



2155 SOUTH SIXTH AVENUE | TUCSON, AZ

PRICE: \$1,302,653 | CAP: 5.05%

INVESTMENT OFFERING

WIENERSCHNITZEL

EXECUTIVE SUMMARY

PRICE: **\$1,302,653** **CAP:** **5.05%** **NOI:** **\$65,784**

LOCATION: 2155 South Sixth Avenue
Tucson, AZ 85713

LEASE TYPE: Absolute NNN

LEASE EXPIRATION: October 31st, 2031

LESSEE: Wienerschnitzel

GUARANTOR: Corporate

OPTIONS: (3) 5-Year Options

INCREASES: None Initial Term

LAND SIZE: ±0.46 Acres

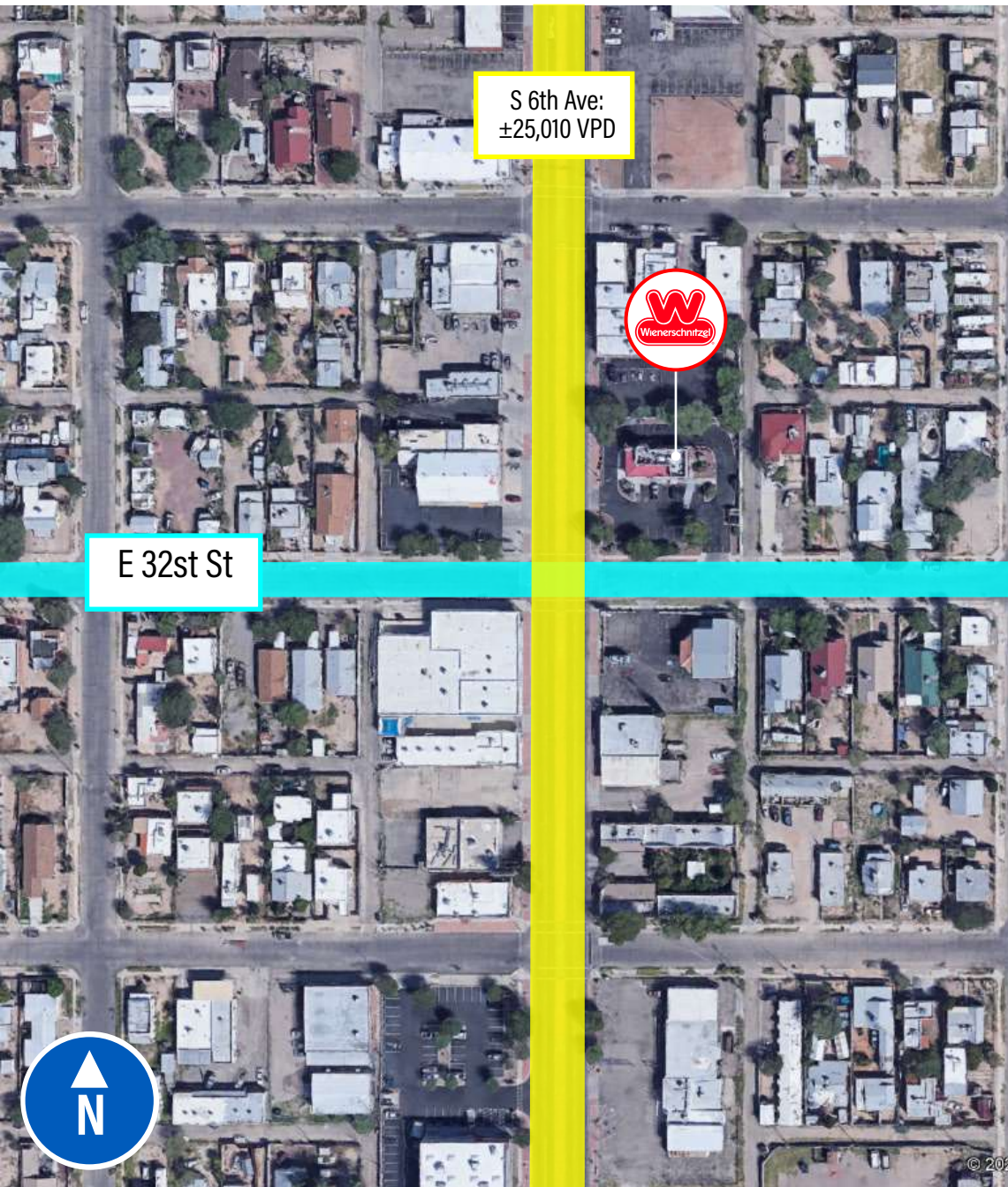
BUILDING SIZE: ±1,593 Square Feet

ROFR: None



ACTUAL PROPERTY
RETAIL INVESTMENT GROUP

PROPERTY OVERVIEW



S 6th Ave:
±25,010 VPD

E 32st St



Investment Highlights

- CORPORATE GUARANTY
- 11 YEARS REMAINING
- BITE SIZE DEAL
- ADJACENT TO MCDONALDS, AUTOZONE, CIRCLE K, AND WALGREENS
- RECENT LEASE EXTENSION
- HARD CORNER LOCATION

