



# Classic Collision

**\$3,200,000 | 7.50% CAP**

191 N Rennick Dr, Apache Junction, AZ 85120 (Phoenix)

- ✓ **Strong National Tenant** (300+ locations)
- ✓ **Above Market Returns** (7.5% CAP)
- ✓ **NN Lease** with Low Management Requirements
- ✓ **Corporate Guaranteed Lease**
- ✓ **Dense Infill Area** with Adjacent New Retail Developments



Classic Collision, founded in 1983 in Atlanta, Georgia, is a **leading provider** of auto body repair services in the U.S., operating over 300 advanced repair facilities across 18 states. Known for its integrity and **high-quality service**, the company offers collision repair, auto glass repair, and ADAS calibration using cutting-edge diagnostics and **eco-friendly practices**.



# INVESTMENT OVERVIEW

CLASSIC COLLISION APACHE JUNCTION, AZ



Subject Property

## CONTACT FOR DETAILS

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### Notice to AZ Residents & Property Owners:

Consistent with State of AZ regulations, please direct all inquiries to AZ Broker.

# \$3,200,000

## 7.50% CAP

NOI

\$240,000

Building Area

±18,900

Land Area

±1.44 AC

Year Renovated

2024

Lease Type

NN

Occupancy

100%

- ✓ **Rent Commencement:** January 20, 2024
- ✓ **2024 Renovated, 18,900 SF Building on 1.44 Acres; 10-Year NN Lease** with (3) 5-Year Option to Renew and a \$21,000 Rent Increase Every Month in Years 6-10
- ✓ **Subject Property is Located on N Rennick Dr, Right off Apache Trail (23,653+ Combined VPD).** Apache Trail is a historic and scenic route that extends approximately 40 miles northeast through the Superstition Mountains to the Theodore Roosevelt Dam. It has become a popular destination for travelers seeking to experience Arizona's rugged beauty.
- ✓ **Excellent Demographics in a Growing Area of the Phoenix MSA -** There are approximately 126,790 residents living within 5 miles of the subject property that have an average household income of nearly \$100,000.
- ✓ **Less than a Mile from Central Arizona College (Superstition Mountain Campus) -** SMC provides a wide range of academic, career training, and personal enrichment courses. Conveniently accessible from Highway 60, the campus blends the historic charm of the Old West with modern facilities equipped with cutting-edge learning technology. In January 2025, they celebrated an expansion of this campus.
- ✓ **Apache Junction, AZ is Experiencing Major Growth & Development -** Driven by its proximity to the Phoenix MSA, Apache Junction is projected to add 30,000 residents over the next decade, making it an increasingly attractive location for businesses and families. The extension of State Route 24 and the U.S. 60 Corridor also increases connectivity and makes Apache Junction more attractive for manufacturing and logistics industries.
- ✓ **Phoenix is the 5th Largest City in the Country,** with one of the fastest-growing job markets and economies in the US. A few of Phoenix's top industries include high technology, manufacturing, bioscience research and advanced business services.

\*Tenant has a Right Of First Offer to purchase the property

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

**SECURE**  
NET LEASE



# TENANT OVERVIEW

CLASSIC COLLISION APACHE JUNCTION, AZ

## Classic Collision

**Guarantor:** Classic Collision, LLC (A Delaware company)

REVENUE  
**Est \$1B**

LOCATIONS  
**300+**



[Classic Collision.com](https://ClassicCollision.com)

Classic Collision, established in 1983 in Atlanta, Georgia, is a prominent provider of auto body repair services in the United States. Over the past four decades, the company has expanded significantly, operating over 300 state-of-the-art repair facilities across 18 states. This growth reflects their commitment to delivering high-quality service with integrity and honesty.

Classic Collision offers a comprehensive **range of services**, including collision repair, auto glass repair, and advanced driver-assistance systems (ADAS) calibration. They employ **cutting-edge diagnostic tools** and environmentally friendly practices to restore vehicles to their pre-accident condition. The company holds **numerous manufacturer** certifications and factory-direct training, positioning them as a leader in comprehensive collision repair.

