

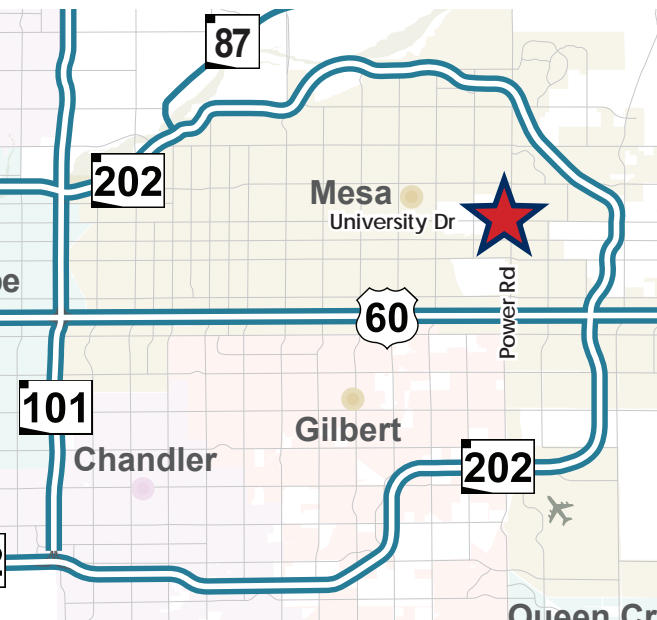
FOR SALE

NET LEASED RESTAURANT ON LONG TERM LEASE

JJ Madisons All American Grill: 430 N Power Road, Mesa, AZ 85205

Highlights

Building Size:	5,048 SF
Parcel Size:	1.02 Acres
Date Of Construction:	1998
Price:	\$1,500,000
Rent:	\$112,500/Yr Net (\$9,375/Mo.)
Initial Cap Rate:	7.5%
Firm Lease Term:	10 Yrs With Two 5 Year Options (2% Annual Increases)
Personal Guarantee:	5 Yrs
Website:	www.jjmadisons.com
Year Opened:	2001 as a Franchise For Famous Sams (Same Owner Since 2001)
2017 Sales:	\$1,800,000
Zoning:	Liberal CG zoning, City of Mesa (Formerly called and perhaps better known as C3)



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 02.02.18

FOR SALE

NET LEASED RESTAURANT ON LONG TERM LEASE

Price: \$1,500,000 With Base Rent at 7.5% of Price

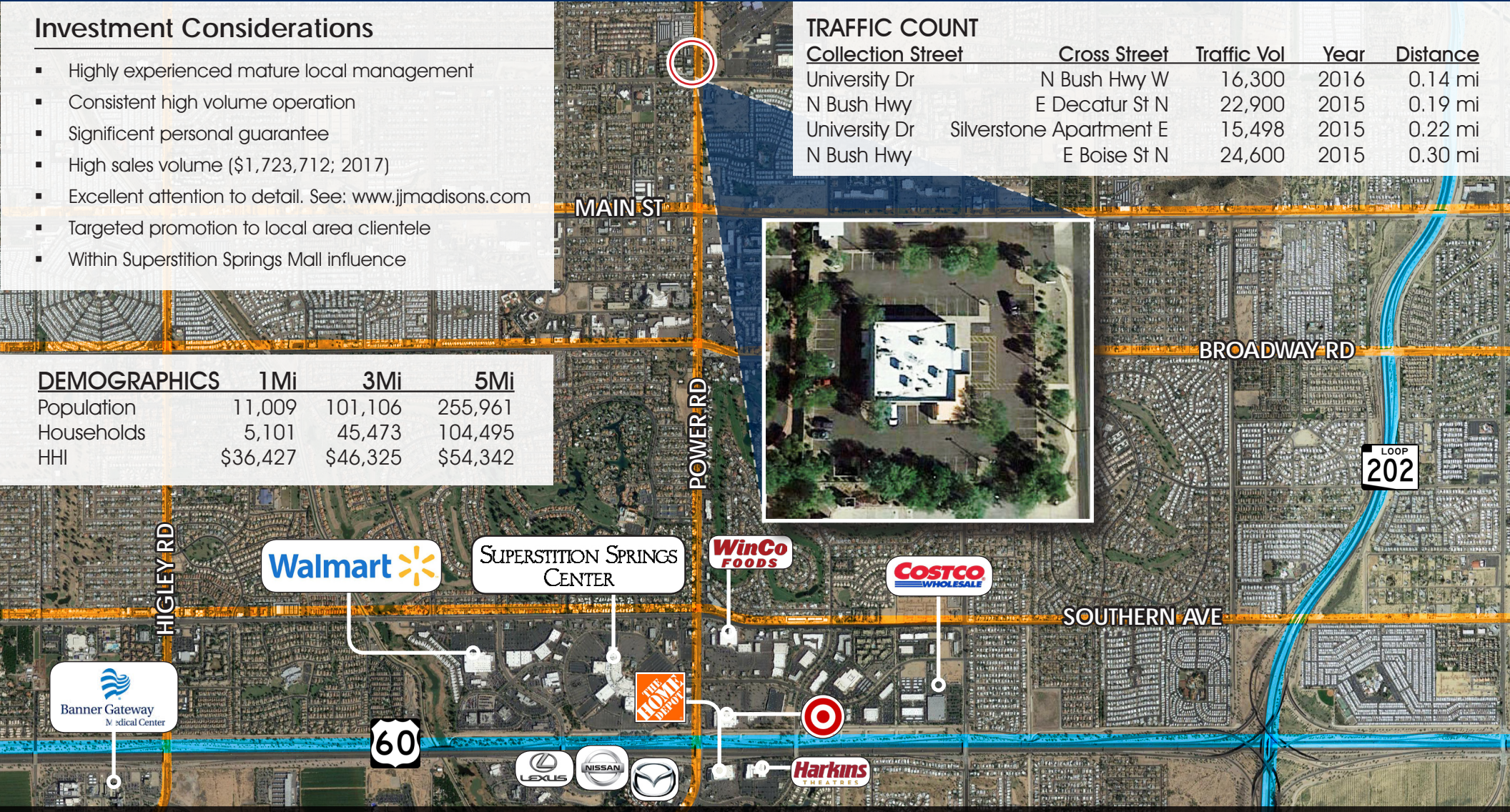
Investment Considerations

- Highly experienced mature local management
- Consistent high volume operation
- Significant personal guarantee
- High sales volume (\$1,723,712; 2017)
- Excellent attention to detail. See: www.ijmadisons.com
- Targeted promotion to local area clientele
- Within Superstition Springs Mall influence

TRAFFIC COUNT

Collection Street	Cross Street	Traffic Vol	Year	Distance
University Dr	N Bush Hwy W	16,300	2016	0.14 mi
N Bush Hwy	E Decatur St N	22,900	2015	0.19 mi
University Dr	Silverstone Apartment E	15,498	2015	0.22 mi
N Bush Hwy	E Boise St N	24,600	2015	0.30 mi

DEMOGRAPHICS	1Mi	3Mi	5Mi
Population	11,009	101,106	255,961
Households	5,101	45,473	104,495
HHI	\$36,427	\$46,325	\$54,342



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