

**ABSOLUTE TRIPLE NET (NNN) GROUND LEASE  
INVESTMENT OPPORTUNITY – PHOENIX, AZ MSA**



**OFFERING MEMORANDUM**

GPS Retail Advisors | 602.762.0754 | [www.gpsaz.com](http://www.gpsaz.com)

Exclusively Listed By



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Executive Summary	
Sale Price	<b>\$1,647,059</b>
Cap Rate:	<b>4.25%</b>
Location:	<b>SWC of Val Vista Dr &amp; Willis Rd</b>
Building Size:	<b>848 SF</b>
Lot Size:	<b>40,390 SF (0.95 Acres)</b>
Lease Type:	<b>Absolute Triple Net (NNN) Ground Lease</b>
Lease Term:	<b>10.5 Years</b>
Rent/Primary Term:	<b>\$70,000 / year</b>
Options:	<b>1 – 10 year option, then 1 – 5 year option</b>
Rent Increases:	<b>2% Annual</b>
Credit:	<b>Franchisee</b>

Demographics	1 mile	3 miles	5 miles
2017 Population	7,285	88,051	266,320
Daytime Population	8,230	69,699	195,407
Average HH Income	\$108,992	\$106,777	\$102,778

Lease Years	Annual Rent	Cap Rate
Year 1	\$70,000.00	4.25%
Year 2	\$71,400.00	4.34%
Year 3	\$72,828.00	4.42%
Year 4	\$74,284.56	4.51%
Year 5	\$75,770.25	4.60%
Year 6	\$77,285.66	4.69%
Year 7	\$78,831.37	4.79%
Year 8	\$80,408.00	4.88%
Year 9	\$82,016.16	4.98%
Year 10	\$83,656.48	5.08%
Year 11 (Option 1)	\$85,329.61	5.18%
Year 12 (Option 1)	\$87,036.20	5.28%
Year 13 (Option 1)	\$88,776.93	5.39%
Year 14 (Option 1)	\$90,552.46	5.50%
Year 15 (Option 1)	\$92,363.51	5.61%
Year 16 (Option 1)	\$94,210.78	5.72%
Year 17 (Option 1)	\$96,095.00	5.83%
Year 18 (Option 1)	\$98,016.90	5.95%
Year 19 (Option 1)	\$99,977.24	6.07%
Year 20 (Option 1)	\$101,976.78	6.19%
Year 21 (Option 2)	\$104,016.32	6.32%
Year 22 (Option 2)	\$106,096.64	6.44%
Year 23 (Option 2)	\$108,218.58	6.57%
Year 24 (Option 2)	\$110,382.95	6.70%
Year 25 (Option 2)	\$112,590.61	6.84%

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## Investment Highlights

Opportunity To Buy an Asset with Proven Franchise Credit – The Largest Franchisee in the Company

Strategically positioned along a major artery in one of the fastest growing cities in the country

Superior Visibility and Access from Loop 202 freeway via Full-Diamond interchange at Val Vista Drive

Located within a True Mixed-Use Project – incorporating Medical, Retail, and Office

Surrounded by regional attractions including Dignity Health Hospital, Rivulon (a 250 acre mixed use development), San Tan Mall, and Several of the Top Automotive Dealerships in the State

The Trade Area Boasts some of the Highest Household Incomes in the State - \$100k+ in a 5 Mile Radius

