

babbo
italian eatery

OFFERING MEMORANDUM

BABBO ITALIAN EATERY

NEW 15 YEAR NNN \$2,400,000
10726 E SOUTHERN AVE, MESA, ARIZONA

Babbo Italian Eatery

CONTENTS

Executive Summary

Executive Summary 5

Location Summary 6

Property Description

City Map 8

Radius Map 9

Parcel Map 10

Parcel Map 11

Supporting Retailers 12

Demographics

Demographics 15

Demographic Charts 16

Steven Davis

Managing Member

480-429-4580

Lic: 101032000

steven@retail1031.com

Mark McLoone

Associate

480-429-4580

Lic: 673250000

mark@retail1031.com

Sean Stephenson

Associate

480-429-4580

Lic: 672380000

sean@retail1031.com



8255 East Raintree Drive Suite 100
Scottsdale, AZ 85260

CONFIDENTIALITY AND DISCLAIMER:

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. 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.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT RETAIL INVESTMENT GROUP FOR MORE DETAILS.

Copyright © 2018 CREOP, LLC. All Rights Reserved.



Executive Summary

Offering Summary

Location Summary

BABBO ITALIAN EATERY

OFFERING SUMMARY

ADDRESS	10726 E Southern Ave Mesa, Arizona AZ 85209
COUNTY	Maricopa
LEASE TYPE	Absolute NNN
CAP RATE	6.25%
BUILDING SQUARE FEET	±3,583
LAND SQUARE FEET	±27,471
YEAR BUILT	2013
PARCEL NUMBER	22-71-974
TENANT	Corporate
LEASE EXPIRATION	July 31, 2033
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

OFFERING PRICE	\$2,400,000
PRICE PSF	\$697.74
OCCUPANCY	100 %
NOI (CURRENT)	\$150,000
CAP RATE (CURRENT)	6.25%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	12,896	103,490	200,044
2017 Median HH Income	\$54,533	\$51,335	\$52,661
2017 Average HH Income	\$65,249	\$64,130	\$67,291

- Absolute NNN Lease - Zero Landlord Responsibilities
- New 15 Year Commences at COE
- 5 x 5 Year Options
- 8.5% Every 5 Years
- 8 Unit Entity Guarantee
- 5 Mile Population of 188,000+ people
- Adjacent to Apple Data Center with 500+ employees
- Adjacent to Skyline High School with 2,700+ students and employees.

Retail Investment Group, LLC is proud to offer Babbo's Italian Eatery in Mesa, AZ. This ±3,583 square foot building was built in 2013 in the thriving City of Mesa and features a ±725 square foot covered patio.

This property is located next to an IHOP, Wendy's, and a Kneaders. Nearby supporting retailers include Hobby Lobby, Dollar Tree, Little Caesar's, All Kids Urgent Care, Firehouse Subs, and American Family Insurance. This property is located at the intersection of Signal Butte Road with 24,000+ vehicles per day and Southern Avenue with 14,500+ vehicles per day.

About Babbo Italian Eatery:

Babbo Italian Eatery is happy to bring you contemporary Italian cuisine, in a family-friendly, casual atmosphere where you can enjoy fresh, house-made Italian food at a great price.

All of their menu items are inspired by family and travel and are developed through a collaboration with everyone behind the stove. Their menu features an eclectic selection of classic and contemporary dishes. Babbo means daddy in Italian, and the idea of family is central to everything we do. Their staff functions as the heart of the restaurant and they are committed to providing each guest with a personalized, high-quality experience where you will surely leave feeling like one of the family. There are currently 8 Babbo Italian Eatery Locations in the Phoenix area.

Visit Babbo Italian Eatery at www.babboitalian.com

Welcome to Mesa—a vibrant city and a premier location for business development opportunities. Located in the center of Arizona and the heart of the Southwest, the City of Mesa is strategically positioned for businesses to access and serve the global economy. In Mesa, we make it easy for small, medium-sized and large companies to grow and succeed.

Located in Maricopa County and just 15 miles east of Phoenix, Mesa covers 132 square miles, is the third largest city in Arizona and the 36th largest city in the nation. The City provides the advantages of a thriving metropolis while maintaining the feel of a suburban environment.