The company's **growth strategy** includes acquiring and renovating repair facilities to enhance their service offerings. For instance, in December 2024, Classic Collision **opened newly renovated** facilities in Kentucky, Ohio, and Washington, marking their entry into Kentucky and Ohio and expanding their presence in Washington. These upgrades underscore their dedication to redefining the **collision repair experience** with advanced technology and customer-focused services.



Subject Property



# IN THE NEWS

— CLASSIC COLLISION    APACHE JUNCTION, AZ

## Classic Collision Expands in Arizona

JANUARY 15, 2024 (BODYSHOP BUSINESS STAFF)

**Classic Collision has announced the acquisition of Painters Collision Centers in Apache Junction, Chandler and Queen Creek, Ariz.**

With over **35 years** of collision industry experience, Painter’s Collision Centers has been family-owned with the goal of providing prompt, friendly, professional service while **performing safe and proper vehicle repairs**. Painters Collision Centers has been the **top performer** in the Greater Phoenix area, and we look forward to welcoming them to the Classic family as we expand our presence in Arizona,” said Toan Nguyen, CEO of Classic Collision.

Our reputation was built on a foundation of quality repairs and unparalleled customer service, and we believe Classic Collision is the right organization to keep our foundation intact,” said James Huard, former owner of Painters Collision Centers.

Classic Collision is continuously looking to add new **collision repair locations** and automotive glass businesses to its **existing network** as well as expand into new markets within the U.S.

EXPLORE ARTICLE

## Classic Collision Hits 300-Shop Milestone

JASON STAHL, NOVEMBER 18, 2024 (BODYSHOP BUSINESS)

**Classic Collision announced it has opened its 300th state-of-the-art location and is celebrating this milestone with their teammates across its 18-state footprint.**

This milestone represents a **significant expansion** and the privilege of opening new markets in East Texas and Southern California. Alongside this growth, Classic Collision has **strengthened their presence** in key regions like Colorado, Florida, Virginia and North Carolina. Classic owes this achievement to the **dedication and hard work** of the entire Classic family, and the company is excited to celebrate with all of their teammates and thanks them for their **continued commitment** to the company’s shared vision.

We are incredibly proud to reach yet another major milestone in our journey with the opening of our 300th location in La Mesa, California,” said Toan Nguyen, CEO of Classic Collision.

“This achievement reflects our team’s dedication to providing exceptional service and our continued commitment to expanding our presence nationwide while maintaining the **highest standards** in the collision repair industry. As we celebrate this remarkable growth, we want to extend our **deepest gratitude** to our loyal customers and partners who have supported us throughout this journey.”

Classic Collision is continuously looking to add **new collision repair locations** and **automotive glass businesses** to its existing network as well as expand into new markets within the U.S.