	1 mile	3 miles	5 miles
<b>Population Summary</b>			
2000 Total Population	486	18,575	94,131
2010 Total Population	4,998	68,171	215,450
2017 Total Population	7,285	88,051	266,320
2017 Group Quarters	0	88	713
2022 Total Population	8,375	99,371	298,367
2017-2022 Annual Rate	2.83%	2.45%	2.30%
2017 Total Daytime Population	8,230	69,699	195,407
Workers	4,561	25,360	61,129
Residents	3,669	44,339	134,278
<b>Household Summary</b>			
2017 Households	2,779	27,471	85,275
2017 Average Household Size	2.62	3.20	3.11
2022 Households	3,147	30,845	95,135
2022 Average Household Size	2.66	3.22	3.13
2017-2022 Annual Rate	2.52%	2.34%	2.21%
2017 Families	1,833	21,642	66,843
2017 Average Family Size	3.25	3.59	3.50
2022 Families	2,084	24,222	74,315
2022 Average Family Size	3.29	3.62	3.52
2017-2022 Annual Rate	2.60%	2.28%	2.14%
<b>Median Household Income</b>			
2017	\$86,757	\$92,713	\$86,401
2022	\$100,052	\$101,055	\$94,624
<b>Median Home Value</b>			
2017	\$392,088	\$294,613	\$283,550
2022	\$439,552	\$333,260	\$321,368
<b>Per Capita Income</b>			
2017	\$37,295	\$33,558	\$33,087
2022	\$42,879	\$37,953	\$37,386
<b>Median Age</b>			
2010	28.7	30.9	31.9
2017	30.9	32.2	33.3
2022	31.2	32.2	33.7
<b>2017 Households by Income</b>			
Household Income Base	2,779	27,471	85,275
<\$15,000	2.4%	3.6%	4.5%
\$15,000 - \$24,999	3.4%	3.3%	4.1%
\$25,000 - \$34,999	4.9%	4.0%	5.0%
\$35,000 - \$49,999	11.7%	8.4%	8.9%
\$50,000 - \$74,999	19.3%	17.8%	18.6%
\$75,000 - \$99,999	15.2%	16.8%	16.6%
\$100,000 - \$149,999	23.9%	28.8%	25.2%
\$150,000 - \$199,999	8.5%	9.0%	9.2%
\$200,000+	10.7%	8.3%	7.9%
Average Household Income	\$108,992	\$106,777	\$102,778
<b>2017 Population 25+ by Educational Attainment</b>			
Total	4,376	52,601	163,612
Less than 9th Grade	2.0%	2.0%	2.6%
9th - 12th Grade, No Diploma	1.7%	3.0%	3.2%
High School Graduate	15.2%	13.2%	14.0%
GED/Alternative Credential	2.0%	2.0%	1.8%
Some College, No Degree	21.5%	24.3%	25.1%
Associate Degree	12.9%	11.2%	10.5%
Bachelor's Degree	29.4%	29.6%	28.0%
Graduate/Professional Degree	15.3%	14.8%	14.8%





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“Dutch Bros. Coffee Growth is driven primarily by providing compelling future opportunities. They grow from within, using an internal pool of qualified franchise candidates to grow the company. Their growth rate will be driven by the number of qualified people and will increase as they add shops with leaders cultivating leaders.”

