



RETAIL INVESTMENT GROUP, LLC

9856 W CAMELBACK ROAD | GLENDALE, ARIZONA 85305

\$4,150,000 | CAP: 5.36%



ACTUAL SITE - SEPTEMBER 2017



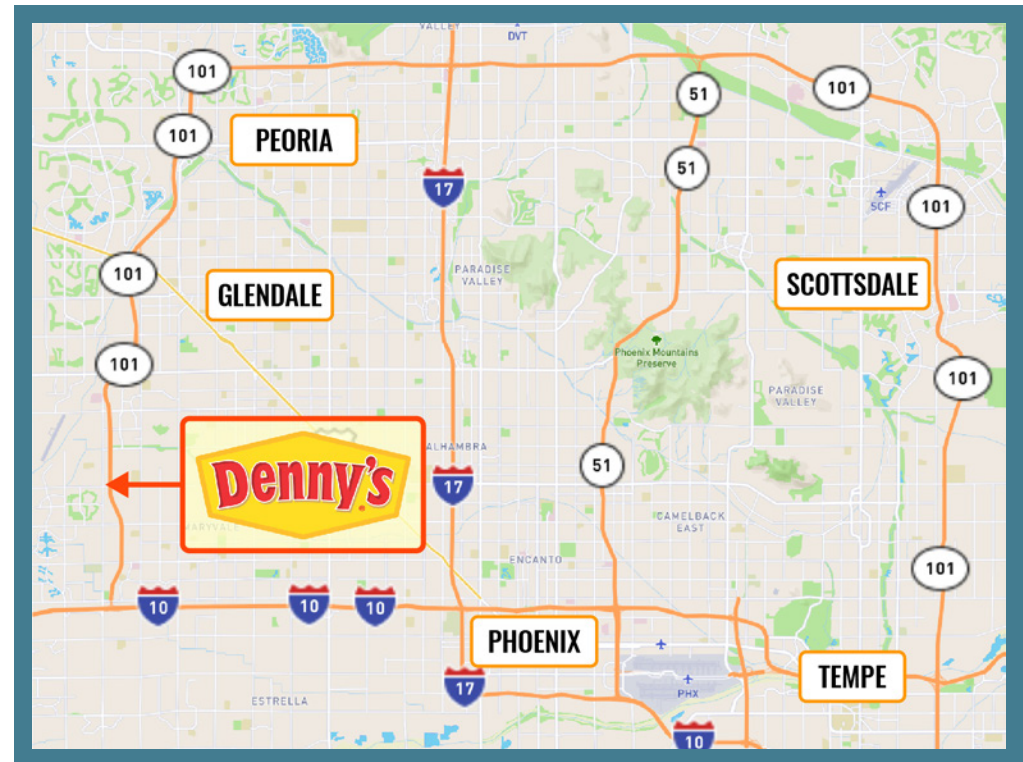
PROPERTY INFORMATION

Address:	9856 W Camelback Rd Glendale, AZ
CAP Rate:	5.36%
Lessee:	Lion's Den Management, LLC
Building Size:	±4,948 Square Feet
Land Area:	±41,382 Square Feet
Lease Expiration:	September 30th, 2037
Lease Options:	4 x 5 Year Options
NOI:	\$222,292
Lease Type:	Absolute NNN Lease
Increases:	7.5% Every 5 Years
Guarantee:	35 Unit Entity

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

- ▶ New 20 Year Lease Began 10/1/17
- ▶ Sales are 2X National Average for Denny's
- ▶ New Topgolf Just Announced
- ▶ #1 Denny's in Arizona by Sales Volume
- ▶ Direct Visibility from Freeway
- ▶ 1 mile to University of Phoenix Stadium (Home of the Arizona Cardinals)
- ▶ Absolute NNN Zero LL Responsibilities
- ▶ 1.5 miles to Gila River Arena (Home of the Arizona Coyotes)







DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2017)	11,726	104,267	315,220
Avg. Household Inc.	\$63,838	\$65,080	\$58,709
2022 Est. Population	12,678	112,870	341,246

SPRING TRAINING MAP

LOOP 101

LOOP 101



CAMELBACK RD ±36,052 VPD

1.15 MILES TO SUBJECT PROPERTY

CAMELBACK RANCH

**SPRING TRAINING HOME
OF THE LOS ANGELES DODGERS
& THE CHICAGO WHITE SOX**

OPENED IN 2010 - SEATS 13,000

LOCAL STADIUM MAP



LOOP 101

AZ LOOP 101 ±111,000 VPD



UNIVERSITY OF PHOENIX STADIUM
HOME OF THE ARIZONA CARDINALS



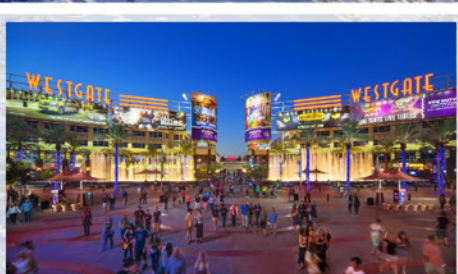
1.35 MILES TO SUBJECT PROPERTY

GILA RIVER ARENA
HOME OF THE ARIZONA COYOTES



1.50 MILES TO SUBJECT PROPERTY

LOOP 101



WESTGATE ENTERTAINMENT DISTRICT

SITE PHOTOGRAPHY

ACTUAL SITE - SEPTEMBER 2017



ABOUT DENNY'S & FRANCHISEE



ABOUT DENNY'S

Denny's is America's diner. This is where guests have come for over 60 years now to sit back, relax and enjoy delicious, hearty meals 24/7, every day of the year. From breakfast anytime to satisfying lunches and dinners, if you're in the mood for it, chances are we're serving it. Denny's is always open, always welcoming and always serving up hearty diner food along with a mug of fresh hot coffee.

ABOUT FRANCHISEE

CONTACT AGENT FOR MORE DETAILS



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