EXPLORE ARTICLE

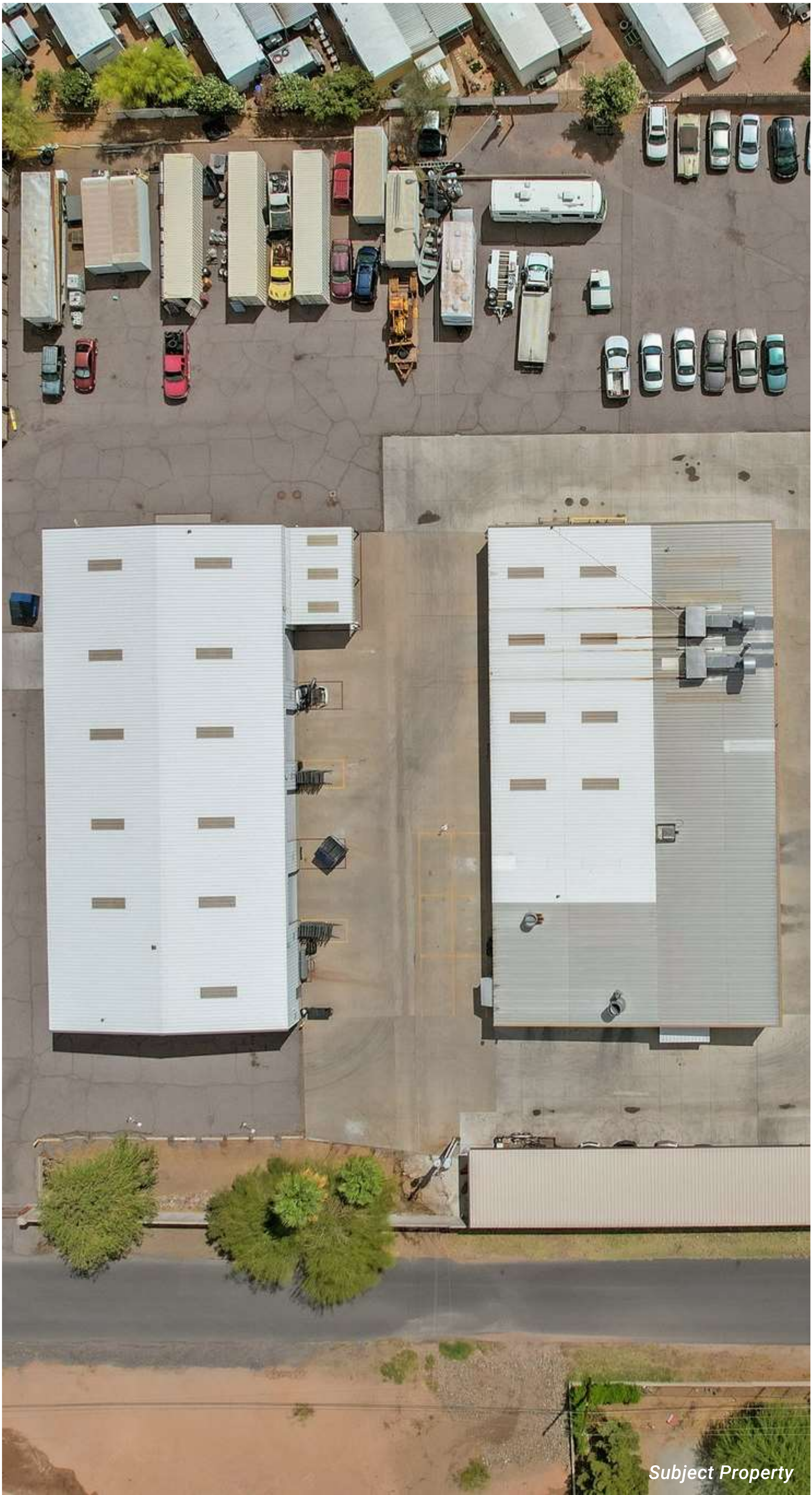


LEASE OVERVIEW

CLASSIC COLLISION    APACHE JUNCTION, AZ

Initial Lease Term	10 years
Rent Commencement	20-Jan-24
Lease Expiration	31-Jan-34
Lease Type	NN
Rent Increases	Years 6-10: \$21,000 Per Month
Annual Rent YRS 1-5	\$240,000
Annual Rent YRS 6-10	\$252,000
Option 1	5 Years @ \$264,600 Per Year
Option 2	5 Years @ \$277,830 Per Year
Option 3	5 Years @ \$291,721.56 Per Year

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



Subject Property





CVS pharmacy

Bashas' LESLIE'S SUBWAY

CUBESMART self storage

LOOP 202

DOLLAR TREE O'Reilly AUTO PARTS BURGER KING WING STOP

SMITH JUNIOR HIGH SCHOOL (762 STUDENTS)  
TAFT ELEMENTARY SCHOOL (506 STUDENTS)  
LEADING EDGE ACADEMY EAST MESA (262 STUDENTS)

SOUSA ELEMENTARY SCHOOL (374 STUDENTS)

TRACTOR SUPPLY CO

Domino's

DOLLAR TREE CATO Starbucks Jack in the box

Papa Murphy's NAPA UPS DQ

O'Reilly AUTO PARTS

CLASSIC COLLISION™  
**SUBJECT PROPERTY**  
191 N. RENNICK DR.

