



1651 S CASTLE DOME AVENUE | YUMA | ARIZONA

OFFERING MEMORANDUM
NET LEASE INVESTMENTS

EXCLUSIVELY OFFERED BY:

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EXECUTIVE SUMMARY

TENANT:	Kneaders Bakery & Café
LOCATION:	1651 S Castle Dome Avenue, Yuma, AZ 85364
APN:	665-31-006
BUILDING SIZE:	3,488 square feet
LAND SIZE:	1.48 acres
YEAR BUILT:	2004
RENT COMMENCEMENT:	TBD 2020
PRIMARY TERM EXPIRATION:	15 years from Close of Escrow
REMAINING LEASE TERM:	15 years
OPTIONS:	Three x five year
RENT ADJUSTMENT:	10% increase every 5 years
LEASE TYPE:	Absolute NNN Lease - no landlord responsibilities
DRIVE-THRU:	Yes

KNEADERS - YUMA, AZ



BRAND NEW
15 YR
NNN LEASE



DENSE POPULATION AREA

56,050 3 MILE RADIUS

101,007 5 MILE RADIUS



CORPORATE
GUARANTEE
ONE OF THE NATIONS'
FASTEST GROWING
PRIVATE COMPANIES



FIXED RENTAL
INCREASES
10%
EVERY 5 YEARS



STRATEGIC
LOCATION

POSITIONED AT THE ENTRANCE OF YUMA PALMS REGIONAL SHOPPING CENTER - THE ONLY REGIONAL SHOPPING CENTER WITHIN A 50+ MILE RADIUS.



ASKING PRICE
\$2,086,956



CAP RATE
5.75%



CURRENT NOI
\$120,000

INVESTMENT HIGHLIGHTS



- » **15-year Absolute NNN lease - 10% increases every 5 years**
- » **Corporate Guarantee** - Kneaders ranked by Inc. Magazine as one of its Inc. 5000, a list of the nation's fastest-growing private companies

- » **Dense Population Area**



- » **Ideally located at the main entrance of Yuma Palms Regional Shopping Center**, which features more than 1 million square feet of Department and specialty stores, restaurants & entertainment. Main tenants include Dillard's, JC Penney, Target, Sam's Club, Best Buy, Old Navy, Marshalls, etc.
- » **Yuma is strategically positioned** as the largest City east of San Diego (172 miles) and west of Phoenix (185 miles). It also benefits from its location on the US/Mexico International border.
- » **Excellent freeway access** - less than a ¼ mile from Interstate 8, and directly off Hwy 95, which serve as the only main Highways that serve the Yuma MSA.



- » Less than 1.5 miles from Yuma Municipal Court and Yuma Police Department

BIRD'S EYE VIEW OF SITE



Parcel outlines for illustration purposes only.

NORTH FACING



YUMA PALMS SHOPPING CENTER

S Castle Dome Ave

Yuma Palms Pkwy



EAST FACING

Sam's Club

Black Bear Diner

CHIPOTLE
MEXICAN GRILL

IN-N-OUT
BURGER

RED LOBSTER
FRESH FISH • LIVE LOBSTER

PANDA EXPRESS
CHINESE KITCHEN

DELTA
TACO

Famous Dave's

HOOTERS

Olive Garden
ITALIAN KITCHEN

19,501
CARS PER DAY

95

Yuma Palms Pkwy

S Castle Dome Ave

KNEADERS
BAKERY & CAFÉ

WEST FACING



29,425
CARS PER DAY

23,241
CARS PER DAY



95

INTERSTATE
8

Ninja SUSHI
Japanese Restaurant

Hampton Inn & Suites
by HILTON

**YUMA PALMS
SHOPPING CENTER**

KNEADERS
BAKERY & CAFÉ

S Castle Dome Ave

Yuma Palms Pkwy

SOUTH FACING



**TOWNEPLACE
SUITES**
BY MARRIOTT

LA FUENTE INN & SUITES
An Oasis In The Desert

16,886
CARS PER DAY

19,501
CARS PER DAY

Freddy's
STEAKBURGERS

Olive Garden
ITALIAN KITCHEN

Days Inn
BY WYNDHAM

KNEADERS
BAKERY & CAFÉ

Yuma Palms Pkwy

S Sunridge Dr

95

TENANT PROFILE



Website: www.kneaders.com

OF LOCATIONS: 59

FOUNDED: 1997

Kneaders Bakery & Cafe was founded in 1997 by Gary and Colleen Worthington. The Kneaders story began after Gary and Colleen retired as successful Subway franchisees. Their interest led them to develop an authentic European hearth bread. After their studies at the American Institute of Baking and the San Francisco Baking Institute, the Worthington's set out to create their artisan breads. They imported their first hearthstone, steam infusion oven from Verona, Italy and in 1997, the first Kneaders Bakery & Cafe opened in Orem, Utah. The award-winning fast-casual restaurant uses only the highest-quality ingredients to create fresh European hearth breads, delicious sandwiches, mouthwatering pastries, hearty soups and refreshing salads, all made in-house each day. All restaurants have a retail section and also offer a variety of custom-made and themed gift baskets in addition to providing catering services. Kneaders Bakery & Café currently operates 59 corporate-owned and franchised locations in eight western states.

