

OFFERING MEMORANDUM

COLD BEERS & CHEESEBURGERS

COLD BEERS AND CHEESEBURGERS

ABSOLUTE NNN | \$2,785,000
10767 N 116TH STREET, SCOTTSDALE, ARIZONA

Cold Beers and Cheeseburgers

CONTENTS

Executive Summary

Executive Summary	5
Location Summary	6

Property Description

Aerial Map	7
Parcel Map	8
Property Images	9
Tenant Profile	10

Demographics

Demographics	12
Demographic Charts	13

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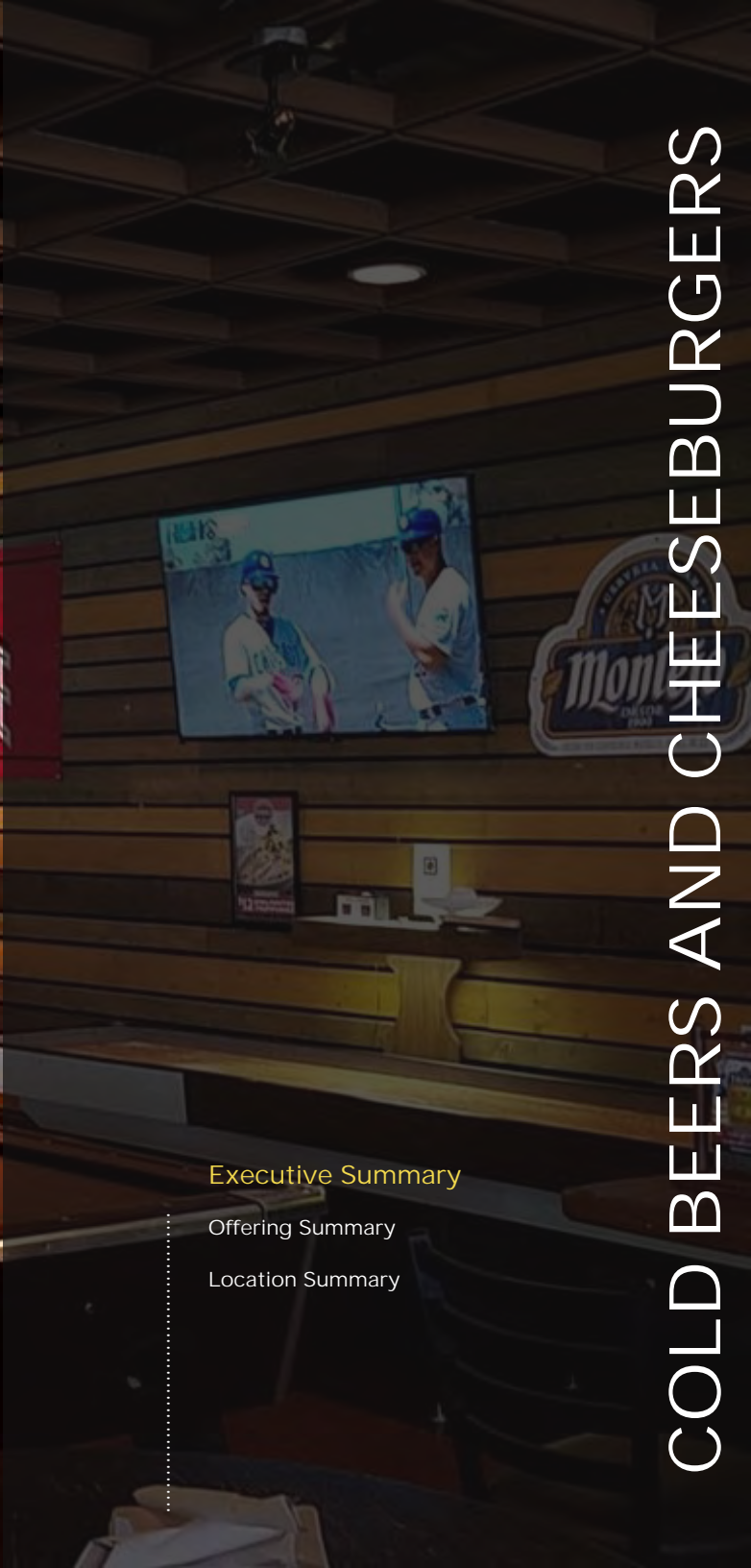
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[Executive Summary](#)

