

# Meineke Car Care Center

6757 E Southern Ave | Mesa, AZ 85206

Retail  
Investment Opportunity

Offering Memorandum



**MATTHEWS**™

# EXCLUSIVELY LISTED BY



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# PROPERTY OVERVIEW

**Meineke**

6757 E Southern Ave Mesa, AZ 85206



# INVESTMENT HIGHLIGHTS

## Property Highlights

### Absolute NNN | Extensive Lease Guarantee | Zero Landlord Responsibilities

- **Truly Passive Income:** Tenant is responsible for all taxes, insurance, and maintenance.
- **Management-Free:** Ideal for out-of-state or passive investors looking for an "armchair" investment in a high-growth Arizona market.
- **Multi-Layered Guarantee:** Non-release structure with cumulative recourse, each tenant remains liable, creating a stacked guarantee.
- **Multiple Guarantors:** Five distinct sources of lease guarantee, including personal and corporate guarantees.
- **Original Tenant Continuity:** Long-term liability remains in place through base term and options,
- **Built-in Rent Growth:** CPI increases biannually throughout the initial term and option periods, providing a hedge against inflation and consistent yield growth.

### Highly Visible Super Station Springs Shopping Mall Outparcel

- **Prime Southern Avenue Frontage:** Located directly on E. Southern Ave just west of Power Road, a primary east-west artery in Mesa, and out parceled to a major shopping mall
- **Significant Traffic Volume:** Southern Ave and Power Rd see combined traffic counts exceeding  $\pm 62,000$  Vehicles Per Day (VPD).
- **Easy Freeway Access:** Situated less than one mile from the US-60 (Superstition Freeway), allowing for easy regional access and high commuter visibility.

### Strong Demographics & Regional Retail Hub | Mesa, AZ

- **Dense, Affluent Population:** 119,000+ residents within 5 miles with average household incomes exceeding \$91,000.
- **High-Growth Market:** Located in Mesa, a key city within the rapidly expanding Phoenix-Mesa-Chandler MSA.
- **Dominant Retail Corridor:** Adjacent to Superstition Springs Center and surrounded by major national anchors including Target, Walmart, Home Depot, Kohl's, and WinCo Foods.
- **Strong Co-Tenancy:** Nearby traffic drivers include Starbucks, Chick-fil-A, In-N-Out Burger, and national auto retailers.





Hwy 60  
±132,000 VPD

Superstition Springs Center

JCPenney Bath & Body Works  
 Dillard's ULTA BEAUTY  
 TJ-maxx ROSS  
 Foot Locker DRESS FOR LESS

CHEVROLET KIA  
 TOYOTA HONDA

Walmart Supercenter  
 COX BRAKE MASTERS TACO BELL

BEST BUY ASHLEY  
 Applebee's HALF PRICE BOOKS  
 Olive Garden Burlington  
 ACE Hardware

target WinCo FOODS  
 FLOOR & DECOR  
 PET SMART  
 HARBOR FREIGHT  
 QUALITY TOOLS LOWEST PRICES  
 DISCOUNT TIRE  
 FIVE GUYS