**Tenant Financials Available - please contact Broker for more details.*

OREM UT | 1997

The first Kneaders location was opened in Orem, UT in 1997 by founders Gary and Colleen Worthington. The concept originated from their affinity for scratch-made artisanal breads and high quality ingredients.



In 2017, the company celebrated the donation of one million loaves of bread to local charities. In 2018, Kneaders celebrated it's presence in 8 states.

Inc.

KNEADERS NAMED: FASTEST-GROWING PRIVATE COMPANIES

BEST IN STATE:

BEST BAKED GOODS 2016-2018

BEST BAKERY SANDWICHES 2017-2018

BEST BAKERY BREAKFAST 2016-2018



Kneaders has grown to 59 locations in 8 states in its relatively short history and plans to continue to expand its footprint across the U.S.



Kneaders takes pride in everything that goes on its menus - from employing certified bakers and pastry chefs, to baking its bread fresh from scratch everyday, to using honest and simple ingredients, to harvesting its high-quality produce at peak freshness.



Kneaders has been committed to improving the communities we serve for over 20 years. Each restaurant partners with nonprofit organizations to feed the hungry, support local schools, and fundraise for local children's hospitals.



DEMOGRAPHICS



POPULATION
56K+
3 MILE RADIUS



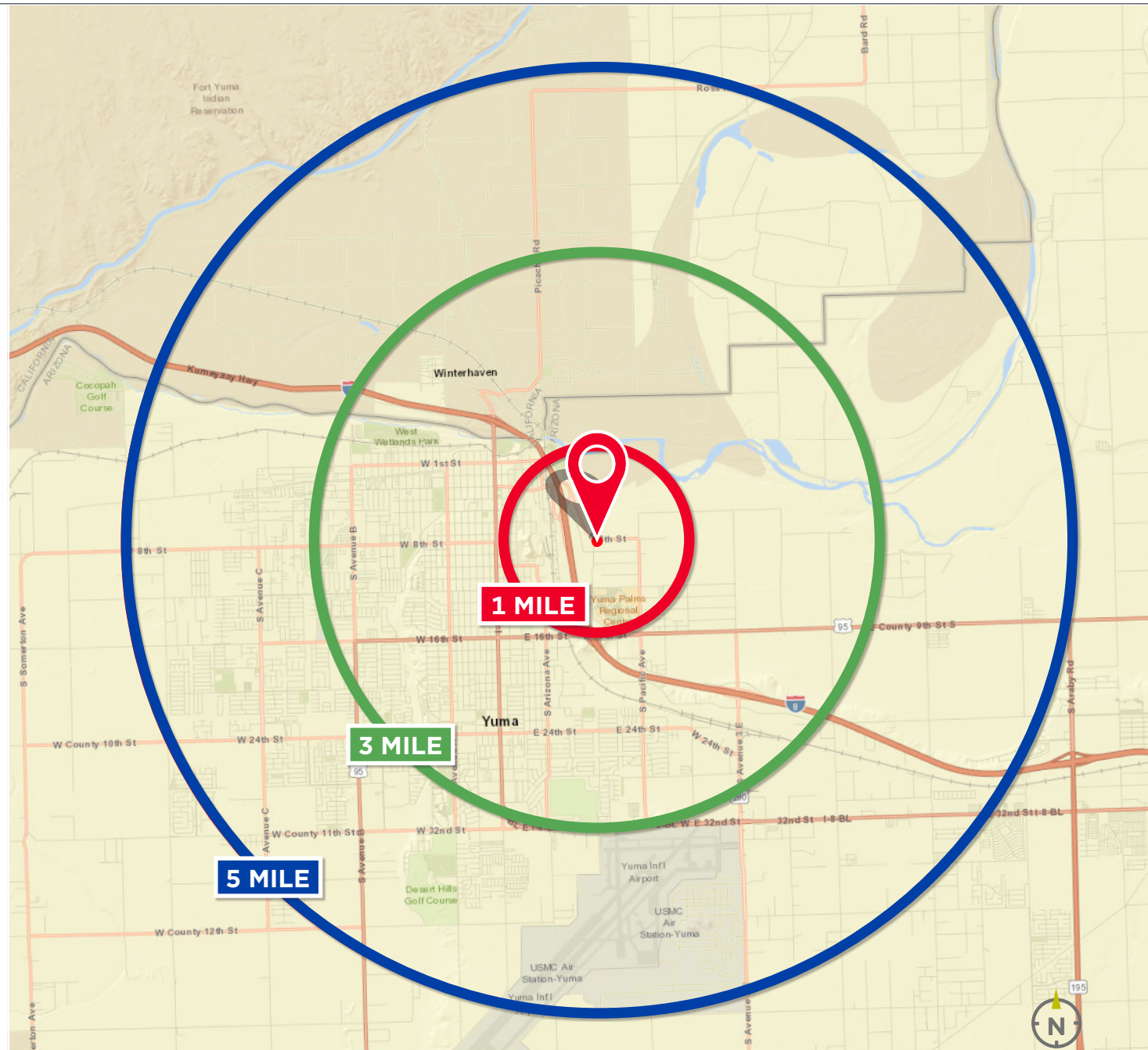
AVERAGE HH
INCOME
\$61K+
3 MILE RADIUS

POPULATION

1 MILE	3 MILE	5 MILE
1,742	56,050	101,007

AVERAGE HH INCOME

1 MILE	3 MILE	5 MILE
\$55,525	\$61,313	\$68,530



YUMA, ARIZONA

First incorporated as Arizona City in 1871, Yuma was renamed in 1873 and is now the largest city in Arizona outside the metro areas of Phoenix and Tucson. Yuma is the county seat and largest city of Yuma County, one of Arizona's original eight counties. It is the 11th largest city in the state, with an estimated population of 97,908 as of 2018, up 26.3% from the 2000 census count of 77,515. With the arrival of sun-seeking snowbirds, Yuma's population nearly doubles during the peak travel months of January, February and March.

Yuma County has an estimated population of 212,128 (2018); population estimates for the county's other incorporated cities and towns include: San Luis, 25,505; Somerton 14,287; and Wellton, 2,882. The rest of the county's population (60,013) lives in unincorporated areas such as

the Foothills. The ethnicity of the population reflects Yuma's border location and heritage, with nearly 60% of county residents saying they are of Hispanic origin.

Yuma is nearly equidistant between Phoenix (178 miles) and San Diego (180 miles); also within a radius of just over 300 miles are Tucson, Las Vegas, Mexicali, Palm Springs and Los Angeles. Interstate 8 runs through Yuma; more than 9 million cars annually enter Arizona from California on the highway. Highway 95 runs north to Interstate 10 and south to the Mexican border. Located on the border of four states and two countries, Yuma is a natural transportation hub with over 52 Million consumers within a one-day truck haul east/west via Interstate 8 or north/south via US Highway 95.

