



BRAND NEW 20- YEAR ABSOLUTE NNN LEASE

AVONDALE (PHOENIX MSA), ARIZONA

CIA commercial
investment
advisors
OFFERING MEMORANDUM



FILE PHOTO

10815 WEST MCDOWELL ROAD | AVONDALE (PHOENIX MSA), ARIZONA 85392

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HIGHLIGHTS



PRICE	CAP RATE	NOI
\$2,880,000	5.00%	\$144,000

POINTS OF INTEREST

Retailers | Entertainment: Retailers within 5 miles include Walmart, Target, Costco, Sam’s Club, Home Depot, Lowe’s, Hobby Lobby, Kohl’s, Marshalls, Ross Dress for Less, Sportsman’s Warehouse, Old Navy, JCPenney, Best Buy, Five Below, Boot Barn, DSW, Guitar Center, Michaels, Joann Fabric, PetSmart, Sprouts, Fry’s Signature, Harkins Theatres, Main Event

Higher Education: 5 miles from **Estrella Mountain Community College** - a public community college offering numerous associate degrees, university transfer partnerships & certified programs averaging about 14,000 students per year

Healthcare: 3 miles from **Banner Estrella Medical Center** - a full service medical campus, the 317 all-private bed hospital offering an array of medical services; 4 miles from **Abrazos West Campus** - a general medical & surgical hospital with 200 beds

BRAND NEW 20-YEAR ABSOLUTE NNN LEASE

The Property benefits from a brand new 20-year Absolute NNN lease with attractive 7% rental escalations every 5 years with two 5-year options to renew.

TENANT

KBP Inspired, LLC is a **117-unit Arby’s entity (subsidiary holding of KBP Brands - ±1,000 unit operator)** with locations in Maryland, Virginia, North Carolina, Florida & Arizona

BRAND NEW CONSTRUCTION

New, high-quality, build-to-suit construction of Arby’s newest prototype with impressive 16-car stack in dual drive-thru - slated to open March 1, 2024 (est.)

HIGH TRAFFIC COUNTS | VISIBILITY

Situated on a ±0.935-acre parcel with great visibility/access on N 107th Ave (main North/South thoroughfare in Avondale) by the I-10 exit (247,296 CPD) where traffic counts exceed 22,380 CPD!

AFFLUENT 2023 DEMOGRAPHICS

2023 Population (5-mi)	279,725
2023 Households (5-mi)	83,815

2023 Average Household Income (3-mi) \$106,338

PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS	10815 W McDowell Road Avondale, Arizona 85392
TENANT	KBP INSPIRED, LLC
LESSEE ENTITY TYPE	Franchise
GROSS LEASABLE AREA	±2,364 SF
LOT SIZE	±0.935 acre
YEAR BUILT	March 2024 (Est. - Under Construction)
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	20 years (New)
RENTAL INCREASES	7% every 5 years
RENT COMMENCEMENT DATE	March 1, 2024 (Est.)
EXPIRATION DATE	February 29, 2044 (Est.)
OPTIONS	Two 5-Year Renewal Options



RENT ROLL

	TERM*	ANNUAL RENT	CAP RATE
Years 1-5	03/01/24 to 02/28/29	\$144,000	5.00%
Years 6-10	03/01/29 to 02/28/34	\$154,080	5.35%
Years 11-15	03/01/34 to 02/28/39	\$164,866	5.72%
Years 16-20	03/01/39 to 02/29/44	\$176,406	6.13%
			5.55% AVG ANNUAL RETURN
RENEWAL OPTIONS			
1st Option	03/01/44 to 02/28/49	\$188,755	
2nd Option	03/01/49 to 02/28/54	\$201,967	

* Estimated dates are subject to change based on construction completion and tenant opening.

TENANT OVERVIEW



KBP Brands is named one of the Top 100 Private Companies & Corporate Report 100 Fastest Growing Companies.