Retail Investment Group is pleased to be the exclusive listing agent for Wienerschnitzel in Tucson, Arizona. The property has a corporate guarantee with over 350 Wienerschnitzel locations total. The lease is an absolute NNN that will expire October 31, 2031. There are (3) 5-year options available. This Wienerschnitzel property was built in 2001. The building is ±1,593 square feet and sits on ±0.46 acres of land. Tucson is Arizona's second largest city, with a dense infill of ±107,000 people within a 3-mile radius of the property. The University of Arizona is within 5 miles and has ±45,000 students currently enrolled. This property is conveniently located on a hard corner in a heavily trafficked area. South 6th Street alone sees ±25,010 vehicles per day.



Tucson's unique attractions and accommodations beckon you to discover and explore and our arts and culture scene makes Tucson a place that's authentic and comfortable. Savor the unapologetic passion for food that inspires Tucson's cuisine, or come as you are and experience our vibrant nightlife. Tucson's downtown has been the city's hub of activity for well over a century, but in the past several years it has seen a rebirth. New shops, bars, breweries and some of Tucson's hottest restaurants are proud to call Downtown home. Comprised of six distinct districts, all connected by the Sun Link Streetcar, Tucson's bustling "centro" is the nexus of the city's deep-rooted history and vibrant future. Sun-soaked University of Arizona is a pillar of the Tucson community. Covering 380 acres in midtown Tucson, the university dates back to 1885 (before Arizona was even a state). But there's nothing old-fashioned about this leading public university. It's a hub of community activity, like a walkable mini-city where you can experience the arts and humanities, learn about scientific discoveries, rally at athletic events, marvel at modern architecture, and stroll nature paths.

Academically, the University of Arizona is a global leader in both science and the arts. UA is a longtime partner of NASA and a center of world-renowned observatories that has been at the forefront of modern astronomy and space science for decades. The two UA medical schools rank among the nation's best and are transforming academic medicine with innovative research, while the UA BIO5 Institute is the national epicenter of collaborative research on biology-based challenges. And, the university's top-rated theater, film, photography, and dance programs are a source of outstanding yet affordable student performances, exhibitions, and screenings. The UA has nine family-friendly museums—ranging from anthropology to photography—where the curious of all ages can soak up science and culture. For sports fans, Arizona Wildcat sports events are just the ticket, with nearly everything offered, from top-ranked Pac-12 teams in football (game-day tailgates are revered), basketball, baseball, and softball to swimming-diving, soccer and rugby. The Catalina Foothills area boasts legendary art galleries, spectacular golf courses, to-die-for restaurants, and the best shopping, all right at the doorstep to Tucson's greatest wonder - the Sonoran Desert. Possibly Tucson's most iconic feature, the mountain peaks of the Santa Catalina Mountains are truly breathtaking. Here people find a connection to nature while maintaining access to some of the city's greatest luxuries.



Downtown Tucson

University of Arizona

Randolph Dell Urich Golf Course

Tucson Convention Center

Hi Corbett Field

Waffle House



210



Kino Sports Complex

Tucson International Airport ±6 Miles

Pueblo High School





Wiener Schnitzel (originally "Der Wiener Schnitzel") was founded in 1961 by John Galardi. Galardi decided to sell hot dogs since "nobody else was in hot dogs." It all started with a single hot dog stand in Southern California, but now Wiener Schnitzel has grown to be the world's largest hot dog chain. They serve more than 120 million hot dogs a year by delivering high-quality food mixed with excellent customer service and affordable prices. Wiener Schnitzel is famous for their secret-recipe chili that can be smothered on fries, hot dogs and burgers and for the Tastee Freez Soft-Serve.

There are currently ±358 locations spanning across Arizona, California, Colorado, Illinois, Louisiana, New Mexico, Nevada, Texas, Utah, Washington and even Guam. Wiener Schnitzel is continuing to grow and open new locations around the country. Keep an eye out for the iconic big red "W" which was first recognized in 1978. They are a family-owned company and are looking to keep it that way. In Southern California there is even a Wiener Wagon made to cater events. The chain's advertising mascot is, of course, a hot dog known as "The Delicious One." Many Wiener Schnitzel locations can also be recognized for their bright colors and interesting architecture. Many of the older restaurant structures have A-frame style roofs.

