



**BRAND NEW 20- YEAR ABSOLUTE NNN LEASE**

GILBERT (PHOENIX MSA), ARIZONA

**CIA** commercial  
investment  
advisors  
**OFFERING MEMORANDUM**



FILE PHOTO

**4710 EAST GERMANN ROAD | GILBERT (PHOENIX MSA), ARIZONA 85297**



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**Arby's**

**Public Storage**

**SAAD and GO**

**EoS FITNESS**  
BETTER GYM. BETTER PRICE.

**Dignity Health.**  
**ARIZONA GENERAL HOSPITAL**  
**EMERGENCY ROOM**

**CVS**

**BruCo**

**Motto Yoga**

**COLD STONE**  
CREAMERY

**Pizza Hut**

**O'Reilly**  
AUTO PARTS

**MAA SKY VIEW**  
**232 UNITS**

**E GERMAN RD | 29,622 CPD**

**S POWER RD | 44,333 CPD**

**SAN CLEMENTE**  
**336 UNITS**

**CHASE**



# HIGHLIGHTS



PRICE	CAP RATE	NOI
\$2,890,000	5.00%	\$144,500

## POINTS OF INTEREST

**Retailers | Entertainment:** Retailers within 5 miles include Walmart, Target, Costco, Sam's Club, Home Depot, Lowe's, Safeway, Petco, Staples, Hobby Lobby, Kohl's, Marshalls, Ross Dress for Less, Sportsman's Warehouse, Best Buy, Five Below, Boot Barn, DSW, Guitar Center, Michaels, Joann Fabric, PetSmart, O'Reilly Auto Parts, AutoZone, ACE Hardware, NAPA Auto Parts, Sprouts, Fry's Signature, Harkins Theatres, Main Event, Top Golf, etc.

**Higher Education:** Less than 4 miles from **Arizona State University (ASU) Polytechnic Campus** - a nexus for studies in interdisciplinary sciences, engineering, management, technology & education with 6,036 students (Fall 2023); 19 miles from **Mesa Community College** - a public community college & is the largest of the 10 community colleges in the Maricopa County Community College District with 16,624 total enrollment (Fall 2023)

**Legacy Park | Arizona Athletic Grounds:** 5½ miles east of the subject property - a one-of-a-kind, 320-acre world class family sports & entertainment park featuring a 3,000 seat outdoor stadium, indoor arena, soccer/football fields, baseball/softball fields, indoor valley ball courts, basketball courts, pickleball courts & much more. **The facility surpassed more than 4.3 million visitors in 2022.**

## BRAND NEW 20-YEAR ABSOLUTE NNN LEASE

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 9-car stack in drive-thru - slated to open April 1, 2024 (est.)

## HIGH TRAFFIC COUNTS | VISIBILITY

Pad site to EoS Fitness - situated on a large ±1.06-acre parcel with great visibility/ access on E Germann Rd (main East/West thoroughfare in Gilbert) where traffic counts exceed 73,950 CPD!

## AFFLUENT 2023 DEMOGRAPHICS

2023 Population (5-mi)	200,234
2028 Projected Population (5-mi)	241,341
<b>Historical Annual Growth (2010-2020   5-mi)</b>	<b>5.2%</b>
2023 Households (5-mi)	64,391
2028 Projected Household (5-mi)	77,775
<b>2023 Average Household Income (3-mi)</b>	<b>\$162,163</b>

# PROPERTY OVERVIEW & RENT ROLL

SITE ADDRESS

4710 East Germann Road  
Gilbert, Arizona 85297

TENANT

KBP INSPIRED, LLC

LESSEE ENTITY TYPE

Franchise

GROSS LEASABLE AREA

±2,579 SF

LOT SIZE

±1.06 acres

YEAR BUILT

April 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

April 1, 2024 (Est.)

EXPIRATION DATE

March, 2044 (Est.)