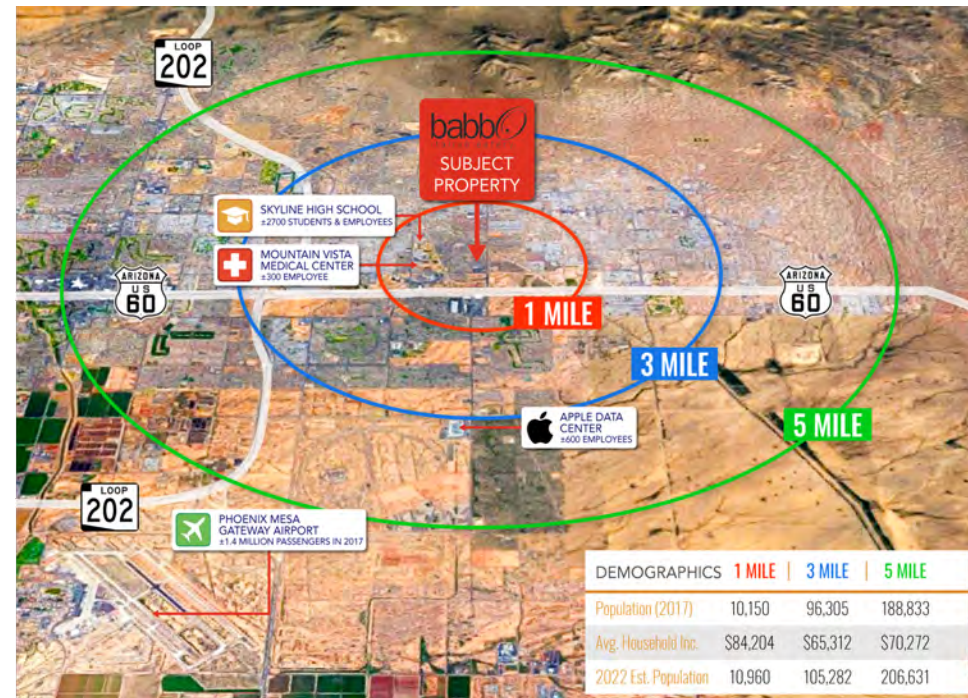
Mesa is home to the ever-popular Chicago Cubs and Oakland A's Spring Training Baseball, along with large companies such as Boeing, Bridgestone, FUJIFILM, Mitsubishi, Ulthera, and MD Helicopters who all have large operations in Mesa. Mesa is also home to numerous higher education facilities.

The property location is adjacent to a new three-story Mountain Vista Medical Center with 300+ employees and Skyline High School with 2700+ students and employees. It is also a short distance to the Phoenix-Mesa Gateway Airport which saw 1,400,000+ passengers in 2017 and the Arizona State University Polytechnic Center with 9,700+ students.

This property is also located across the street from a soon to be developed 114-acre multi-use development with the first phase opening in late 2018 and the second phase completion to be determined. The first phase of this development will include a 30,000± square foot anchor grocery store, Sprout's Farmers Market, with six other large supporting retailers all ranging from 3,500-12,500 square feet.

Mesa is a thriving and growing city that makes it easy for many businesses to grow and succeed.

Regional Map



Locator Map





[Property Description](#)