ABOUT THE TENANT



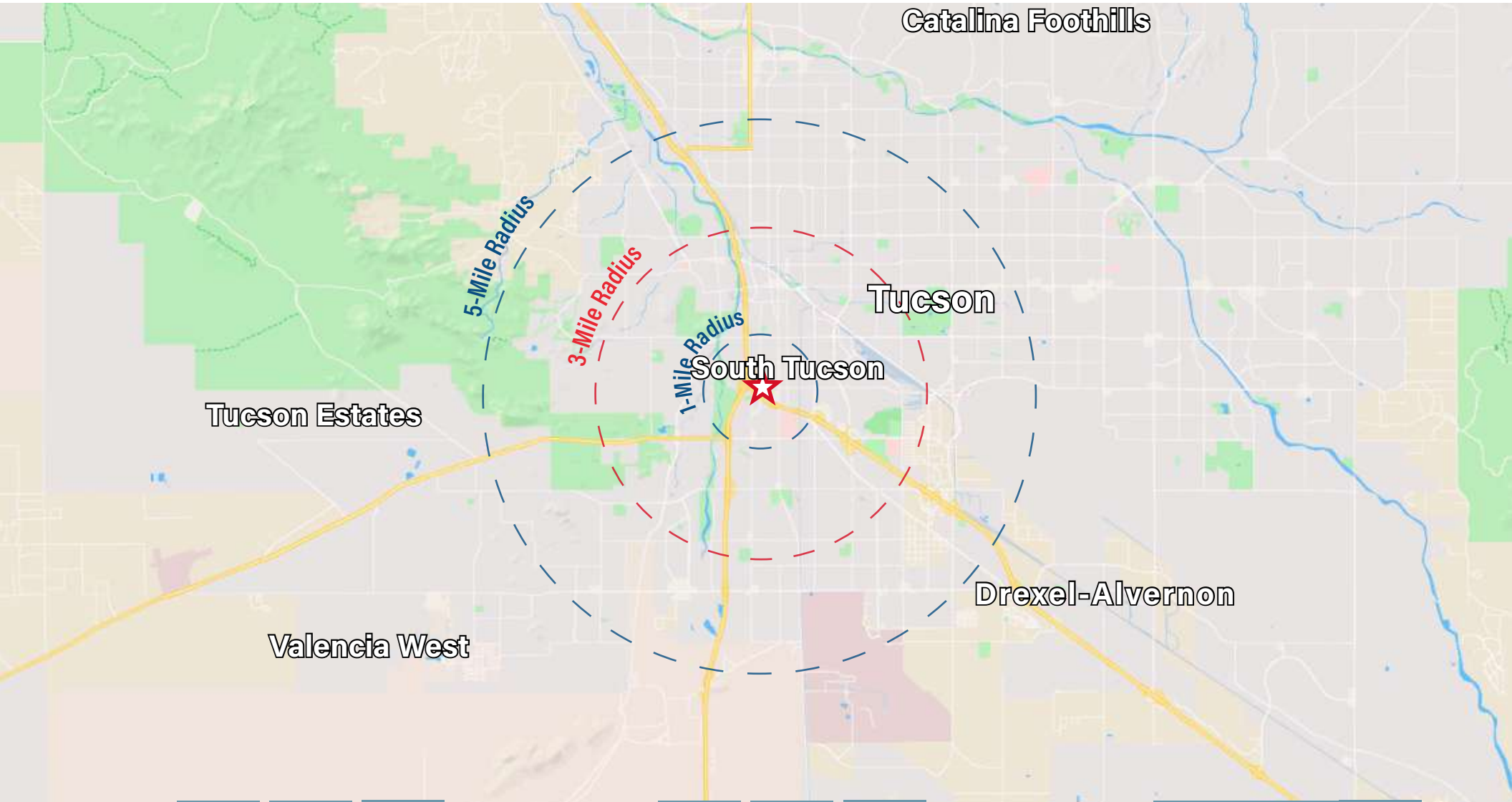
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



2019 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	12,390	103,606	269,629	2010 Households	4,034	35,050	98,388	S 6th Ave:	±25,010/VPD
2019 Population	13,044	107,658	283,652	2019 Households	4,101	37,325	104,649	E 29th St:	±10,445/VPD
2024 Population	13,390	110,799	292,683	2024 Households	4,210	38,623	108,265		

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The

information contained herein is not a substitute for a thorough due diligence investigation.

Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty

or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

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