N RENNICK DRIVE ±69 VPD

BURGER KING

True Value

W APACHE TRAIL ±10,465 VPD

fray's BIG TIRES SUBWAY Wendy's Starbucks

RED MOUNTAIN FREEWAY ±76,846 VPD

CVS pharmacy

Pizza Hut HUE97 (184 UNITS)

fray's Little Caesars Starbucks

Jack in the box

PATTERSON SCHOOL (742 STUDENTS)

HOBBY LOBBY E6SFITNESS DOLLAR TREE Wendy's brakes plus FIREHOUSE SUBS Little Caesars

Walmart Supercenter planet fitness SAFEWAY AutoZone RFC

DUTCH BROS

bealls OUTLET DOLLAR GENERAL Little Caesars ACE SONIC

ROSS DRESS FOR LESS CVS pharmacy Walgreens Popeyes UPS TACO BELL goodwill

SKYLINE HIGH SCHOOL (2,127 STUDENTS)

SUPERSTITION HIGH SCHOOL

TACO BELL

SPROUTS FARMERS MARKET McDonald's Baskin Robbins

IMAGINE PREP SUPERSTITION (283 STUDENTS)

CACTUS CANYON APACHE JUNCTION JUNIOR HIGH SCHOOL (620 STUDENTS)

HIGH SCHOOL (864 STUDENTS)

WAFFLE HOUSE

6

LOWE'S

DUNKIN'

SONIC

SHERWIN WILLIAMS DUTCH BROS

Albertsons SUBWAY McDonald's Starbucks TACO BELL

ExtraSpace Storage

THE HOME DEPOT Firestone Popeyes Jack in the box

E6SFITNESS Cane's WHATABURGER

60

HIGHWAY 60 ±45,378 VPD

Walmart Supercenter KOHL'S Michaels Marshalls PET SMART MATTRESS FIRM FAMOUS footwear OLD NAVY DEL TACO MOD KFC Panera Bread

U-HAUL

HYUNDAI

Bashas' Great Clips DQ

SMOOTHIE KING

LA FITNESS chili's SUBWAY IN-N-OUT BURGER Starbucks Chipotle

DESERT RIDGE JUNIOR HIGH SCHOOL (950 STUDENTS)

DESERT RIDGE HIGH SCHOOL (2,222 STUDENTS)

fray's BURGER KING





EV GATEWAY

fray's  
BIG TIRES  
SUBWAY  
Wendy's  
PANDA EXPRESS  
Starbucks

CENTRAL ARIZONA  
COLLEGE

ROSS  
DRESS FOR LESS  
Walgreens  
POPEYES  
ups  
TACO BELL

60

HIGHWAY 60  
(45,378 VPD)

True Value

jiffy lube

CVS pharmacy

DISCOUNT  
TIRE

Pizza  
Hut

bealls  
OUTLET

DOLLAR GENERAL

ACE  
Hardware

ARMED & DANGEROUS

U-HAUL

BURGER  
KING

WELLS  
FARGO

HANDLEBAR  
PUB & GRILL

Apache Junction  
Tires & Service

APACHE TRAIL  
(10,465 VPD)

Little Caesars

SONIC

CC CLASSIC  
COLLISION

FIRST  
CHOICE  
GLASS

FRANCIS & SONS  
CAR WASH

DOWNTOWN  
PHOENIX  
CITY OF  
PHOENIX  
30 MILES

N RENNICK DRIVE  
(699 VPD)





FOUR PEAKS  
ELEMENTARY SCHOOL  
(437 STUDENTS)

APACHE JUNCTION  
Arizona

EAST VALLEY  
INSURANCE

CIRCLE K

USPS.COM

ARIZONA  
88

SUNOCO

N APACHE TRAIL  
(5,562 VPD)

QUAIL CREEK  
(153 UNITS)

genoa  
healthcare

Saguaro  
REHABILITATION & AQUATIC THERAPY

ARMED & DANGEROUS

True Value

HANDLEBAR  
PUB & GRILL  
APACHE JUNCTION, AZ

Apache Junction  
Tires & Service

CC CLASSIC COLLISION

N RENNICK DRIVE  
(699 VPD)

APACHE TRAIL  
(10,465 VPD)

DOWNTOWN  
PHOENIX  
CITY OF  
PHOENIX  
30 MILES

FRANCIS & SONS  
CAR WASH

FIRST CHOICE  
GLASS

PAWN





DOWNTOWN  
PHOENIX



30 MILES



N RENNICK DRIVE  
(699 VPD)



APACHE TRAIL  
(10-465 VPD)