OPTIONS

Two 5-Year Renewal Options



## RENT ROLL

	TERM*	ANNUAL RENT	CAP RATE
Years 1-5	04/01/24 to 03/31/29	\$144,500	5.00%
Years 6-10	04/01/29 to 03/31/34	\$154,615	5.35%
Years 11-15	04/01/34 to 03/31/39	\$165,438	5.72%
Years 16-20	04/01/39 to 03/31/44	\$177,019	6.13%
			5.55% AVG ANNUAL RETURN
RENEWAL OPTIONS			
1st Option	04/01/44 to 03/31/49	\$189,410	
2nd Option	04/01/49 to 03/31/54	\$202,669	

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



# TENANT PROFILE



**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

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

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

**#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/>



# ACTUAL CONSTRUCTION PHOTOS

As of 02/09/24





# SITE PLAN



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



Arby's latest prototype



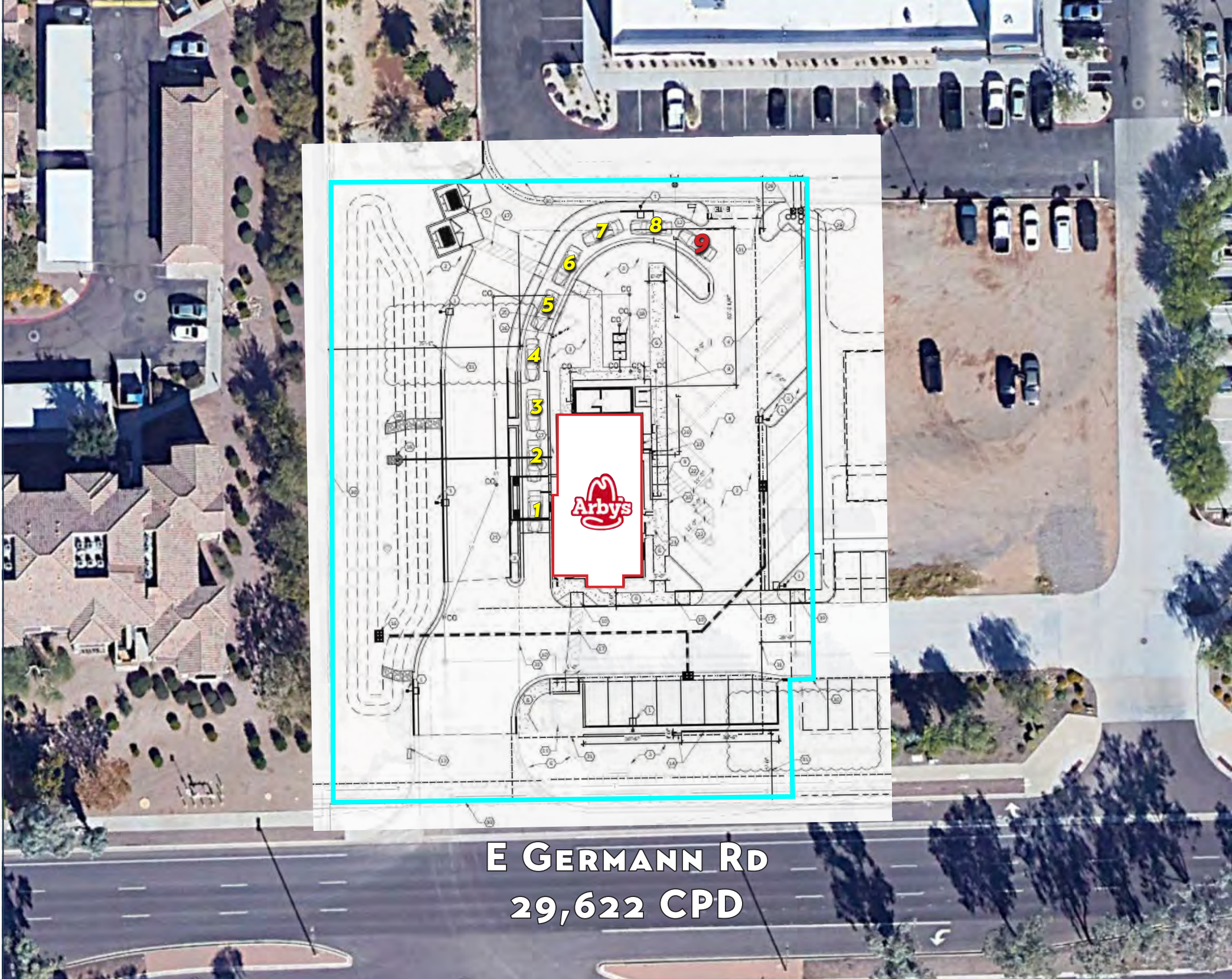
Impressive 9-car stack in drive-thru



GLA: ±2,579 SF




Lot Size: ±1.06 acres



E GERMAN RD  
29,622 CPD



# NORTHEAST

 **Phoenix-Mesa Gateway Airport**

This airport sits on 3,020 acres with 3 runways. Airlines servicing AZA include Allegiant & Sun Country. There were a total of 1,917,911 passengers in FY2023.