[Offering Summary](#)

[Location Summary](#)

OFFERING SUMMARY

ADDRESS	10767 N 116th Street Scottsdale AZ 85259
COUNTY	Maricopa
LEASE TYPE	Absolute NNN
CAP RATE	7.00%
BUILDING SQUARE FEET	±7,936
LAND SQUARE FEET	±52,207
YEAR BUILT	2006
TENANT	Cold Beers and Cheeseburgers
OWNERSHIP TYPE	Fee Simple
PARCEL NUMBER	217-28-993
ZONING TYPE	C-3, Scottsdale
LEASE EXPIRATION	10 Year Sale Leaseback
LEASE OPTIONS	Two, 5-Year Options
INCREASES	7.5% Increases Every 5 Years, Including the Options

FINANCIAL SUMMARY

OFFERING PRICE	\$2,785,000
PRICE PSF	\$378.02
OCCUPANCY	100 %
NOI (CURRENT)	\$195,000
CAP RATE (CURRENT)	7.00%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2017 Population	9,091	39,537	93,613
2017 Median HH Income	\$70,261	\$102,107	\$92,412
2017 Average HH Income	\$123,136	\$154,689	\$138,288

- Excellent Rent to Sales Ratio
- Zero Landlord Responsibilities
- Outstanding Operator and Concept
- Fee Simple - Land and Building
- \$102,000+ Median HH Income within a 3-Mile Radius
- \$538,087 Median Home Value within a 3-Mile Radius

This Cold Beers and Cheeseburgers is located in Scottsdale, Arizona. This building is ±7,936 square feet and is on ±52,207 square feet of land.

Nearby retailers include Mountainside Fitness and Scottsdale Shea, Elite Nails Rosati's Pizza, Marco's Italian Bistro, Blue Adobe Santa Fe Grill, Lior the Baker, Tuesday Morning, Penske Truck Rental, Kona Coffee and Tea, and Vito's Piza and Italian Ristorante. Less than one mile to plaza including Safeway, Dollar Tree, ACE Hardware, Albertsons, McDonald's, First Watch, and Taco Bell.

Located only ±3.5 Miles to an Honor Health Medical Location. Honor Health encompasses more than 18,000 dedicated employees and volunteers in the Phoenix MSA and is considered the largest employer in Scottsdale. Other area generators include Scottsdale Library, Taliesin West (a Frank Lloyd Wright Building with 100,000+ visitors per year), and Ancala Country Club.