1,000+
Restaurants

25+
States

15,000+
Employees

INDUSTRY ACCOLADES

#3
Top 100 Growth in U.S. Food Service Revenue
by Nation's Restaurant News

#5
The 2021 Mega 99 Rankings
by Multi-Unit Franchisee Magazine & FRANdata

#76
Top 100 U.S. Food Service Revenue
by Nation's Restaurant News

#4
Franchise Times'
Restaurant 200

#11
Franchise Times' list of
Top 200 Franchisees in the U.S.

GROWTH ACCOLADES

Named as one of Ingram's
Top 100 Fastest Growing Companies
for 8 Consecutive Years

Ranked as one of the
Top 100 Privately Held Companies
by Ingram's for 7 Consecutive Years

KBP named one of Franchise Times'
2017 Dealmakers of the Year
which recognizes the boldest players driving mergers and acquisitions in franchising

Named a
Top Private Employer in 2017, 2018, 2019 & 2020
by the Kansas City Business Journal

Consistently ranked among the
10 Fastest Growing Restaurant Companies
in the country

Recognized as one of the
Top 50 Fastest Growing Companies in Kansas City for 5 Consecutive Years
by the Kansas City Business Journal



KBP Inspired, LLC is a 117-unit Arby's entity (subsidiary holding of KBP Brands) with locations in Maryland, Virginia, North Carolina, Florida & Arizona.

<https://kbpinspired.com/>

OTHER BRANDS OF KBP



FQSR, LLC (the largest KFC franchisee in the U.S.) operates ±800 locations in 28 states.

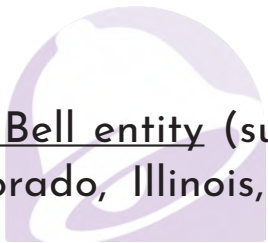
<https://kbp-foods.com/>

* Tenant on lease is FQSR, LLC and encompasses all ±800 KFC restaurant locations!



KBP Bells, LLC is a 47-unit (and growing) Taco Bell entity (subsidiary holding of KBP Brands) with locations in Colorado, Illinois, Kansas, Missouri, New Mexico & New York.

<https://kbpbells.com/>



<https://kbpbrands.com/our-brands/>

SITE PLAN



Brand new construction - slated to open March 1, 2024 (est.)



