



RETAIL INVESTMENT GROUP, LLC

6626 E. SUPERSTITION SPRINGS BLVD | MESA, AZ 85206

\$3,575,000 | CAP: 7.26%



ACTUAL SITE - TAKEN NOVEMBER 2017



8255 E. RAIN TREE DR, SUITE 100
SCOTTSDALE, AZ 85260
(480) 429-4580 | info@retail1031.com

STEVEN I. DAVIS
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PROPERTY INFORMATION

Address:	6626 E. Superstition Springs Blvd. Mesa, AZ 85206
CAP Rate:	7.26%
Lessee:	Krispy Kreme Doughnut Corporation
Building Size:	±5,500 Square Feet
Land Area:	±47,916 Square Feet
Lease Expiration:	October 21st, 2024
Lease Options:	4 x 5 Year Options
NOI:	\$259,545
Lease Type:	Absolute NNN Ground Lease
Increases:	10% Increases Every 5 Years Including Options
Guarantee:	Corporate

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no representation, guarantee or warranty about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, estimates, opinions use are for example only. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

INVESTMENT HIGHLIGHTS

- ▶ Busy Drive Thru Location
- ▶ Excellent Location, Right Off Freeway
- ▶ 155,000+ VPD - US 60
- ▶ Upcoming 2019 Increase
- ▶ Rare Commissary/Bakery Store
- ▶ Excellent 10% Increases Every 5 Years
- ▶ Absolute NNN Ground Lease
- ▶ Adjacent to Red Robin, Buffalo Wild Wings BJ's and PF Chang's