**LEGACY SPORTS COMPLEX | ARIZONA ATHLETIC GROUNDS**

Arizona's Premier Sports & Entertainment Complex is a 320 acre World Class family sports and entertainment park. The one-of-a-kind park features a 3,000 seat outdoor stadium, eSports arena, indoor arena, (35) Soccer/Lacrosse/Football fields, (57) Indoor Volleyball Courts, (8) Baseball & Adult Softball Fields and (16) Fastpitch Softball and Little League Baseball Fields, (20) Basketball Courts, (41) Pickleball Courts, (12) Beach Volleyball Courts, Obstacle Course Racing Park, (23) Futsal Courts, Gymnastics Center, Dance Studio, Cheer Center, Sports Performance Center, Family Fitness Center, Wellness Center, Kids Play Center, 2.7 acre Great Lawn for concerts and events, & 17,000 SF Sports Restaurant and Bar. The facility surpassed more than 4.3 million visitors in 2022.

**BENJAMIN FRANKLIN HIGH SCHOOL**  
1,127 STUDENTS

 **U-HAUL®**

 **ESPORTA FITNESS**

 **CALIBER COLLISION**

 **GREULICH'S**  
Automotive Repair

 **THE HOME DEPOT**



 **TUTOR TIME**  
CHILD CARE / LEARNING CENTERS

 **MIDFIRST BANK**

 **DUNKIN'**

 **BIG O TIRES**

 **BURGER KING**

 **O'Reilly AUTO PARTS**

 **COLD STONE CREAMERY**

 **Pizza Hut**

 **enterprise**

 **NAPA**

 **Motto Yoga**

 **BrüCo**

 **CVS**

 **Public Storage**

 **SAIAD AND GO**

**S POWER Rd | 44,333 CPD**

 **EoS FITNESS**  
BETTER GYM. BETTER PRICE.

 **Dignity Health.**  
**ARIZONA GENERAL HOSPITAL**  
EMERGENCY ROOM

 **Arby's**

**MAA SKY VIEW**  
**232 UNITS**

**E GERMANN RD**  
**29,622 CPD**



# SOUTHWEST

**CORTINA  
ELEMENTARY  
778 STUDENTS**

**SOSSAMAN  
MIDDLE SCHOOL  
1,096 STUDENTS**

**AVG HOUSEHOLD INCOME  
(3-MI RADIUS):  
\$162,163**

**S POWER RD | 44,333 CPD**



**SAN CLEMENTE AT  
POWER RANCH  
336 UNITS**

**Dignity Health.  
ARIZONA GENERAL  
HOSPITAL  
EMERGENCY ROOM**



**E GERMANN RD  
29,622 CPD**

**E6S FITNESS  
BETTER GYM. BETTER PRICE.**

**MAA SKY VIEW  
232 UNITS**



# GILBERT



CHAPARRAL  
ELEMENTARY  
872 STUDENTS

LEGACY TRADITIONAL  
SCHOOL - GILBERT  
1,163 STUDENTS

HIGLEY  
HIGH SCHOOL  
2,174 STUDENTS

SANTAN  
ELEMENTARY  
871 STUDENTS

CENTENNIAL  
ELEMENTARY  
753 STUDENTS

CORONADO  
ELEMENTARY  
634 STUDENTS

ALBUM COOLEY  
STATION 55+  
204 UNITS

**fru's ACE**  
pet planet  
AutoZone  
Great Clips  
Starbucks

THE MAXWELL AT  
COOLEY STATION  
244 UNITS

ASU  
Arizona State  
University  
Ira A. Fulton Schools of Engineering  
The Polytechnic School  
6,036 STUDENTS