Photos Taken June 2018

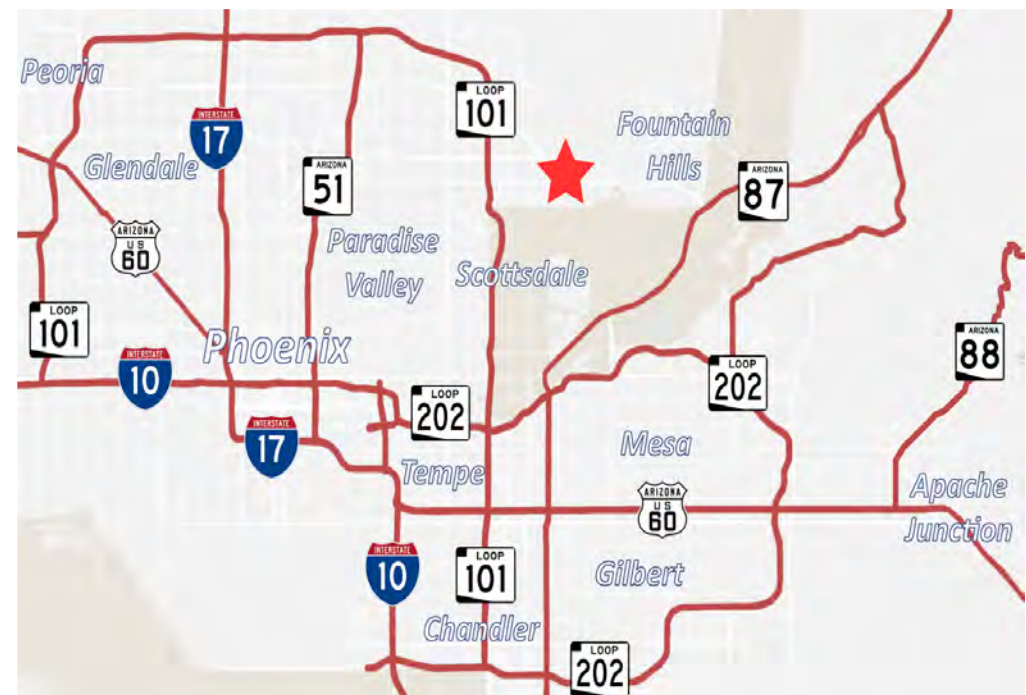


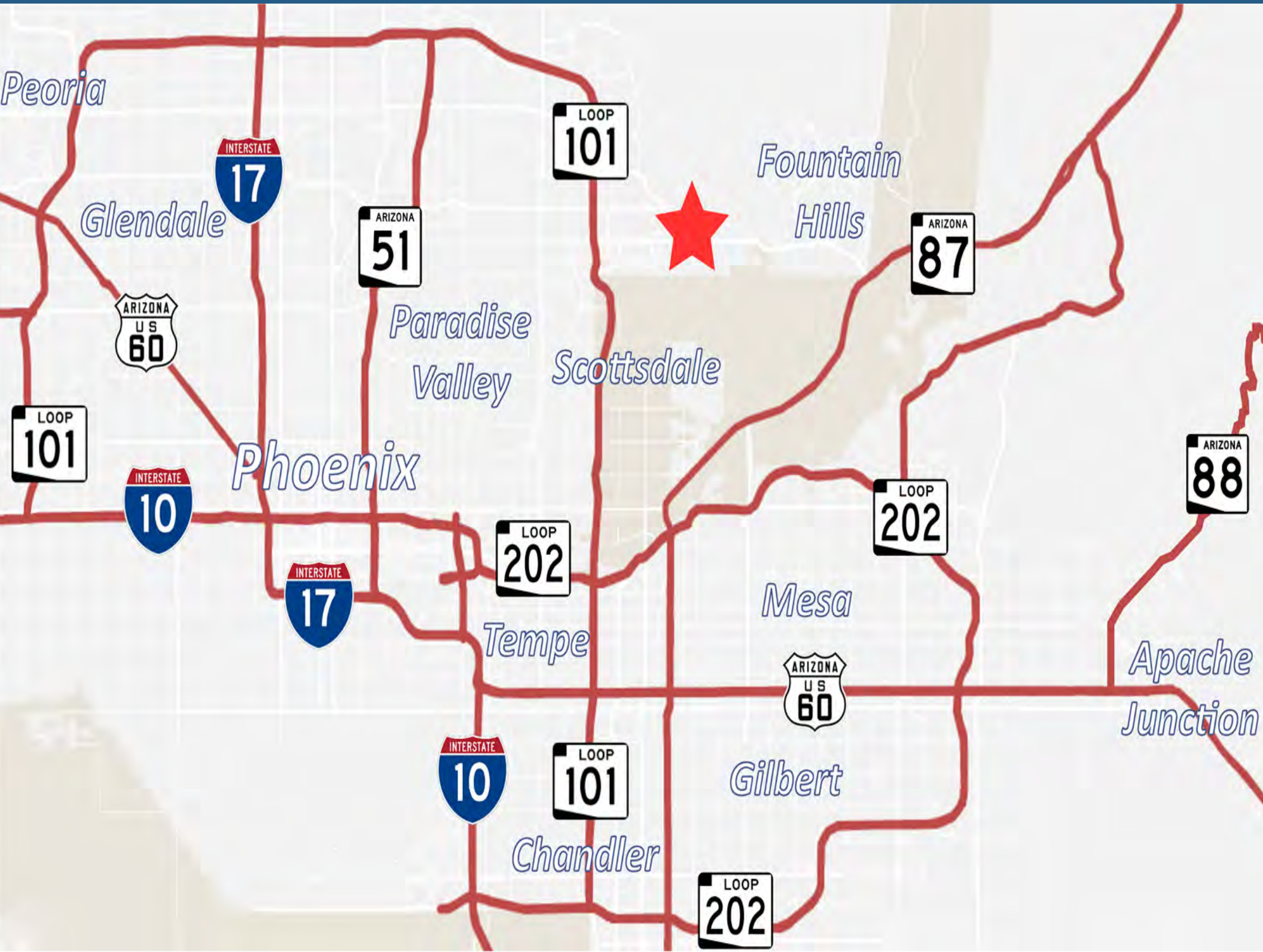
Scottsdale, Arizona is located in the Phoenix MSA and has a population of ±246,600 people and hosts an estimated 4.5 Million visitors per year.