CLASSIC  
COLLISION



# SITE OVERVIEW

CLASSIC COLLISION    APACHE JUNCTION, AZ

	Year Built	2024 Renovated
	Building Area	±18,900 SF
	Land Area	±1.44 AC

## NEIGHBORING RETAILERS

- Walmart Supercenter
- Kohl's
- The Home Depot
- Fry's Marketplace
- Marshalls
- Ross Dress For Less
- Old Navy
- Hobby Lobby
- Bealls Outlet
- Safeway





# PROPERTY PHOTOS

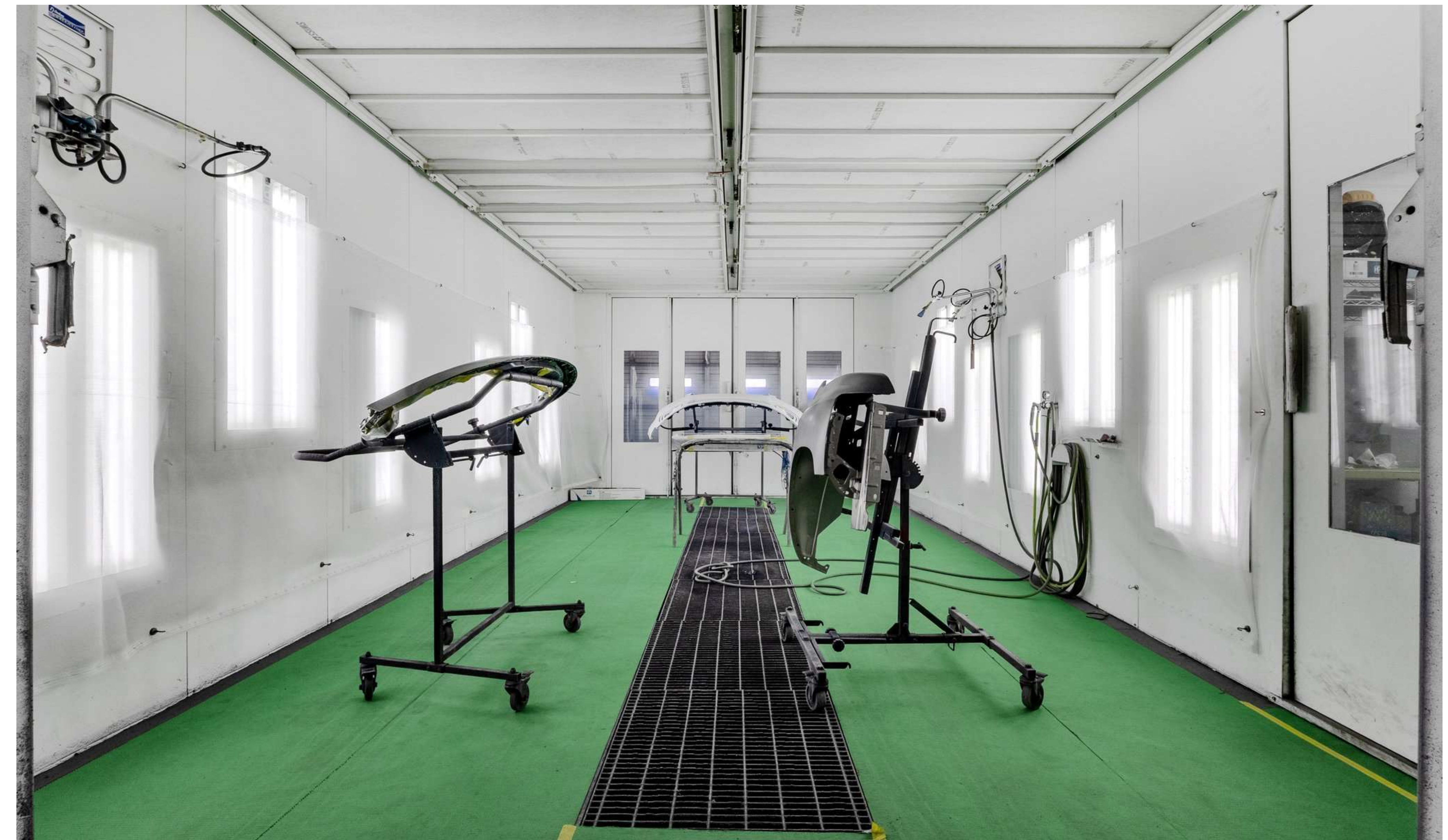
CLASSIC COLLISION APACHE JUNCTION, AZ





# INTERIOR PHOTOS

CLASSIC COLLISION APACHE JUNCTION, AZ





# SITE OVERVIEW

CLASSIC COLLISION APACHE JUNCTION, AZ