Arby's latest prototype



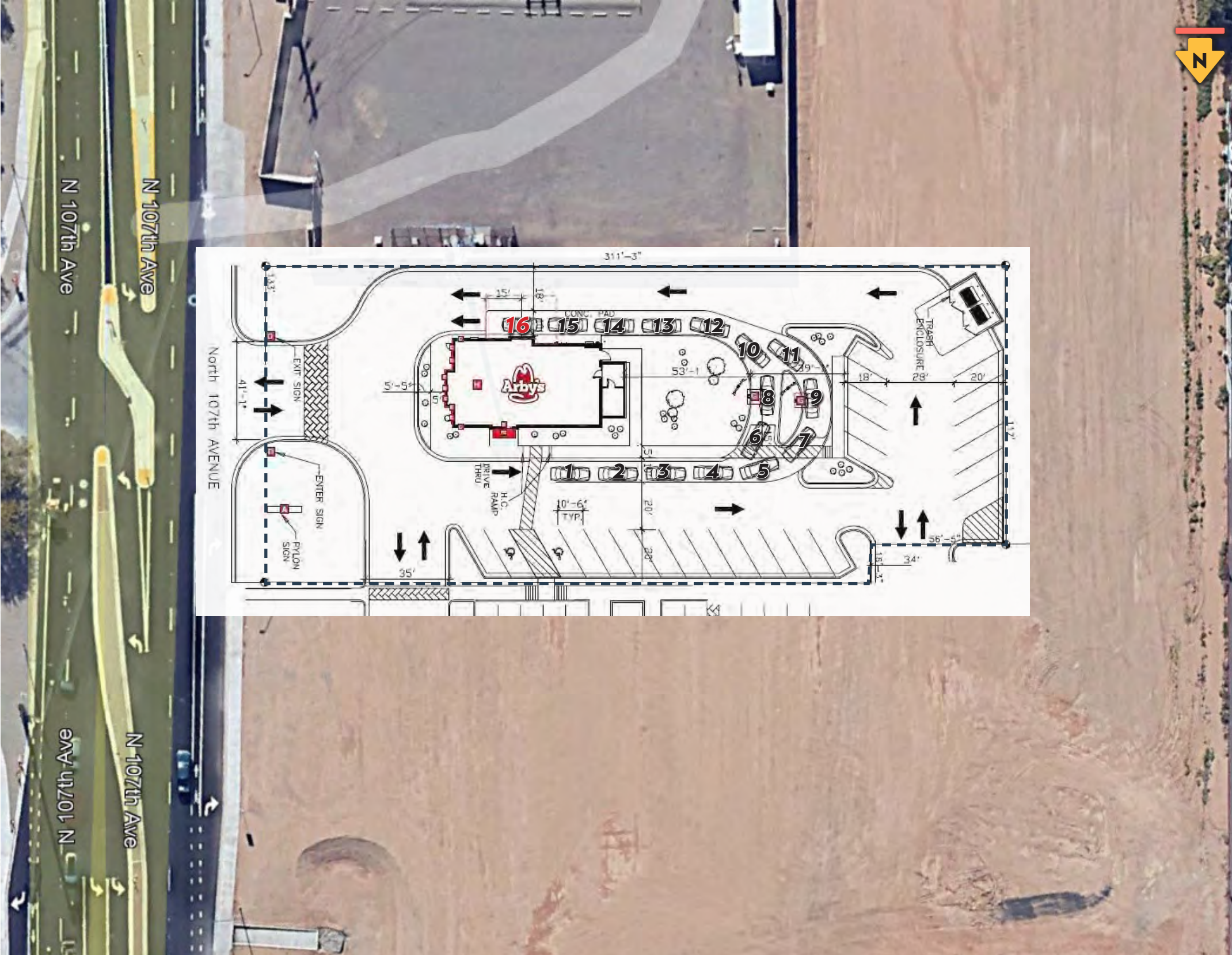
Impressive 16-car stack in dual drive-thru



GLA: 2,364 SF



Lot Size: 0.935 acre



State Farm
STADIUM

A premier multi-purpose facility that is home of the Arizona Cardinals & the annual Fiesta Bowl. With a retractable roof & natural grass playing surface, the stadium has a seating capacity of 63,400. The facility hosts major sporting events (3 Super Bowls) & also brings world-class entertainment with a 1.2 million average annual attendance.

**RIO VISTA
ELEMENTARY**
649 STUDENTS

ZINC
400 UNITS

ESTRELLA GATEWAY
240 UNITS

LENNOX
408 UNITS

american **mini**
STORAGE

Copper Springs
There's hope. There's help.

BioLife
CLINICAL SERVICES

FIRST WATCH

BARRIO QUEEN

HOBBY LOBBY **BEST BUY** **STARBUCKS**
SPORTSMAN'S **GUARANTY** **THE HUB**
BOOT BARN **Guitar Center** **BURGER GRILL**
OLD NAVY **VISIONWORKS** **Panera**
MEN'S WEARHOUSE **DAVID'S** **Polk's**
MAIN EVENT **ZUPAS** **POPEYES**
Chick-fil-A **Chipotle**