evit  
COLLEGE AND CAREER  
POWER CAMPUS  
1,700 STUDENTS

U-HAUL  
DUNKIN'  
THE BIKE SHOP  
TUTOR TIME  
SAGE & BARREL

ESPORTA  
FITNESS  
BIG TIRES  
O'Reilly AUTO PARTS  
RYMAX  
Autoglass

BENJAMIN FRANKLIN  
HIGH SCHOOL  
1,127 STUDENTS

NAPA

THE CHURCH OF  
JESUS CHRIST  
OF LATTER-DAY SAINTS

COLD STONE  
CREAMERY  
Pizza Hut  
BrüCo  
Manta Yoga  
CVS  
pharmacy

CORTINA  
ELEMENTARY  
778 STUDENTS

S SOSSAMAN RD | 12,627 CPD

S POWER RD | 44,333 CPD

E GERMANN RD | 29,622 CPD

S ELLSWORTH RD | 47,184 CPD

Phoenix-Mesa  
**Gateway**  
Airport  
This airport sits on 3,020 acres with 3 runways. Airlines servicing AZA include Allegiant & Sun Country. There were a total of 1,917,911 passengers in FY2023.

Able | AEROSPACE

CROSSFIT SANTAN

CALIBER  
COLLISION

SVS  
sun valley  
supply, inc.

ALTA

ExtraSpace  
Storage

E6S FITNESS  
Public Storage  
SAAD

CHASE  
AutoZone

Metso

Ironwood  
Church

SUPER STAR  
CAR WASH

COBBLESTONE  
AUTO SPA

LifeStorage

BURGER  
KING

ELEVATE  
TRAMPOLINE PARK

Public Storage

HERITAGE ACADEMY  
GATEWAY  
776 STUDENTS

GERBERT HORTON  
NURSERY

ELITE  
SPORTS



# CITY VIEW

Dobson Ranch  
Golf Course

JPMORGAN CHASE & CO.  
CORPORATE OFFICE

## CHANDLER FASHION CENTER

Scheels, Dillard's, Macy's, H&M, Best Buy, Apple, Kendra Scott, Pottery Barn, Forever 21, Anthropologie, Lucky Brand, Lululemon, Eddie Bauer, Express, Francesca's, Hollister, Victoria's Secret, Urban Outfitters, Zumiez, Journeys, Free People, Barnes & Noble, Yankee Candle, Zales, Kay Jewelers, La-Z-Boy, Harkins Theatres

Dignity Health.  
CHANDLER REGIONAL  
429 BEDS

WELLS FARGO  
CONTINUUM  
CORPORATE OFFICE

WELLS FARGO  
WELLS FARGO & CO.  
CHANDLER CAMPUS

intel  
OCOTILLO  
CAMPUS

Bashas'  
DISTR CTR

HAMILTON  
HIGH SCHOOL  
3,926 STUDENTS

WinCo  
FOODS

KOHL'S

FERGUSON  
DISTRIBUTION CTR

Target  
BIG 5  
DOLLAR TREE  
Staples  
PETSMART  
LA FITNESS  
ROSS  
petco

Chandler  
Municipal  
Airport

amazon  
WAREHOUSE

CHANDLER-GILBERT  
COMMUNITY COLLEGE  
A MARICOPA COMMUNITY COLLEGE  
14,725 STUDENTS  
in all 4 campuses

SANTAN VILLAGE

Dillard's, Macy's, Dick's Sporting Goods, HomeGoods, Total Wine & More, Best Buy, Nordstrom Rack, Banana Republic, Barnes & Noble, Evereve, Forever 21, Chico's, Hollister, GNC, Lululemon, Coach, Apple, Sephora, Herzberg Diamonds, Harkins Theatres

Dignity Health.  
MERCY GILBERT  
MEDICAL CENTER  
197 BEDS

CAMPO VERDE  
HIGH SCHOOL  
1,946 STUDENTS

SPROUTS  
FARMERS MARKET

BASHA  
HIGH SCHOOL  
2,632 STUDENTS

Banner Health.  
GATEWAY  
MEDICAL CENTER  
286 Private Rooms  
9 Operating Suites  
43 Private Emergency Rooms

Walmart

Town of  
GILBERT

GILBERT  
HIGH SCHOOL  
2,295 STUDENTS

HIGHLAND  
HIGH SCHOOL  
3,146 STUDENTS

SANTAN CHARTER  
RECKER CAMPUS  
853 STUDENTS

american  
Furniture Warehouse

ASU  
Arizona State  
University  
Ira A. Fulton Schools of Engineering  
The Polytechnic School  
6,036 STUDENTS