Events are an important component of Scottsdale's overall image, "its product", and its lifestyle. The City and its residents often benefit from events held in Scottsdale through increased cultural opportunities, recreational activities, increased economic activity, enhanced community status, and additional marketing exposure. The tourism and events department manage multiple programs that help to support events throughout the City.

These events throughout Scottsdale draw thousands of people to the area. These events also include the historic WM Waste Management Phoenix Open Golf Tournament - formally known as the FBR Open and Phoenix Open, which originally began in 1932 - is now held annually each January at the Tournament Players Club in North Scottsdale. This is the largest-attended stop of the annual PGA Tour, attracting well over 500,000 people to the 4-day event alone. The city is also the spring training home of the San Francisco Giants, who practice at the Scottsdale Stadium in Downtown Scottsdale.

The city is home to more than 70 resorts and hotels, holding over 15,000 hotel rooms. It is also home to numerous company headquarters including APL, Cold Stone Creamery, Dial, Discount Tire, Discovery Land Company, Fender, Go Daddy, JDA Software, Kahala, Kona Grill, Magellan Health, Paradise Bakery & Cafe, P.F Change's China Bistro, Rural Metro, Axon, and United Blood Services.







E VIA LINDA 13,200+ VPD

N FRANK LLOYD WRIGHT 21,500+ VPD

E SHEA BLVD 39,000+ VPD

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population (2018)	10,187	38,985	90,582
Median HH Inc (2018)	\$70,476	\$102,475	\$96,123
Population (2023)	10,986	41,804	97,084

COLD BEERS & CHEESEBURGERS
Memberhood Empire State

SUBJECT PROPERTY

- Walgreens
- CHASE
- McDonald's
- Albertsons
- jiffylube
- ACE Hardware
- DUNKIN' DONUTS
- Pizza Hut
- DQ
- DOLLAR TREE
- SAFeway
- TACO BELL
- Arby's
- BBVA Compass
- ampm
- Pep Boys Official Service Centers
- FARMERS INSURANCE
- ROSATT'S PIZZA
- MOUNTAIN SIDE FITNESS
- BMO





Trade Name	Cold Beer and Cheeseburgers
Headquartered	
Website	https://www.coldbeers.com/
# of Locations	10

Description

Each location is casual and friendly, featuring comfortable leather booths, butcher block tables, over 30 HD flat screen TVs, and a great sound system to catch all of your favorite sporting events. Each location has a patio to enjoy the beautiful Arizona & San Diego weather. Most patios feature rolled-up garage doors, indoor/outdoor bars for direct service, and high top community tables with built-in beer coolers. No matter which location you visit, we will ensure that great service, amazing food, a high energy atmosphere, and a neighborhood burger restaurant feel is what you'll find!

In addition, the one and only, "Burger Challenge," is available at any time for all you adventurous carnivores! It starts with 3 of our half-pound patties and goes up from there. The sky is the limit, but the most impressive finisher so far was a 9-patty monster that weighed over 5 pounds! Finish in the posted time, and your burger is on the house! IF you don't finish in that time, well, your face will be plastered on the website for everyone to see. So roll up those sleeves, and let the brave ones step up!