W McDowell Rd | 45,978 CPD

FUTURE
QT
QuikTrip

N 107th Ave | 22,388 CPD

IMS

Arby's

akos
remedies in real time

SOUTHEAST



TOLLESON UNION
HIGH SCHOOL
2,054 STUDENTS

SAFEWAY
ALBERTSONS
DISTRIBUTION CTR

KROGER
DISTRIBUTION CTR

amazon
FULFILLMENT CTR

PEPSICO
foodservice

TOYOTA

HONDA

VW

CAMPING WORLD

NISSAN
Walmart

HYUNDAI

COPPER STATE
RUBBER

AutoNation

Ernest Packaging Solutions

OnePointOne
Photocentric

UNIVERSAL
TECHNICAL
INSTITUTE

BABY'S
QUINCY

FIRST
WATCH

HOBBY LOBBY
SPORTSMAN'S
BOOT BARN
OLD NAVY
MEN'S WEARHOUSE
MAIN EVENT
BEST BUY
Guitar Center
VISIONWORKS
DAVID'S
BRIDAL
ZUPAS
SMASHBURGER
POTTERY
BREAD
Panera
Popeye's
Cane's
Chipotle
Habit
BURGER GRILL
In the Park
POPEYES

N 107th Ave | 22,388 CPD

FUTURE
QT
QuikTrip

Arby's

W McDowell Rd | 45,978 CPD

I-10 | 247,296 CPD

INTERSTATE
10

IMS

WEST

VILLAGE AT
THE BLVD
187 UNITS

AVARI
316 UNITS

LIVANO
316 UNITS

Residence Inn
Hilton Garden Inn
HOMEWOOD
SUITES by Hilton

daltile

CHRIST'S CHURCH
OF THE VALLEY

JOHN DEERE
STOTZ
EQUIPMENT

WEST POINT
HIGH SCHOOL
2,914 STUDENTS

Phoenix
Children's
EMERGENCY DEPT

ClearSky
Rehabilitation Hospital
of Avondale

akos
remedies in real time

IMS

FUTURE
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w

I-10 | 247,296 CPD

INTERSTATE
10

W McDowell Rd | 45,978 CPD

N 107th Ave | 22,388 CPD

Arby's

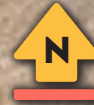
POPULATION 5-MI RADIUS:
279,725

AVG HH INCOME 3-MI RADIUS:
\$106,338

AVONDALE



PHOENIX METRO



TOLLESON SYNOPSIS

Tolleson is a city in Arizona’s Maricopa County, its is located on the western side of the Phoenix metropolitan area.

Tolleson’s Top 5 Employers: **JBS Packerland** (1,150 employees); **Papa Johns Salads Produce** (960 employees); **Albertsons, Inc.** (810 employees); **Atlas Retail Services** (650 employees) and **SK Food Group** (550 employees).