# SITE OVERVIEW

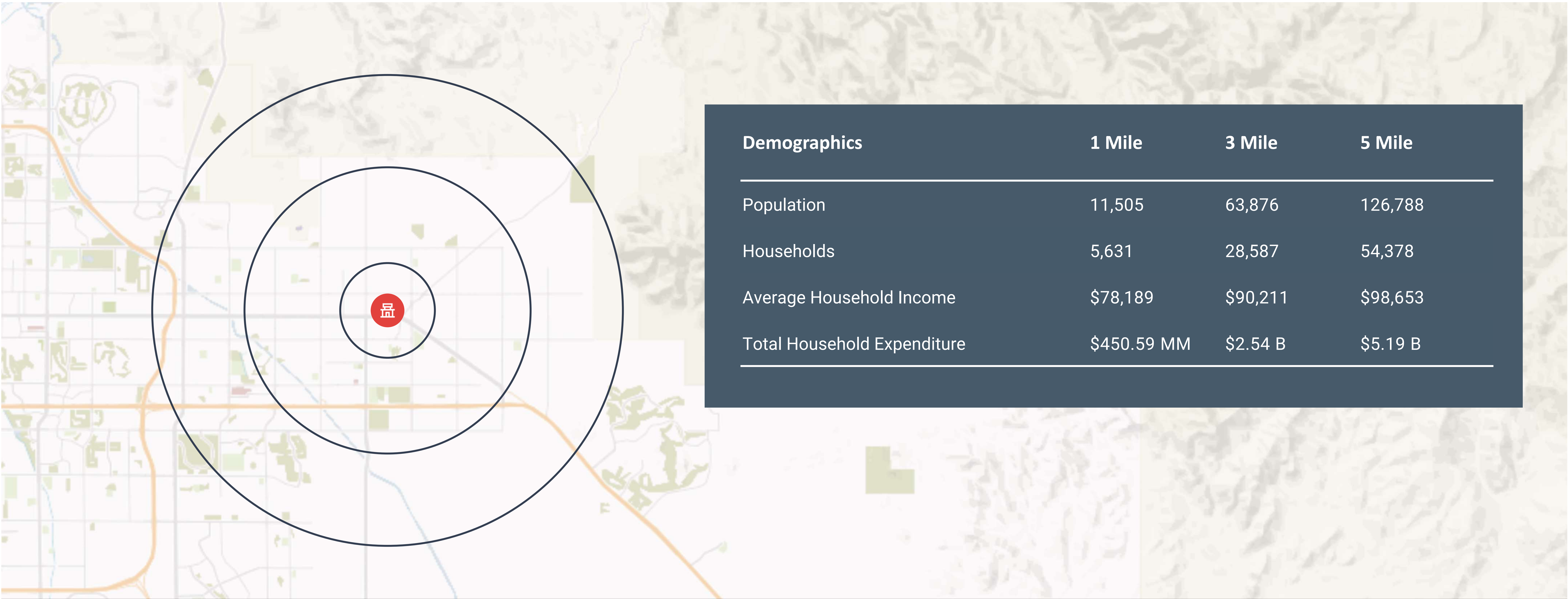
CLASSIC COLLISION    APACHE JUNCTION, AZ





# LOCATION OVERVIEW

CLASSIC COLLISION    APACHE JUNCTION, AZ



## ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1.

Banner Health (41,435)
2.

Amazon.com Inc (40,000)
3.

State of Arizona (39,172)
4.

Walmart Inc (38,309)
5.

Arizona State University (34,421)
6.

Fry's Food Stores (21,012)
7.

University of Arizona (19,823)
8.

Dignity Health Arizona (16,525)
9.

City of Phoenix (15,645)
10.