WILLIAMS FIELD  
HIGH SCHOOL  
1,966 STUDENTS

Arby's

RIGGS  
ELEMENTARY  
800 STUDENTS

CASTEEL HIGH SCHOOL  
3,242 STUDENTS

AUXIER ELEMENTARY  
746 STUDENTS

NEWELL BARNEY  
JUNIOR HIGH  
601 STUDENTS

SOSSAMAN  
MIDDLE SCHOOL  
1,096 STUDENTS

SAFEWAY

COSTCO  
WHOLESALE

QUEEN CREEK  
MARKETPLACE  
Super Target, Kohl's, Burlington, T.J. Maxx, Ross Dress for Less, Joann, Kirkland's, Dollar Tree, Old Navy, Maurices, Skechers, Boot Barn, Tilly's, Famous Footwear, Ulta Beauty, Total Wine & More, PetSmart, Mountainside Fitness Harkins Theatres

STUDY CITY  
WEIGHT LOSS

FUJIFILM  
Value from Innovation

ELLSWORTH  
ELEMENTARY  
563 STUDENTS

JACK HARMON  
ELEMENTARY  
458 STUDENTS

J.O. COMBS  
MIDDLE SCHOOL  
659 STUDENTS

RANCH  
ELEMENTARY  
501 STUDENTS

COMBS  
HIGH SCHOOL  
1,427 STUDENTS

BRIDGESTONE  
BIORUBBER PROCESS  
RESEARCH CTR

MATHESON  
The Gas Professionals

CMC  
Commercial Metals

QUEEN CREEK  
OLIVE MILL  
ARIZONA  
FARM • MARKET • BAKERY

LEGACY SPORTS COMPLEX | ARIZONA ATHLETIC GROUNDS  
Arizona's Premier Sports & Entertainment Complex is a 320 acre World Class family sports and entertainment park. The one-of-a-kind park features a 3,000 seat outdoor stadium, eSports arena, indoor arena, (35) Soccer/Lacrosse/Football fields, (57) Indoor Volleyball Courts, (8) Baseball & Adult Softball Fields and (16) Fastpitch Softball and Little League Baseball Fields, (20) Basketball Courts, (41) Pickleball Courts, (12) Beach Volleyball Courts, Obstacle Course Racing Park, (23) Futsal Courts, Gymnastics Center, Dance Studio, Cheer Center, Sports Performance Center, Family Fitness Center, Wellness Center, Kids Play Center, 2.7 acre Great Lawn for concerts and events, & 17,000 SF Sports Restaurant and Bar. The facility surpassed more than 4.3 million visitors in 2022.

Dignity Health.  
ARIZONA GENERAL  
HOSPITAL MESA  
50 BEDS

amazon  
FULFILLMENT CTR

Phoenix-Mesa  
Gateway  
Airport

HIGHLAND  
JUNIOR HIGH  
1,038 STUDENTS

SUPERSTITION SPRINGS  
ELEMENTARY  
755 STUDENTS

Dillard's, Macy's, Ross, T.J. Maxx, JCPenney, Bath & Body Works, Hollister, Kay Jewelers, Zales, Buckle, Hot Topic, Journey, Rue 21, Finish Line, Shoe Dept., Foot Locker, Vans, Spencers, Claire's, Tilly's, Ulta Beauty, Picture Show

SUPERSTITION SPRINGS  
CENTER

Hwy 60/SUPERSTITION FWY | 176,947 CPD

60

LOOP  
202

APPLE DATA  
CENTER

SAFeway  
Auto Zone  
Great Clips  
Public Storage  
CHASE  
SUPER STAR  
CAR WASH  
STRETCH LAB  
pet planet  
F45  
TRAINING