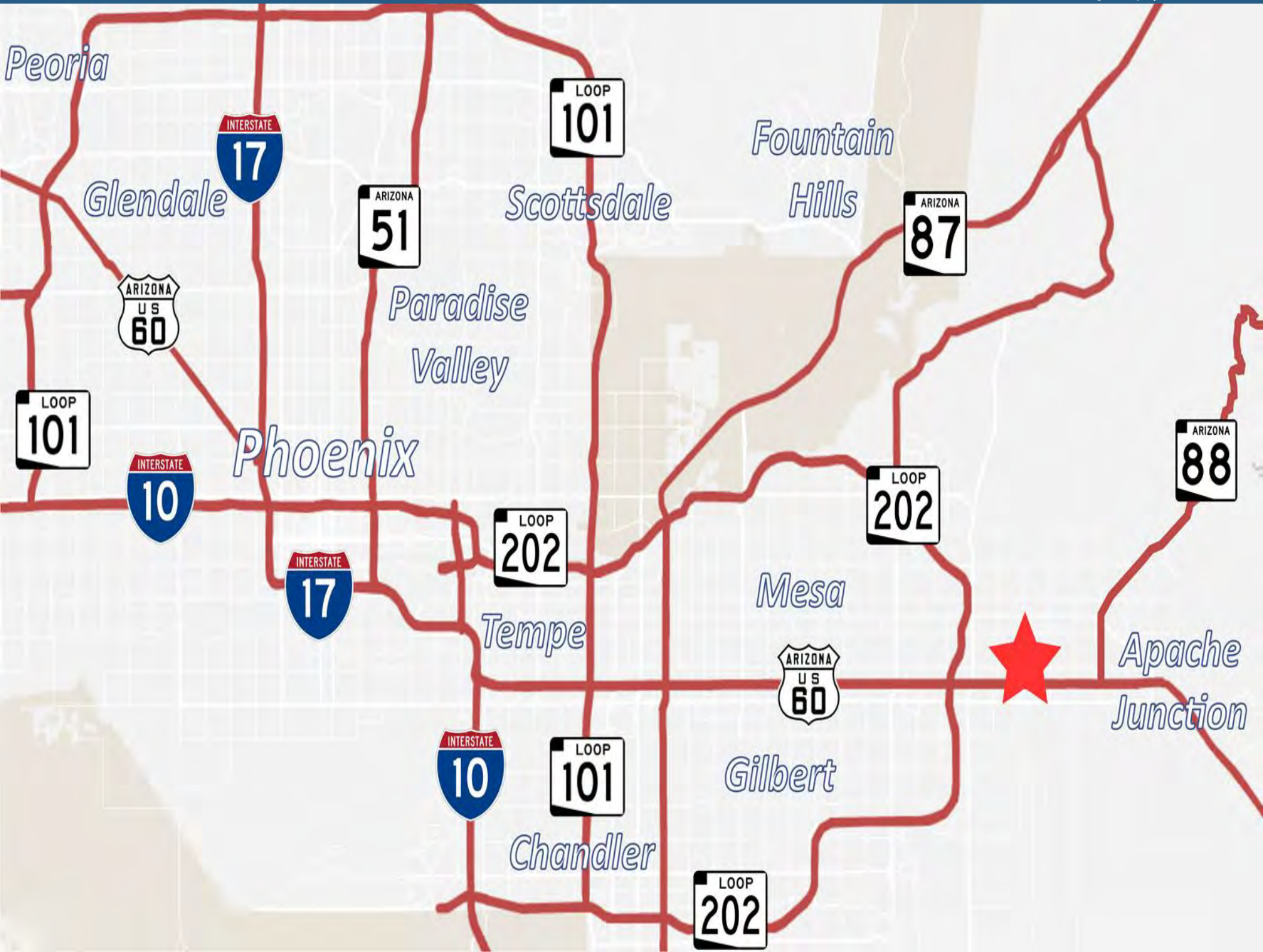
[Aerial Map](#)

[Parcel Map](#)

[Additional Maps](#)

[Property Images](#)

BABBO ITALIAN EATERY



babb
italian eatery
**SUBJECT
PROPERTY**

 **SKYLINE HIGH SCHOOL**
±2700 STUDENTS & EMPLOYEES

 **MOUNTAIN VISTA MEDICAL CENTER**
±300 EMPLOYEE

1 MILE

3 MILE

5 MILE

 **APPLE DATA CENTER**
±600 EMPLOYEES

 **PHOENIX MESA GATEWAY AIRPORT**
±1.4 MILLION PASSENGERS IN 2017

LOOP
202

ARIZONA
US
60

ARIZONA
US
60

LOOP
202

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2017)	10,150	96,305	188,833
Avg. Household Inc.	\$84,204	\$65,312	\$70,272
2022 Est. Population	10,960	105,282	206,631



SUBJECT PROPERTY



SOUTHERN AVE

14,820 VPD



SIGNAL BUTTE ROAD

24,391 VPD



73,355 VPD

24,391 VPD

SIGNAL BUTTE ROAD

HOBBY LOBBY

DOLLAR TREE

Little Caesars

ALL KIDS URGENT CARE

Brakes+ COMPLETE AUTOCARE

AMERICAN FAMILY INSURANCE Insure carefully, dream fearlessly.