Wells Fargo & Co (15,500)



# LOCATION OVERVIEW

CLASSIC COLLISION    APACHE JUNCTION, AZ



Most Populated US State Capital

ONLY STATE CAPITAL W/ POP. EXCEEDING 1M RESIDENTS

15+ Sporting Teams

HOME TO MLB, NFL, MBA, AND NHL TEAMS ALONG WITH MINOR LEAGUE TEAMS

With a population of around 1.6 million residents, the city of Phoenix is the capital and the most populous city in Arizona.

It is also the fifth-most populous city in the nation.

Phoenix is the most populous state capital in the nation, the fifth most populous city in the U.S., and the most populous city in the state of Arizona.

The Phoenix Metropolitan Area – often referred to as the Valley of the Sun, the Salt River Valley, or Phoenix Metro – is a metropolitan area, centered on the city of Phoenix, that includes much of the central part of the U.S. state of Arizona.

The United States Office of Management and Budget designates the area as the Phoenix-Mesa-Scottsdale Metropolitan Statistical Area (MSA), defining it as Maricopa and Pinal counties. Greater Phoenix encompasses 2,000 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe and Mesa. Maricopa County, in which Phoenix is located, covers more than 9,000 square miles. Phoenix’s elevation is 1,117 feet, and the city’s horizon is defined by three distinct mountains: South Mountain, Camelback Mountain and Piestewa Peak.



IN THE NEWS

CLASSIC COLLISION    APACHE JUNCTION, AZ

# Arizona wins 4th consecutive Gold Shovel award for economic development

JUNE 24, 2024 (KTAR NEWS)

Arizona was named a recipient of a Gold Shovel award by Area Development magazine, the state’s fourth consecutive gold shovel.

Now in its **19th year**, Area Development’s Shovel Awards honor states for job creation, economic growth, investing in innovation, **improving infrastructure**, expanding facilities and other attributes that are **desirable to employers**.

Per Area Development, Arizona’s largest projects will add more than 7,000 jobs after nearly \$8 billion in investments.

Arizona, which falls in the states with populations between **5 million and 8 million** category, has been **awarded six gold shovel** and six silver shovel awards since 2007, but the six gold shovels have all come in the past eight years.

“We’re honored Arizona has been **recognized** with a Gold Shovel award for the fourth consecutive year,” President and CEO of the Arizona Commerce Authority Sandra Watson said in a release. “These projects collectively represent billions in capital investment and thousands of **projected new jobs** in growing industries, creating economic opportunity for Arizonans statewide. We’re grateful to Governor Hobbs for her leadership and to work alongside all of our state, local and federal partners to continue growing and advancing Arizona’s economy.”

The magazine awarded LG Energy Solution’s investment in Queen Creek one of the 15 **“Manufacturing Projects of the Year”** and one of 10 “Cleantech Projects of the Year.”

In 2022, LG Energy Solution picked Queen Creek for a battery manufacturing facility. The **\$5.5 billion** property is expected to bring thousands of **new jobs** to the area.

EXPLORE ARTICLE



# Mesa, Phoenix rank in Top 3 cities for economic growth in U.S.

BROOKE MILLER, JUNE 04, 2018 (AZ BIG MEDIA)

In an economic landscape that is constantly changing, a city’s prosperity is not only brought by a robust job market, but also by investments in infrastructure, local entrepreneurship, innovation, and community.

Therefore, we took into consideration metrics such as **population growth**, GDP, employment rates, trade activity, and other **economic indicators**, all of which can be found.

Mesa and Phoenix won a spot in our best U.S. cities for economic growth study, ranking #1 and #3 large cities. At the same time, Surprise ranked #5 small city;

- Showing data at metro area level, both Mesa and Phoenix registered the highest increase, among large cities, in infrastructure at **34.26% in 2022** compared to 2018 – resting at more than **16,000 miles**. However, Surprise got the 4th spot in its respective population bracket for the same metric;
- For the same reason, all three cities recorded a 37.82% growth in GDP, surpassed only by Austin, TX (**46.33%**) in the large cities category and mostly by Texas and Idaho locations in the small cities category;
- Moreover, Phoenix stood out with **54% more business applications** between 2018-2022, accompanied by a rise in the **employment rate by 2%**;
- At state level, Gilbert and Chandler also found a spot each among the best mid-sized U.S. cities for economic growth, **ranking #1 and #3**;
- Nationally, Nampa, ID, snatched first place in the **small cities category**, thanks to the 3.5% drop in unemployment.