Demographics

Demographic Details

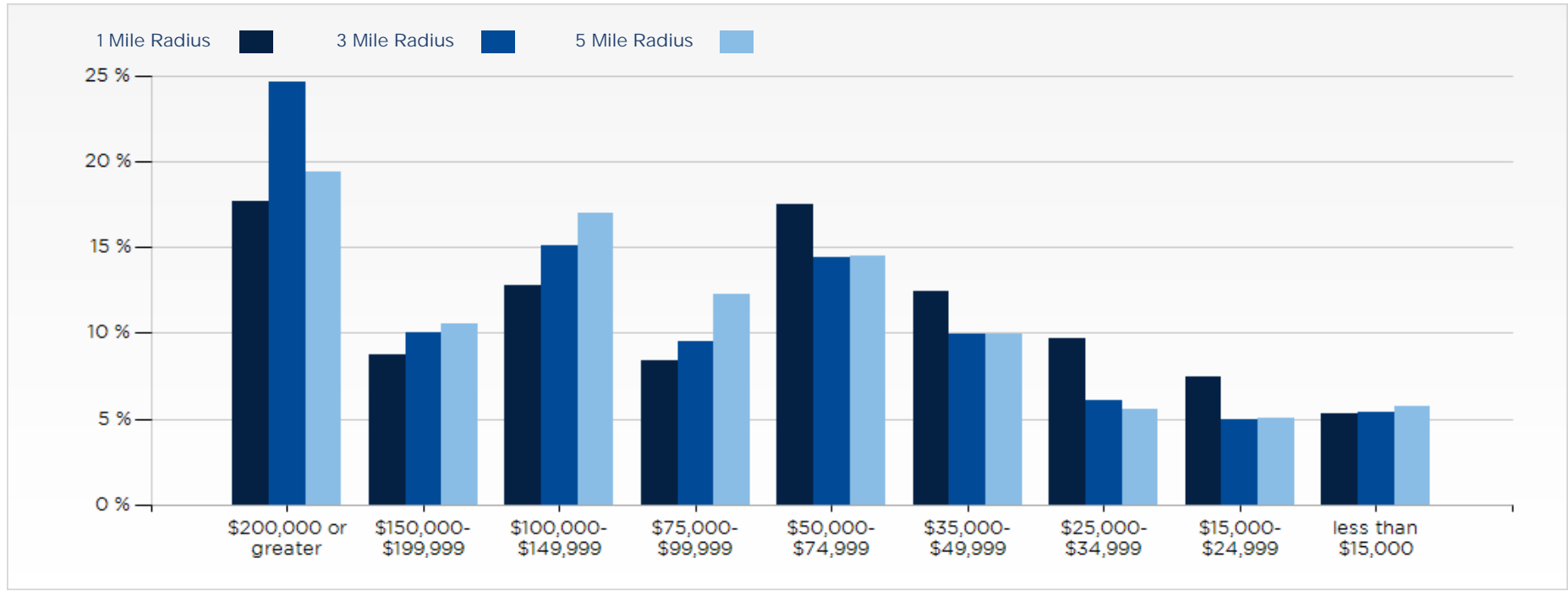
Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,223	35,959	81,490
2010 Population	8,557	36,788	85,008
2017 Population	9,091	39,537	93,613
2022 Population	9,558	41,596	99,358
2017 African American	211	668	1,596
2017 American Indian	73	176	571
2017 Asian	509	2,129	5,334
2017 Hispanic	641	2,336	5,746
2017 White	7,853	35,077	82,519
2017 Other Race	151	420	1,096
2017 Multiracial	282	1,044	2,424
2017-2022: Population: Growth Rate	5.05 %	5.10 %	6.00 %