SureStay PLUS  
 by BEST WESTERN

J&AO easy

Quick Lane  
 TIRE & AUTO CENTER

enterprise

BW Best Western  
 Denny's McDonald's

The Cheesecake Factory

OfficeMax

BLT KITCHENS

Southwest  
 Camino Real Associates

Subject Property


UROLOGIC SURGEONS  
 OF ARIZONA

BANK OF AMERICA

E Southern Ave ± 19,000 VPD


S Power Rd ± 43,000 VPD




 Calusa Trace Apartments Complex

E Main St ± 22,120 VPD




 Pueblo Seco Condominium Condo Complex



 Banner Baywood Medical Center ±324 Beds



 Madison Elementary ±378 Students

Superstition Springs Center

 Sunland Village Golf Club Golf Course



 Golden Hills Golf Club

 Franklin Junior High School ±282 Students



 Subject Property

E Southern Ave ± 19,000 VPD



 Wilson Elementary ±473 Students



 60 ± 209,100 VPD

 Banner Gateway Medical Center ±286 Beds



 60



Google Earth

**6757 E Southern Ave**  
Mesa, AZ 85206

**±2,507 SF**  
GLA

**1997**  
Year Built

**±62,000**  
Vehicles Per Day

**Absolute NNN**  
Lease Type



# FINANCIAL OVERVIEW

**Meineke**

6757 E Southern Ave Mesa, AZ 85206



# FINANCIAL SUMMARY

**\$1,595,000**

List Price

**6.43%**

Cap Rate

**±0.57 AC**

Lot Size

## Property Details

Tenant Trade Name                      Meineke Car Care Center

Lease Guarantors                      Four Personal Guarantees,  
Freedom Auto Group, LLC,  
Right Way Automotive, Inc.

Lease Type                                      Absolute NNN

Original Lease Term                      10 Years

Lease Commencement Date              07/23/2022

Lease Expiration Date                      07/22/2032

Term Remaining on Lease                      ±6.3 Years

Increases                                      CPI-based increases will be capped  
at 2% and applied biannually

Options    One, 5-Year Option

Annual Rent                                      \$103,000



# TENANT SUMMARY

Year Founded  
1972

Headquarters  
Charlotte, NC

Ownership Status  
Public

Employees  
10,000+

Locations  
900

Annual Revenue  
2.3+ Billion



## Tenant Overview

Meineke Car Care Centers is a leading automotive repair franchise specializing in full-service vehicle maintenance and repair solutions across the United States and internationally. Headquartered in Charlotte, North Carolina, Meineke supports a vast network of independently owned and operated locations that provide services including brake repair, exhaust system service, oil changes, tires, and general automotive maintenance. Backed by strong brand recognition and national marketing support, Meineke combines local ownership with corporate expertise to deliver reliable, convenient, and affordable car care solutions to individual consumers and fleet customers alike.

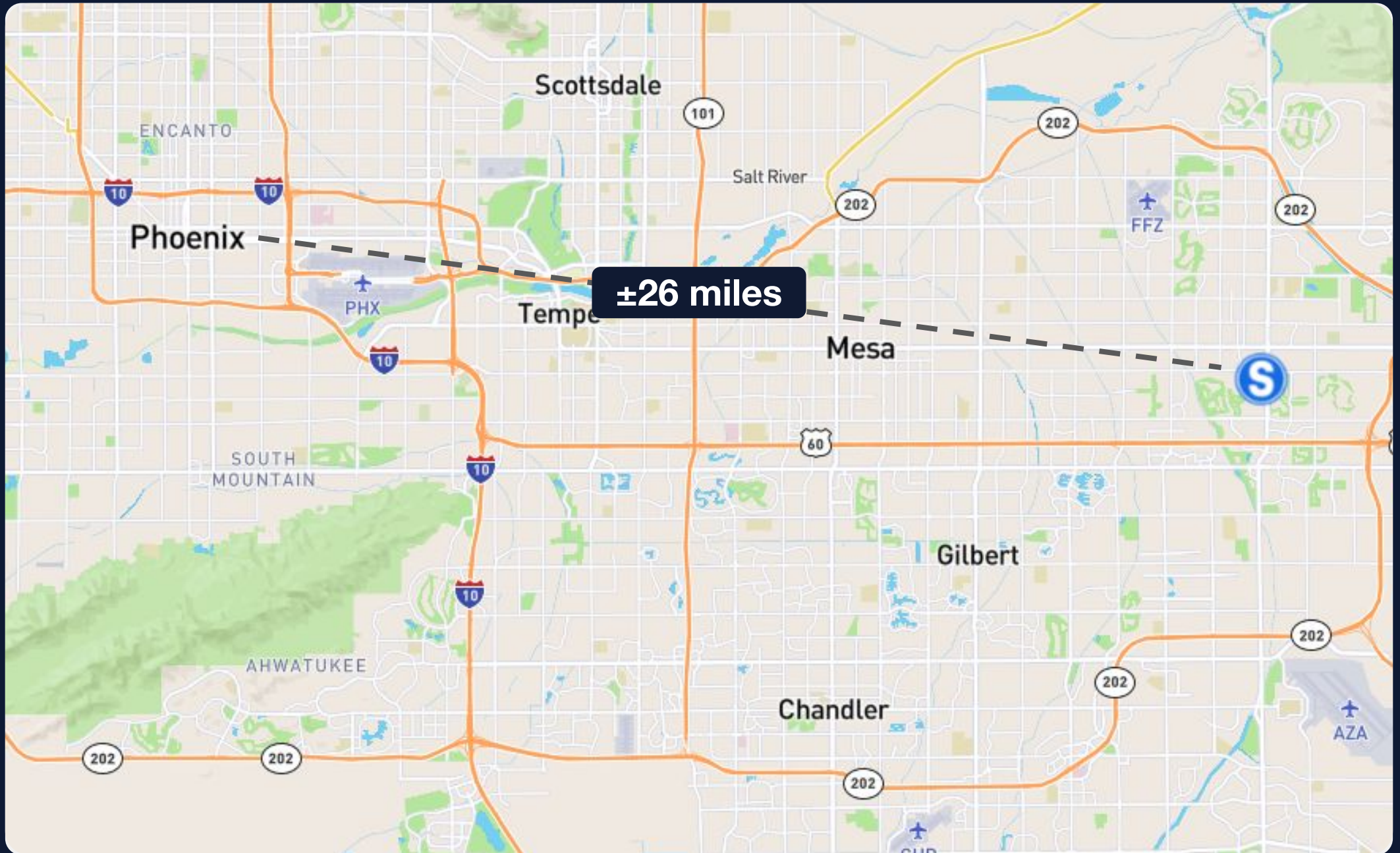
## Why Invest in Meineke?