FIREHOUSE SUBS FOUNDED BY FIREMEN

tcf bank

Wendy's

babb ITALIAN EATERY SUBJECT PROPERTY

K

IHOP RESTAURANT

KNEADERS BAKERY & CAFE

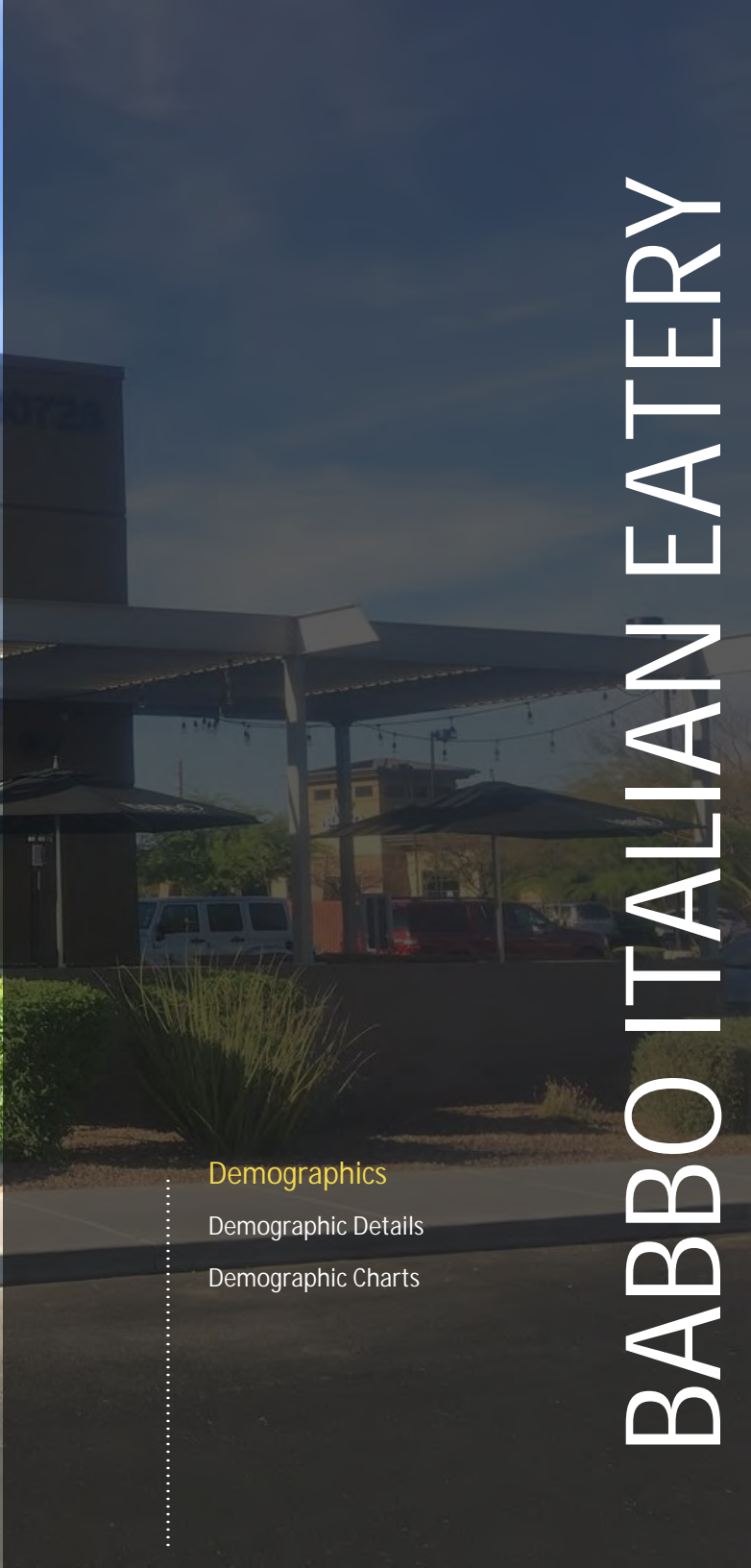
SOUTHERN AVE

14,820 VPD









Demographics

Demographic Details

Demographic Charts

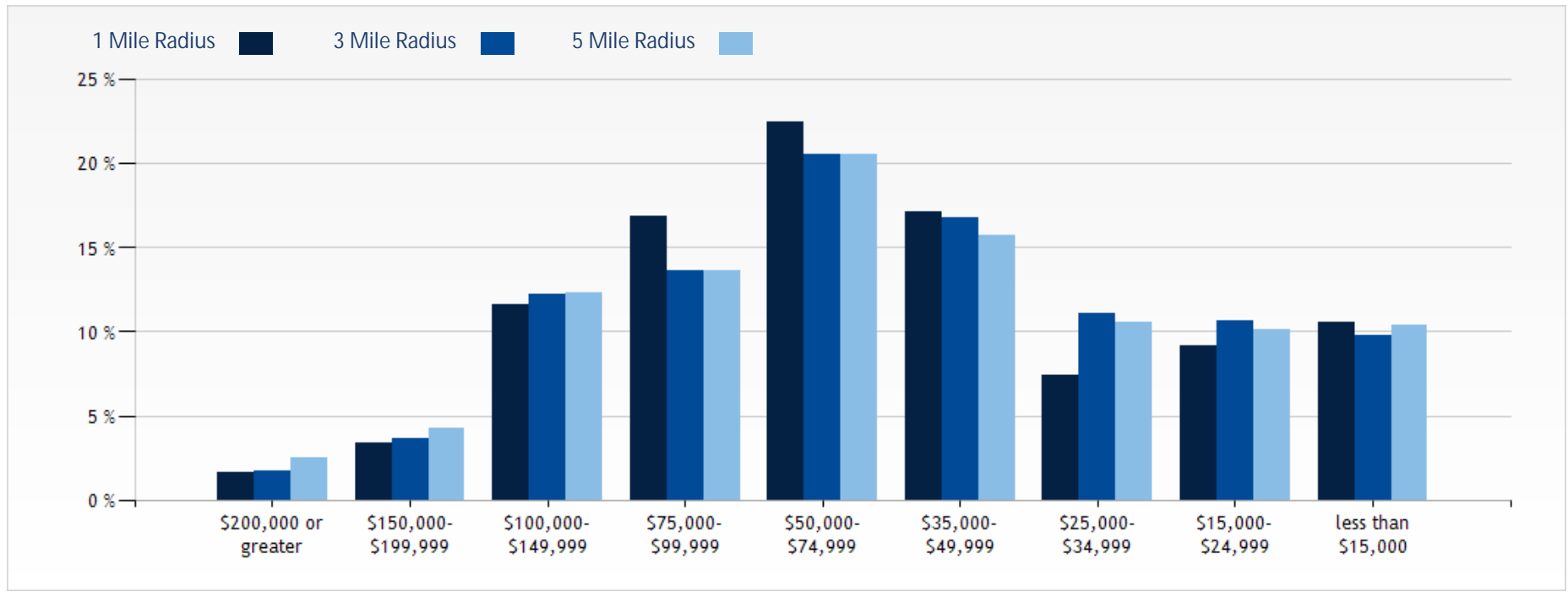
BABBO ITALIAN EATERY

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,829	59,514	122,879
2010 Population	11,318	93,119	175,637
2017 Population	12,896	103,490	200,044
2022 Population	14,157	112,009	217,710
2017 African American	407	2,724	5,532
2017 American Indian	174	1,299	2,409
2017 Asian	377	2,409	4,577
2017 Hispanic	2,509	20,132	36,445
2017 White	10,434	85,577	166,505
2017 Other Race	930	7,532	13,622
2017 Multiracial	552	3,684	6,938
2017-2022: Population: Growth Rate	9.40 %	7.95 %	8.55 %