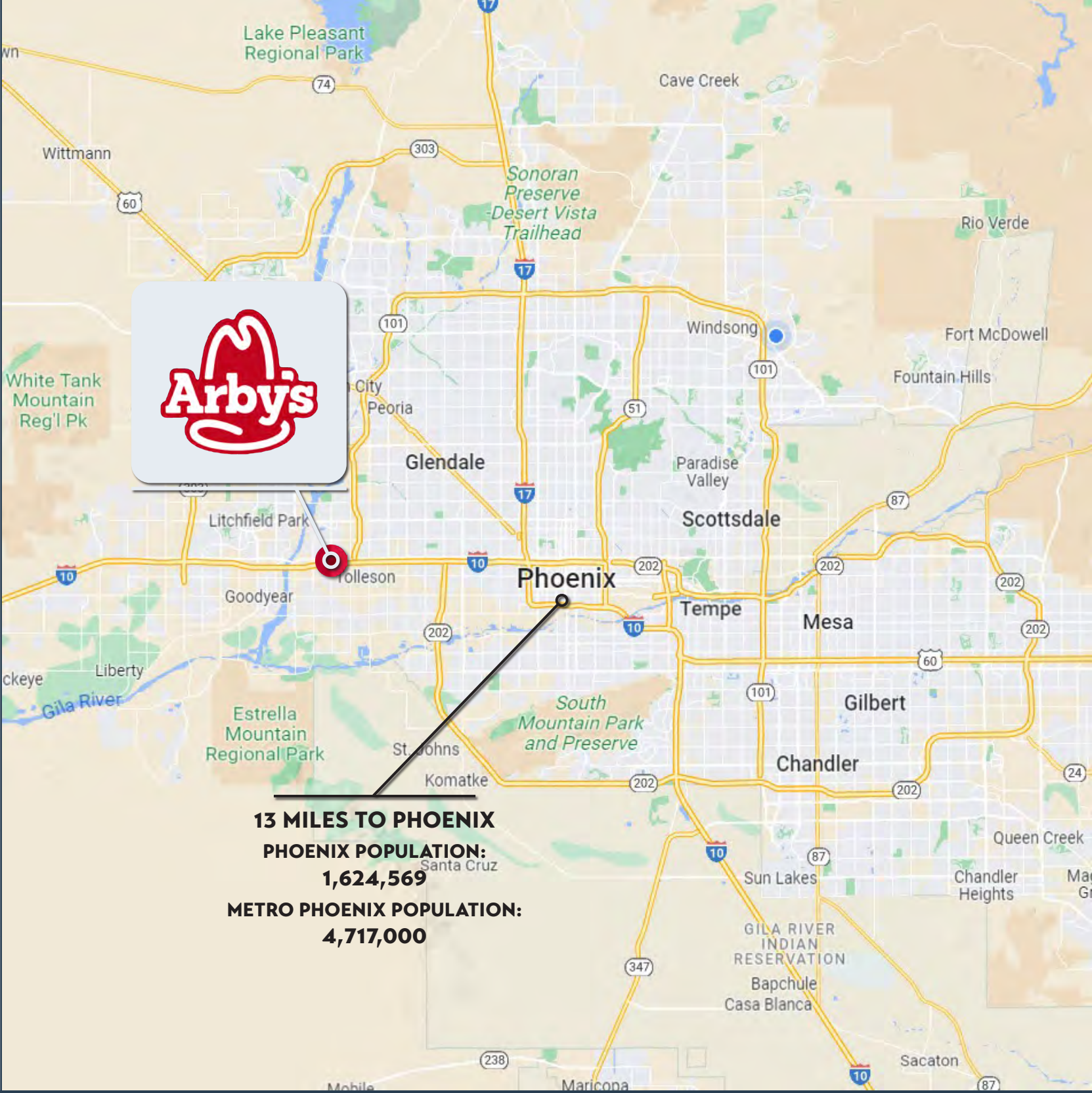
Distribution Centers in Tolleson: Target, Home Depot, Kroger, CVS Caremark, Walgreens, AutoZone, QuikTrip, Albertson’s/Safeway, Circle K, Staples, PetSmart and Costco.

Phoenix (also known as the Valley of the Sun) is the state capital & most populous city in Arizona.

Phoenix is home to four Fortune 500 companies: electronics corporation **Avnet**, mining company **Freeport-McMoRan**, retailer **PetSmart**, and waste hauler **Republic Services**. **Honeywell’s Aerospace division** is headquartered in Phoenix, and the valley hosts many of their avionics and mechanical facilities. **Intel** has one of their largest sites in the area, employing about 12,000 employees, the second largest Intel location in the country. The city is also home to the headquarters of **U-HAUL International**, **Best Western**, and **Apollo Group**, parent of the University of Phoenix.

2023 DEMOGRAPHICS

	1-MI	3-MI	5-MI
2023 Population	10,543	109,909	279,725
2028 Projected Population	11,088	118,677	306,185
2023 Households	3,548	34,198	83,815
2028 Projected Households	3,871	38,260	95,184
Labor Population Age 16+	7,851	82,063	207,384
Median Age	30.0	30.6	30.5
Average Household Income	\$92,216	\$106,338	\$106,193



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