- **Extensive Operational Scale:** With more than 900 locations across North America, Meineke operates within a highly fragmented automotive repair industry. Its national footprint, centralized procurement capabilities, and shared services platform provide franchisees with purchasing power, marketing scale, and operational efficiencies that independent operators often lack.
- **Credit Stability with Upside Potential:** As part of Driven Brands, Meineke benefits from access to established capital markets and structured financial management. While the broader automotive service sector may carry moderate leverage typical of franchise platforms, the essential nature of vehicle maintenance supports steady demand, even during economic slowdowns.
- **Growth via Acquisitions and Organic Expansion:** Driven Brands has a strong history of strategic acquisitions and brand expansion within the automotive services space.
- **Strong Brand and Market Position:** Founded in 1972, Meineke is a nationally recognized automotive service brand known for convenient, full-service repair and maintenance. Its combination of local franchise ownership and national marketing support positions it as a trusted, go-to provider for everyday drivers seeking reliable and affordable car care.

# MARKET OVERVIEW

**Meineke**

6757 E Southern Ave Mesa, AZ 85206



# MESA, AZ

## Market Demographics

**507,478**  
Total Population

**\$78,779**  
Median HH Income

**3.32%**  
Population Growth Since 2020



## Local Market Overview

Mesa, Arizona is one of the fastest-growing cities in the Phoenix metropolitan area, with a population exceeding 500,000 residents supported by continued regional expansion and in-migration. The median age of approximately 37 years reflects a balanced demographic profile of young professionals, families, and retirees. The local labor force includes more than 250,000 employed residents across diverse sectors such as healthcare, retail trade, manufacturing, and business services, underscoring a broad and stable economic base. Educational attainment exceeds 30% bachelor's degree or higher, supporting workforce depth and household income growth. Strong owner occupancy levels (~64%) and a median home value of approximately \$364,300 reflect residential stability and sustained housing demand, reinforcing the city's long-term viability for retail and commercial investment.

## Property Demographics

Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	8,186	124,776	307,150

Households	1-Mile	3-Mile	5-Mile
Current Year Estimate	4,242	54,808	125,749

Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$98,289	\$102,792	\$113,719

# PHOENIX, ARIZONA MSA

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.1 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

**5.19M**

Total Phoenix MSA  
Population

**1.7%**

Annual Population Growth  
(2020-2025)

**\$398B**

Gross Domestic Product  
(GDP) in 2023

**1.6%**

Annual Employment Growth  
(2023-2024)



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 6757 E Southern Ave, Mesa, AZ, 85206 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.