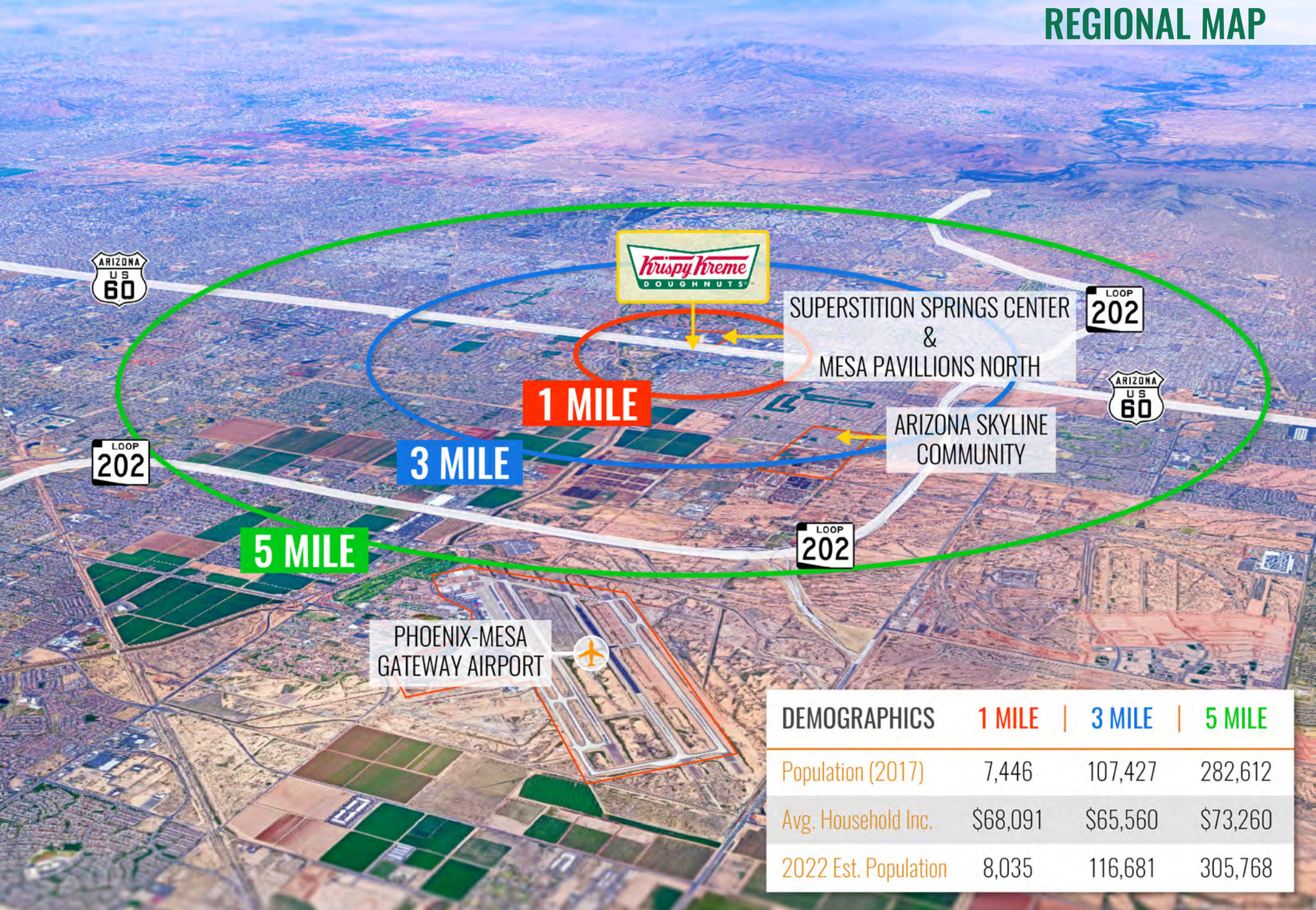
**SUPERSTITION SPRINGS
AUTO CENTER**



**SUPERSTITION SPRINGS
MALL**

SUPERSTITION FWY ±145,900 VPD





DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2017)	7,446	107,427	282,612
Avg. Household Inc.	\$68,091	\$65,560	\$73,260
2022 Est. Population	8,035	116,681	305,768

SITE PHOTOGRAPHY

ACTUAL SITE - FEBRUARY 2018



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ABOUT KRISPY KREME



Krispy Kreme is an international retailer of premium-quality sweet treats, including its signature hot Original Glazed® doughnut. Headquartered in Winston-Salem, NC, the company has offered the highest-quality doughnuts and great-tasting coffee since it was founded in 1937. Today, Krispy Kreme and its one-of-a-kind Hot Light can be found in over 1,300 shops around the world. Currently, Krispy Kreme can be found in 31 countries, including the United States, Australia, Bahrain, Canada, Colombia, Dominican Republic, India, Indonesia, Japan, Kuwait, Malaysia, Mexico, the Philippines, Puerto Rico, the Republic of Korea, Russia, Qatar, the Kingdom of Saudi Arabia, Singapore, South Africa, Taiwan, Thailand, Turkey, the United Arab Emirates, and the United Kingdom.



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ABOUT JAB Holdings Company



JAB Holding Company is a privately held group focused on long-term investments in companies with premium brands, attractive growth and strong margin dynamics in the Consumer Goods category. The group's portfolio includes controlling stakes in Keurig Green Mountain, a leader in single-serve coffee and beverage technologies, Jacobs Douwe Egberts (JDE), the largest pure-play FMCG coffee company in the world, Coty Inc., a global leader in beauty, and in luxury goods companies including Jimmy Choo, Bally and Belstaff. JAB also has controlling stakes in Peet's Coffee & Tea, a premier specialty coffee and tea company, Caribou Coffee Company, a specialty retailer of high-quality premium coffee products, Einstein Noah Restaurant Group, Inc., a leading company in the quick-casual segment of the restaurant industry, and in Espresso House, the largest branded coffee shop chain in Scandinavia. JAB also owns a minority stake in Reckitt Benckiser PLC, a global leader in health, hygiene and home products. In July 2015, Coty announced it had reached a definitive agreement to purchase some of Procter & Gamble's beauty brands to create one of the world's largest cosmetic companies.



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Mesa is a thriving metropolis in the southwest, with lifestyle and leisure pursuits in high demand by visitors. Surrounded by the Sonoran Desert, Mesa offers numerous opportunities for outdoor recreation, with convenient access to three lakes, two rivers and endless hiking trails. With dynamic recreational, educational and business opportunities, Mesa enjoys the best in a variety of amenities including parks within easy walking distance from home, a variety of sports facilities that cater to athletes young and a diversity of special events and community festivals, and Mesa's ever popular Chicago Cubs Spring Training baseball. The city's downtown is a vibrant epicenter with boutiques, antique shops, museums, studios and cafes – all anchored by Mesa Arts Center. Mesa is home to a large collection of golf courses, superb dining and upscale shopping.

Mesa is a city on the move with an abundance of freeways, highways and state routes strategically located along commerce corridors and current and future population centers. The 101 runs along Mesa's west border and the Loop 202 circles the interior of Mesa. US 60 and SR 87 intersect in Mesa and minutes away are Interstates 10, 17 and 8, plus state routes 51, 74, 85 and 88 linking Mesa to other Arizona markets, California and Mexico. Leading employers like Boeing and Banner Medical Centers benefit from Mesa's well educated workforce. Mesa is home to an impressive array of top-rated educational institutions and collaborative partnerships that focus on producing a workforce that is not only technologically prepared, but also possesses a strong work ethic. Educational facilities in Mesa include Mesa Community College (22,700+ students), ASU Polytechnic Campus (12,000+ students) and East Vally Institute of Technology (3,000 students.)