ECONOMY

MARKET OVERVIEW

AGRICULTURE

Because most people think of Arizona as a big, dusty desert, they are surprised to learn that agriculture is Yuma County's the number one industry - and that Yuma is the winter vegetable capital of the world. In fact, the agriculture industry in Yuma County represents an annual gross economic return of \$3.2 billion, or more than one-third of Arizona's annual total of \$9.2 billion.

Several things account for that amazing total: Plentiful sunshine, rich soil, ample labor and high-quality irrigation water. With mild winters, little danger of hard frost and more than 350 days of sunshine a year, Yuma County enjoys the longest growing season in the country. And while the winter is notable for the emerald and ruby patchwork formed by vast vegetable fields, something is either growing or happening in Yuma county fields even during the hottest months of the year.

Of the 230,000 acres of land utilized for agriculture in Yuma County, 100% are irrigated with Colorado River water delivered by one of the county's seven irrigation districts. Every single field in the county is also laser-leveled and graded using GPS technology, making Yuma's irrigation network one of the most efficient in the world.

All this has made Yuma County first in the state - and third in the nation - for vegetable production. In fact, about 90% of all the leafy vegetables grown in the U.S. from November through March are grown in and around the Yuma area.

ECONOMY

MARKET OVERVIEW

MILITARY

Yuma County is home to two premier military installations, Marine Corps Air Station Yuma and U.S. Army Yuma Proving Ground. The military is the second largest contributor to the local economy after agriculture.

MCAS: The busiest air station in the Marine Corps, MCAS Yuma supports 80% of the Corps' air-to-ground aviation training because of its access to 2.8 million acres of training ranges and superb flying weather. Each year, approximately 100 aviation units deploy here for training, bringing about 14,000 personnel and 600 aircraft to Yuma for periods lasting from a few days to seven weeks. MCAS Yuma also is the only joint-use air station in the Marine Corps, sharing facilities with Yuma International Airport.

YPG: Yuma County's largest single civilian employer, Yuma Proving Ground traces its history to World War II. At 1,300 square miles, YPG today is one of the world's largest military installations, hosting up to 100 tests simultaneously. Every year, tens of thousands of artillery, mortar and missile rounds are fired, 36,000 parachute drops take place, over 130,000 test miles are driven, and nearly 4000 air sorties are flown.





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