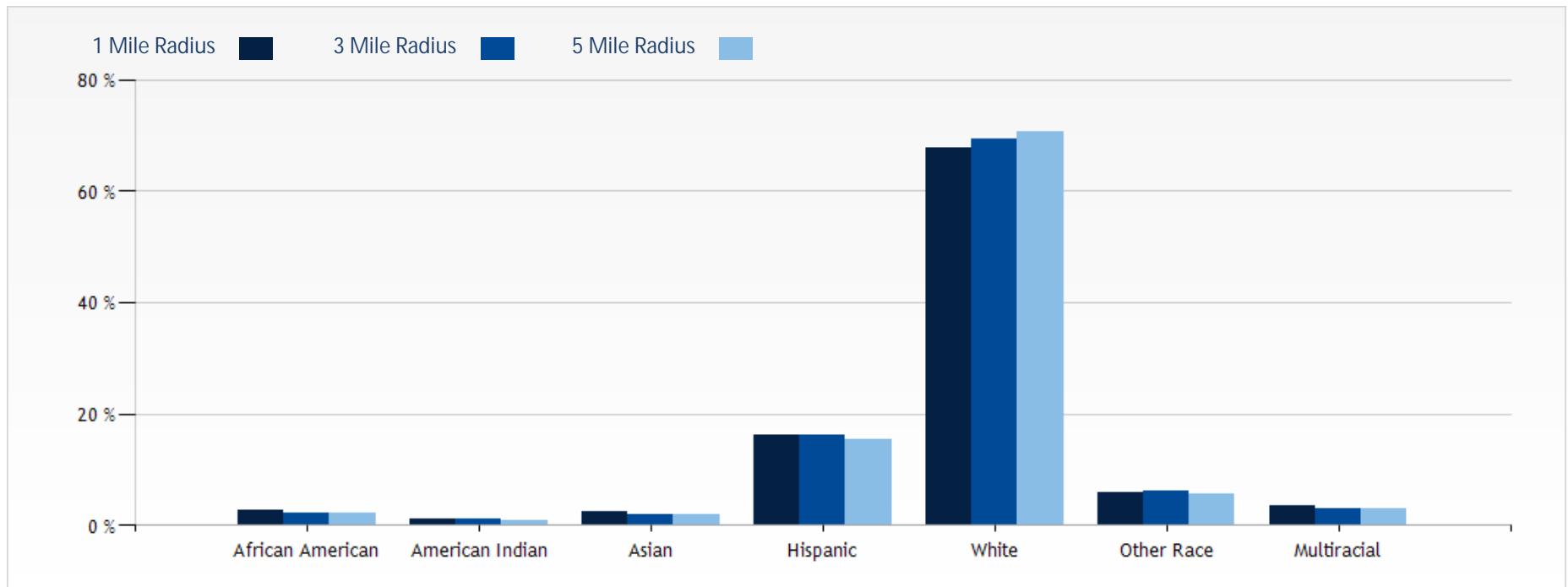
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	525	3,997	8,164
\$15,000-\$24,999	455	4,349	7,958
\$25,000-\$34,999	371	4,525	8,314
\$35,000-\$49,999	850	6,854	12,404
\$50,000-\$74,999	1,117	8,376	16,161
\$75,000-\$99,999	837	5,543	10,740
\$100,000-\$149,999	577	4,985	9,660
\$150,000-\$199,999	169	1,486	3,340
\$200,000 or greater	80	700	2,002
Median HH Income	\$54,533	\$51,335	\$52,661
Average HH Income	\$65,249	\$64,130	\$67,291

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,723	36,584	70,685
2010 Total Households	4,364	37,000	69,978
2017 Total Households	4,980	40,814	78,743
2022 Total Households	5,458	44,043	85,172
2017 Average Household Size	2.59	2.53	2.53
2000 Owner Occupied Housing	2,458	21,770	42,648
2000 Renter Occupied Housing	209	2,541	7,065
2017 Owner Occupied Housing	3,729	31,289	58,076
2017 Renter Occupied Housing	1,252	9,525	20,667
2017 Vacant Housing	1,305	12,474	21,362
2017 Total Housing	6,285	53,288	100,105
2022 Owner Occupied Housing	4,085	33,808	62,935
2022 Renter Occupied Housing	1,373	10,235	22,237
2022 Vacant Housing	1,109	12,216	21,113
2022 Total Housing	6,567	56,259	106,285
2017-2022: Households: Growth Rate	9.25 %	7.65 %	7.90 %

2017 Household Income



2017 Population by Race



Babbo Italian Eatery



babb
italian eatery

Steven Davis

Managing Member

480-429-4580

Lic: 101032000

steven@retail1031.com

Mark McLoone

Associate

480-429-4580

Lic: 673250000

mark@retail1031.com

Sean Stephenson

Associate

480-429-4580

Lic: 672380000

sean@retail1031.com

NNN
RETAIL INVESTMENT GROUP, LLC

8255 East Raintree Drive Suite 100
Scottsdale, AZ 85260