### **Franchisee, Jim Thompson:**

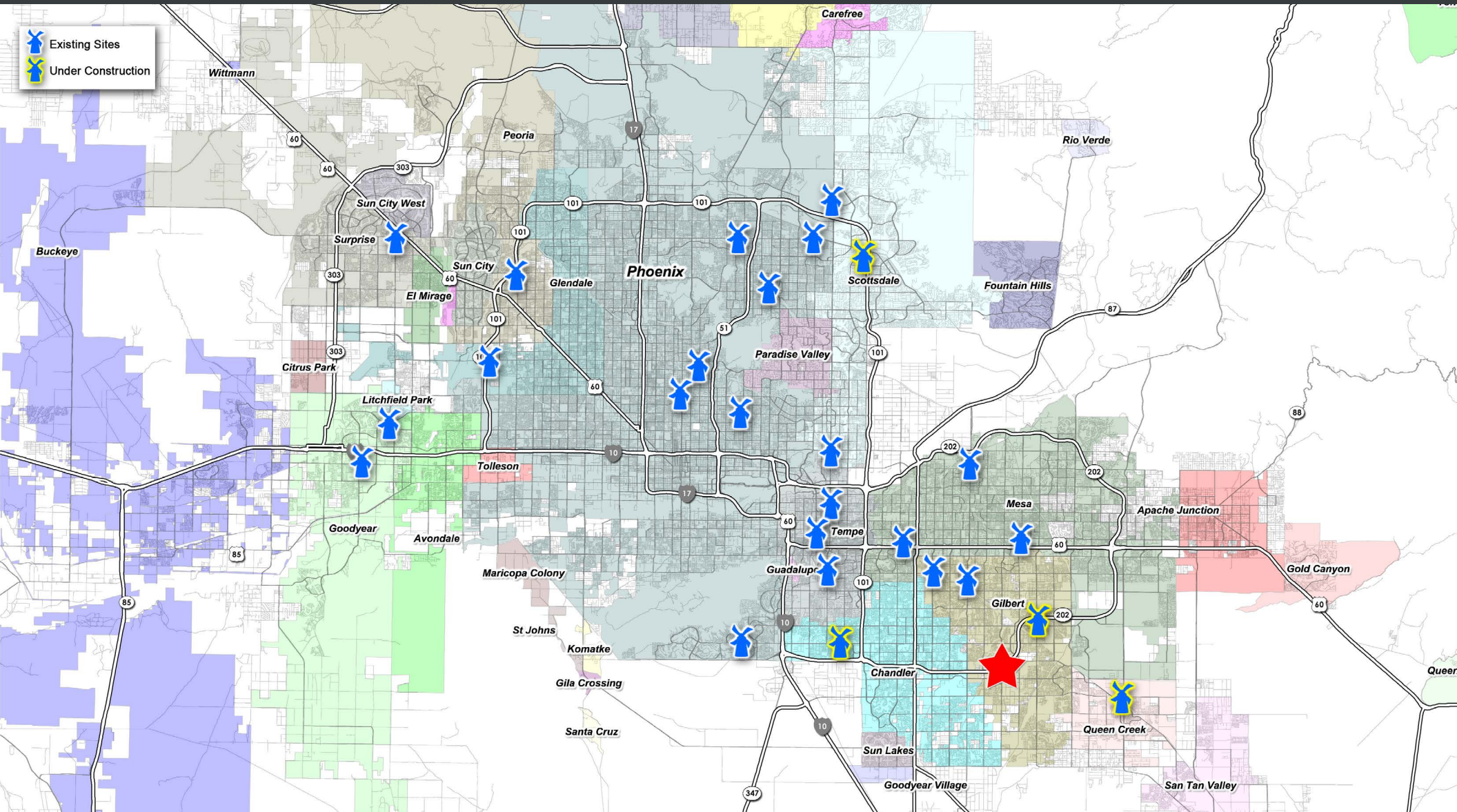
Husband-and-wife team Jim Thompson and Janice McCarthy opened their first Dutch Bros. Coffee in 2007. Since then, they have paved the way to become the largest and most profitable franchisee in the chain, owning 22 locations and growing.

Thompson and McCarthy have also woven themselves into the fabric of their communities, frequently holding promotions at their Dutch Bros. locations that raise substantial funds for local non-profit groups.

Due to the tremendous success Dutch Bros has enjoyed, they have become one of the most sought after drive-thru pad tenants in the Western U.S.