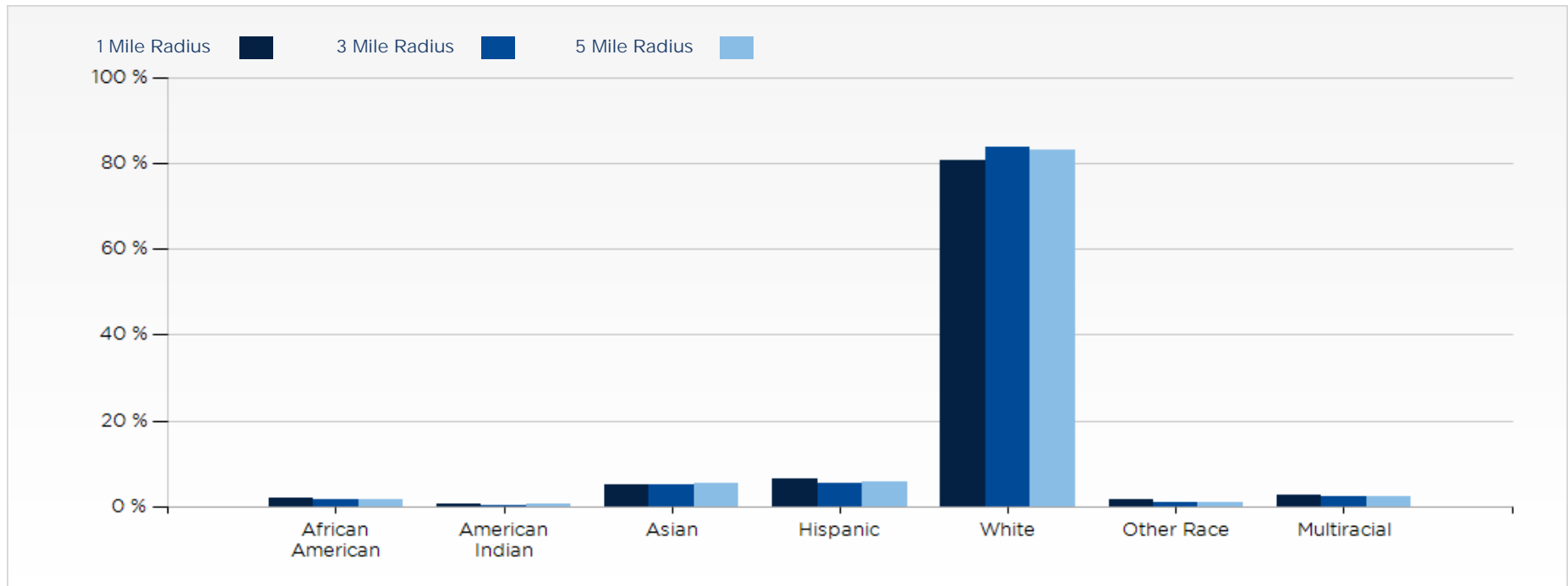
2017 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	233	933	2,431
\$15,000-\$24,999	323	858	2,146
\$25,000-\$34,999	423	1,044	2,371
\$35,000-\$49,999	543	1,715	4,206
\$50,000-\$74,999	761	2,484	6,124
\$75,000-\$99,999	365	1,643	5,195
\$100,000-\$149,999	555	2,601	7,184
\$150,000-\$199,999	381	1,730	4,473
\$200,000 or greater	768	4,252	8,202
Median HH Income	\$70,261	\$102,107	\$92,412
Average HH Income	\$123,136	\$154,689	\$138,288

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,851	16,477	39,308
2010 Total Households	4,107	16,043	38,711
2017 Total Households	4,352	17,261	42,332
2022 Total Households	4,563	18,135	44,756
2017 Average Household Size	2.09	2.28	2.20
2000 Owner Occupied Housing	2,234	10,700	24,710
2000 Renter Occupied Housing	1,401	3,853	9,896
2017 Owner Occupied Housing	2,507	12,547	28,384
2017 Renter Occupied Housing	1,845	4,714	13,947
2017 Vacant Housing	513	2,270	5,260
2017 Total Housing	4,865	19,531	47,592
2022 Owner Occupied Housing	2,719	13,451	30,550
2022 Renter Occupied Housing	1,844	4,684	14,206
2022 Vacant Housing	537	2,391	5,267
2022 Total Housing	5,100	20,526	50,023
2017-2022: Households: Growth Rate	4.75 %	4.95 %	5.60 %

2017 Household Income



2017 Population by Race





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