MERIDIAN  
ELEMENTARY  
708 STUDENTS





# PHOENIX MSA





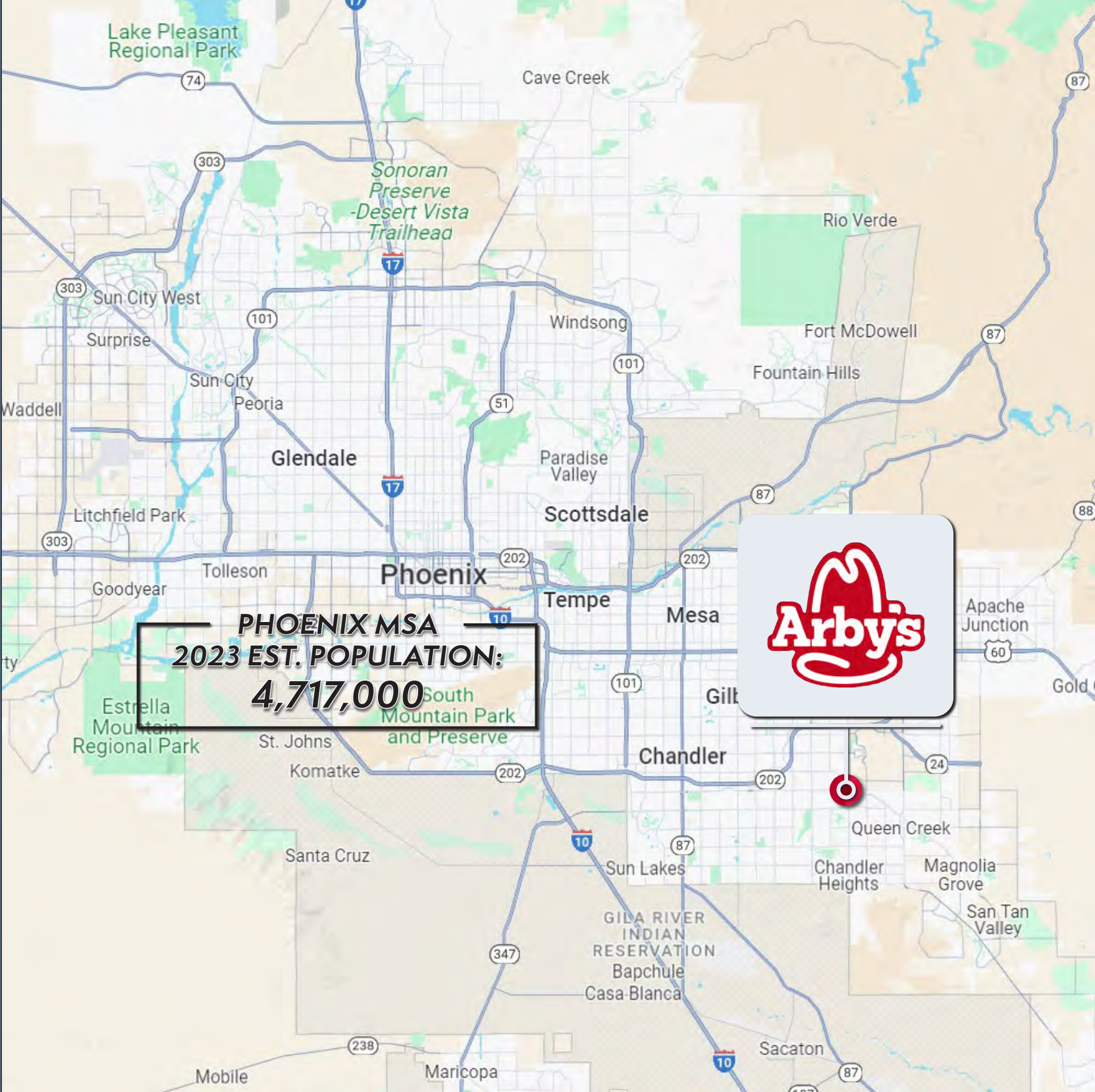
# GILBERT SYNOPSIS

**Gilbert** is a city in Arizona’s Maricopa County. It is known for its family-friendly atmosphere and strong community spirit. Among its top employers are companies like **Banner Health**, which operates healthcare facilities and employs a significant portion of the local workforce. **Intel Corporation** also plays a pivotal role, contributing to the area’s technological advancements and job market. Additionally, **Deloitte**, a global professional services firm, has a presence in Gilbert, providing employment opportunities in various sectors. Other major employers include **Isagenix International**, a health and wellness company, and **GoDaddy**, a prominent internet domain registrar and web hosting company.

**Phoenix** (aka 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	14,427	79,119	200,234
2028 Projected Population	15,719	90,775	214,341
Historical Annual Growth (2010-2020)	2.1%	4.3%	5.2%
2023 Households	4,694	25,530	64,391
Labor Population Age 16+	10,833	61,463	155,297
Median Age	32.5	34.7	34.5
Average Household Income	\$158,747	\$162,163	\$157,655





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## FOR MORE INFORMATION:

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