMBRA
Paradise Valley
SALT RIVER PIMA -MARICOPA INDIAN COMMUNITY
Salt River
Litchfield Park
MARYVALE VILLAGE
CAMELBACK EAST VILLAGE
Scottsdale
Usery Mountain Regional Park
ENCANTO VILLAGE
GATEWAY PAVILIONS
CANYON TRAILS
Tolleson
PHOENIX
CENTRAL CITY
Desert Botanical Garden
Goodyear
ESTRELLA VILLAGE
PHX
PHOENIX SKY HARBOR INTERNATIONAL AIRPORT
Tempe
Mesa
Apache Junction
Estrella Mountain Regional Park
Liberty
Gila River
SOUTH MOUNTAIN VILLAGE
DOBSON RANCH
VAL VISTA LAKES
SUPERSTITION SPRINGS
LAVEEN VILLAGE
Guadalupe
South Mountain Park and Preserve
Wonder Rift
Gilbert
ESTRELLA MOUNTAIN RANCH
AHWATUKEE
THE ISLANDS
AHWATUKEE FOOTHILLS VILLAGE
Chandler
Phoenix-Mesa Gateway Airport
Komatke
POWER RANCH
Queen Creek

SALES COMPARABLES

Location/Address	Sales Date	Sales Price	Size (SF)	Price /SF	Year Built	Cap Rate	Tenant
5104 East Ray Road Phoenix, Arizona	06/15/2026	$2,800,000	5,794	$483	1993	N/A	Sun Devil Auto
18415 North 35th Ave Phoenix, Arizona	04/29/2026	$2,219,000	4,835	$479	2001	6.1%	Brakes Plus
797 West Guadalupe Road Gilbert, Arizona	12/19/2025	$2,600,000	5,362	$485	1998	N/A	Tire Pros
1840 W. Happy Valley Rd Phoenix, Arizona	10/17/2025	$2,765,000	4,862	$568	2017	5.4%	Brakes Plus
Subject Property: **810 East Greenway Pkwy** **Phoenix, Arizona**	**Current**	**$2,200,000**	**4,520**	**$486**	**1995**	**5.2%**	**Pep Boys**

Note: All sales information was obtained from CoStar/COMPS and deemed to be reliable. It is your responsibility to confirm the data contained above.

For Additional Information, Contact:

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