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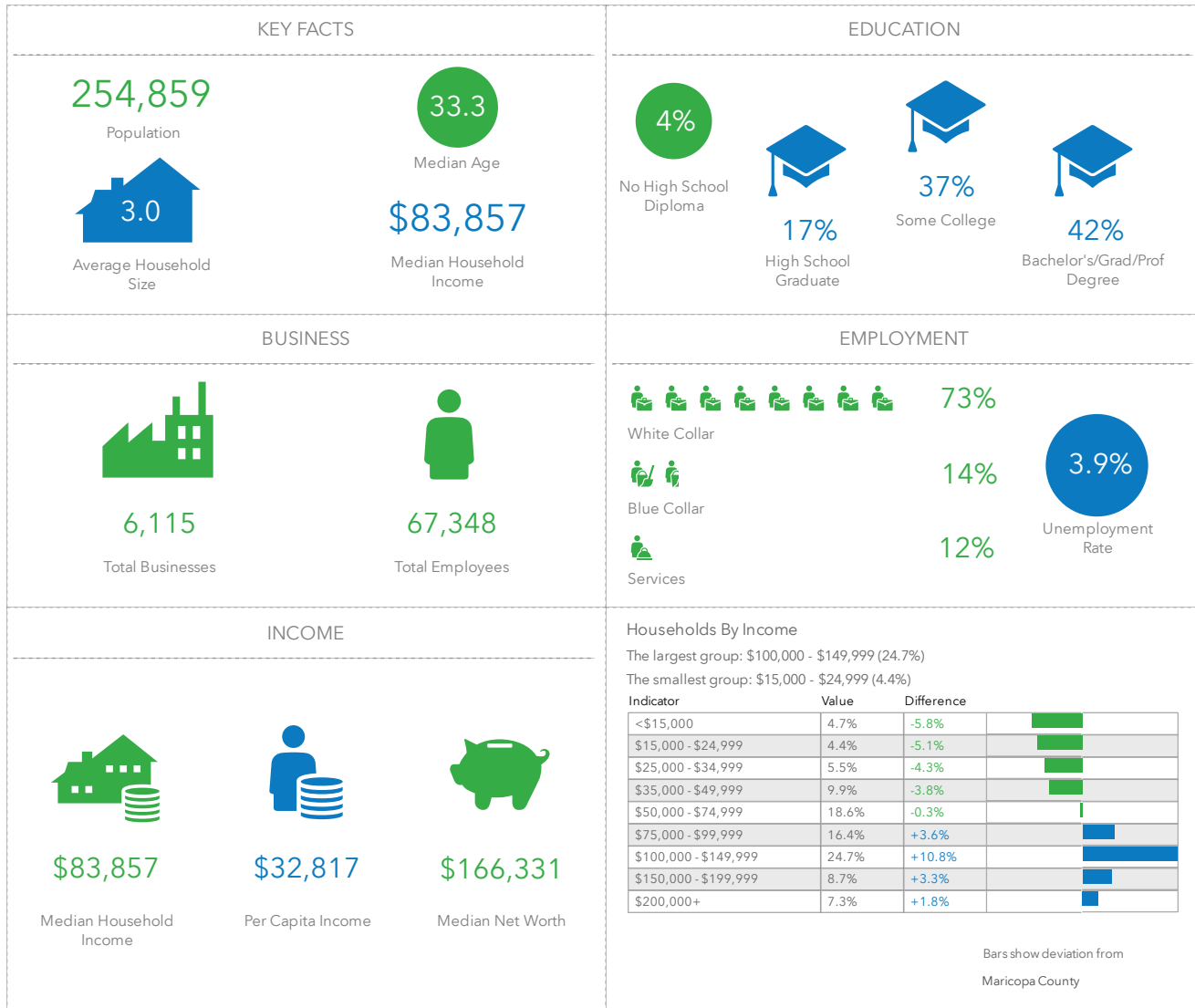
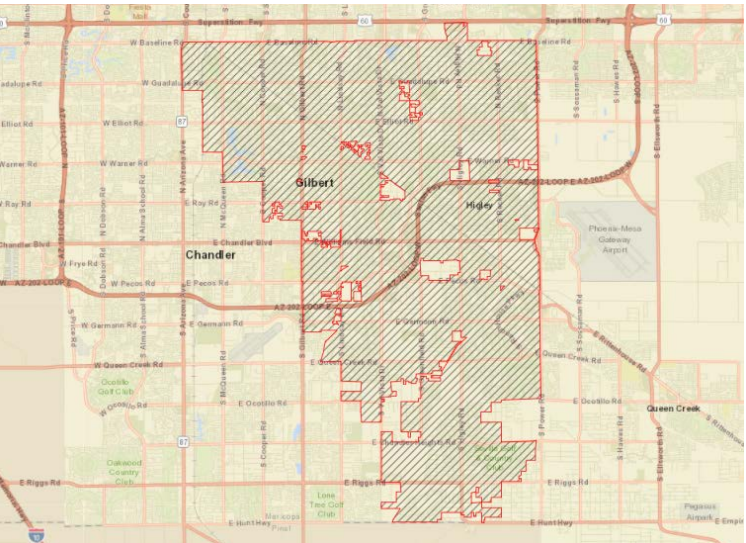
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## GILBERT, ARIZONA:

- Once known as the "Hay Shipping Capital of the World," Gilbert, Arizona has evolved into one of the fastest growing communities and the largest town in the United States.
- Encompassing 72.6 square miles, just southeast of Phoenix, Gilbert has transformed from an agricultural community to a thriving and economically-diverse suburban community.
- Gilbert boasts a nationally ranked K-12 education system with an average graduation rate of 90%. Nearly 40% of Gilbert residents hold a bachelor's degree or higher.



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## CONFIDENTIALITY AGREEMENT

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 GPS Retail LLC and it should not be made available to any other person or entity without the written consent of GPS Retail LLC. 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 at this time, please return this offering memorandum to GPS Retail LLC.

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. GPS Retail LLC 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 or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, GPS Retail LLC has not verified, and will not verify, any of the information contained herein, nor has GPS Retail LLC 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.

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