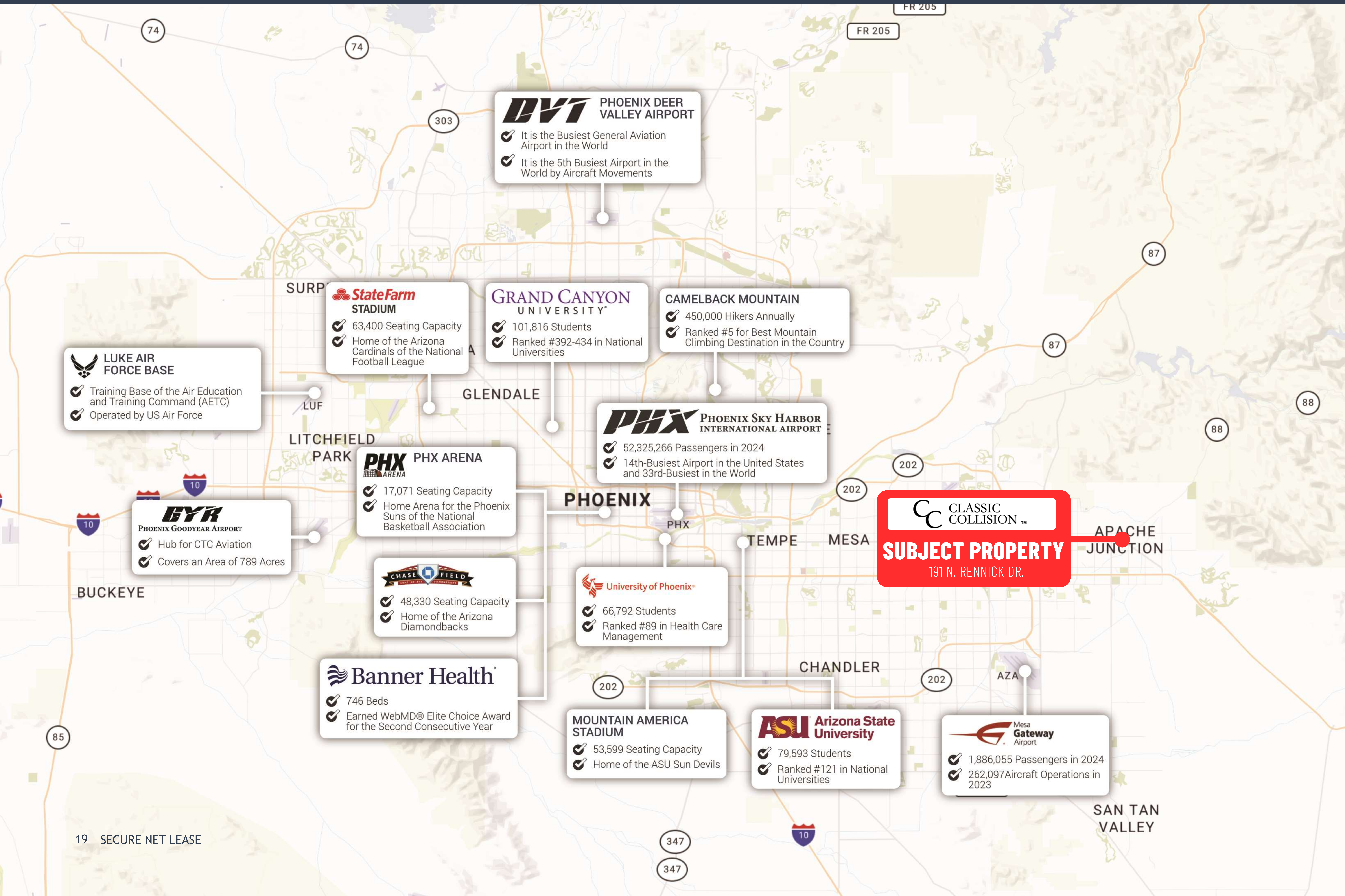
EXPLORE ARTICLE





# METRO AREA

CLASSIC COLLISION APACHE JUNCTION, AZ





## Dallas

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## Los Angeles

### Office

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### CALL FOR ADDITIONAL INFORMATION

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