

ABSOLUTE NNN GROUND LEASE INVESTMENT

Brand New Construction
20-Year Lease



REPRESENTATIVE PHOTO



1535 W SKYLINE DR, SAN TAN VALLEY, AZ 85144
OFFERING MEMORANDUM

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OFFERING SUMMARY



ASKING PRICE

\$2,700,000



CAP RATE

3.70%



ANNUAL RENT

\$100,000



LEASE TERM

20 YEARS



RENT INCREASES

10% EVERY 5 YEARS



TYPE OF OWNERSHIP

ABSOLUTE NNN GROUND LEASE

INVESTMENT HIGHLIGHTS

LONG-TERM 20-YEAR LEASE | RARE LOW GROUND RENT

- Exceptional corporate McDonald's offering with a 20-year initial lease term and contractual 10% rent increases every five years, including throughout the option periods.

INVESTMENT-GRADE CREDIT TENANT (NYSE: MCD) | WORLD'S LARGEST QSR BRAND

- Lease guaranteed by McDonald's, the largest quick-service restaurant operator globally, with more than 40,000 locations serving nearly 65 million customers daily. Backed by \$25+ billion in annual revenue and over 2 million employees, McDonald's represents a category leader and one of the safest net-leased investments available.

ABSOLUTE NNN LEASE | ZERO LANDLORD RESPONSIBILITIES

- Absolute triple-net lease structure eliminates all landlord obligations, offering investors a truly passive, management-free investment opportunity.

BRAND-NEW 2025 CONSTRUCTION | TECH-FORWARD PROTOTYPE

- The property features McDonald's new-construction, double drive-thru prototype designed for high efficiency and modern operations. Positioned on a 1.15-acre parcel, this tech-forward build represents McDonald's latest standard for customer convenience and long-term performance.

STRONG REAL ESTATE FUNDAMENTALS | HIGH-GROWTH TRADE AREA

- Strategically located near the Gary Road and Hunt Highway corridor, the site benefits from over 20,000 new homes under development within a 2-mile radius and proximity to a major power center underway. Planned cotenancy includes Home Depot, Raising Cane's, Jimmy John's, Super Star Car Wash, Dunkin' Donuts, Panda Express, Freddy's Steakburgers, Denny's, Salad and Go, Big O Tires, Native Grill & Wings, and a future grocery anchor.



REPRESENTATIVE PHOTO

PROPERTY DESCRIPTION

ADDRESS:

1535 W Skyline Dr,
San Tan Valley, AZ 85144

BUILDING AREA:

± 3,736 SF

LAND AREA:

±50,000 SF (±1.15 Acres)

CROSS STREETS:

Skyline Dr & Gary Rd

YEAR BUILT:

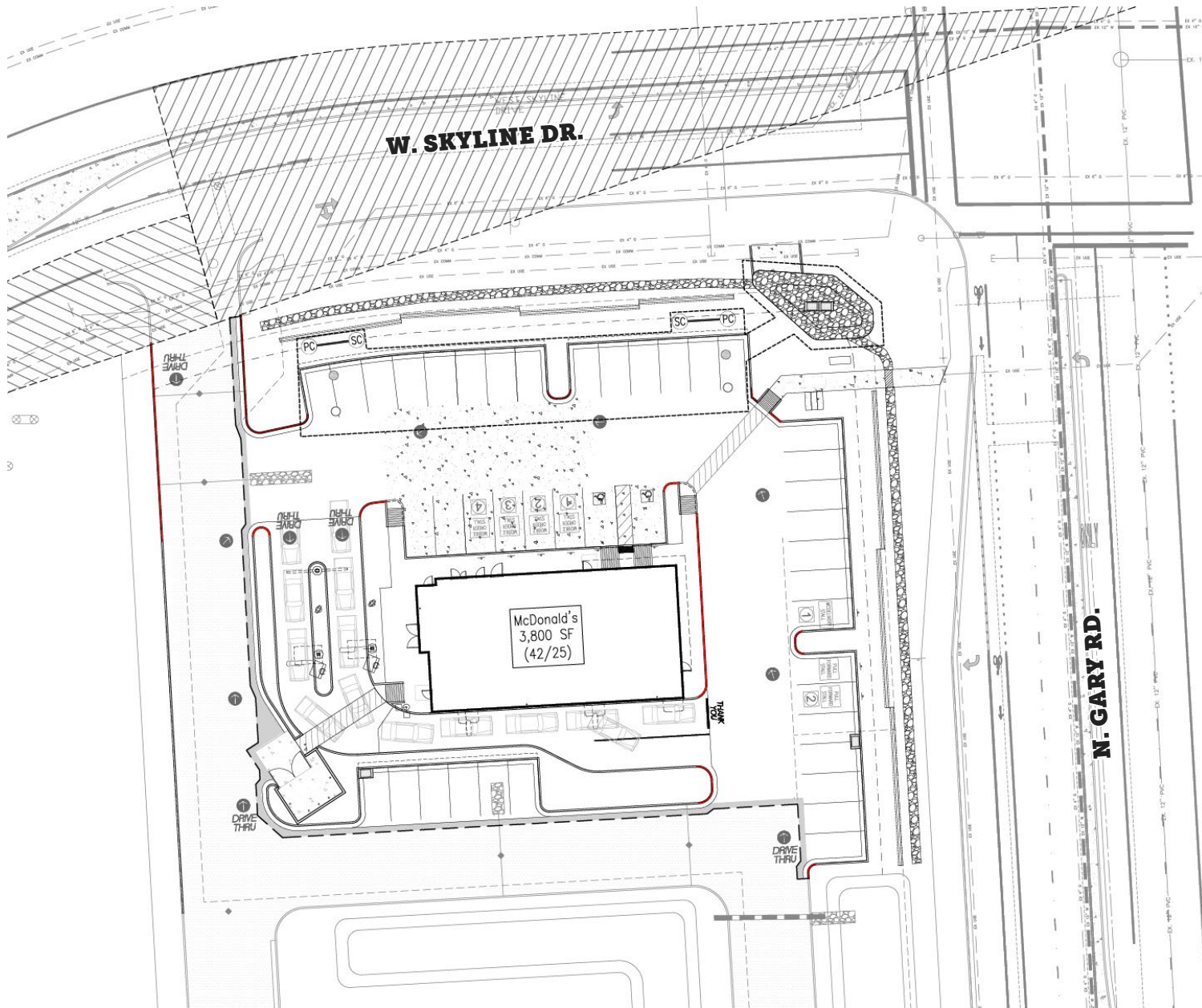
2025

PINAL COUNTY PARCEL #:

509-94-9570



↙ SITE PLAN



MARKET OVERVIEW

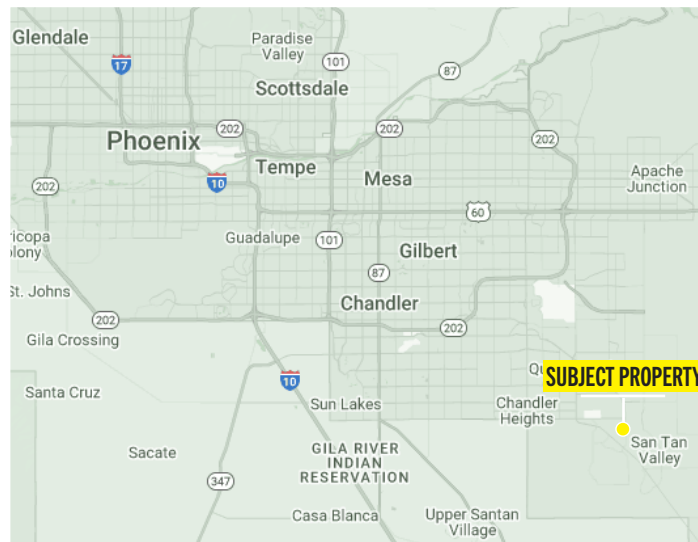
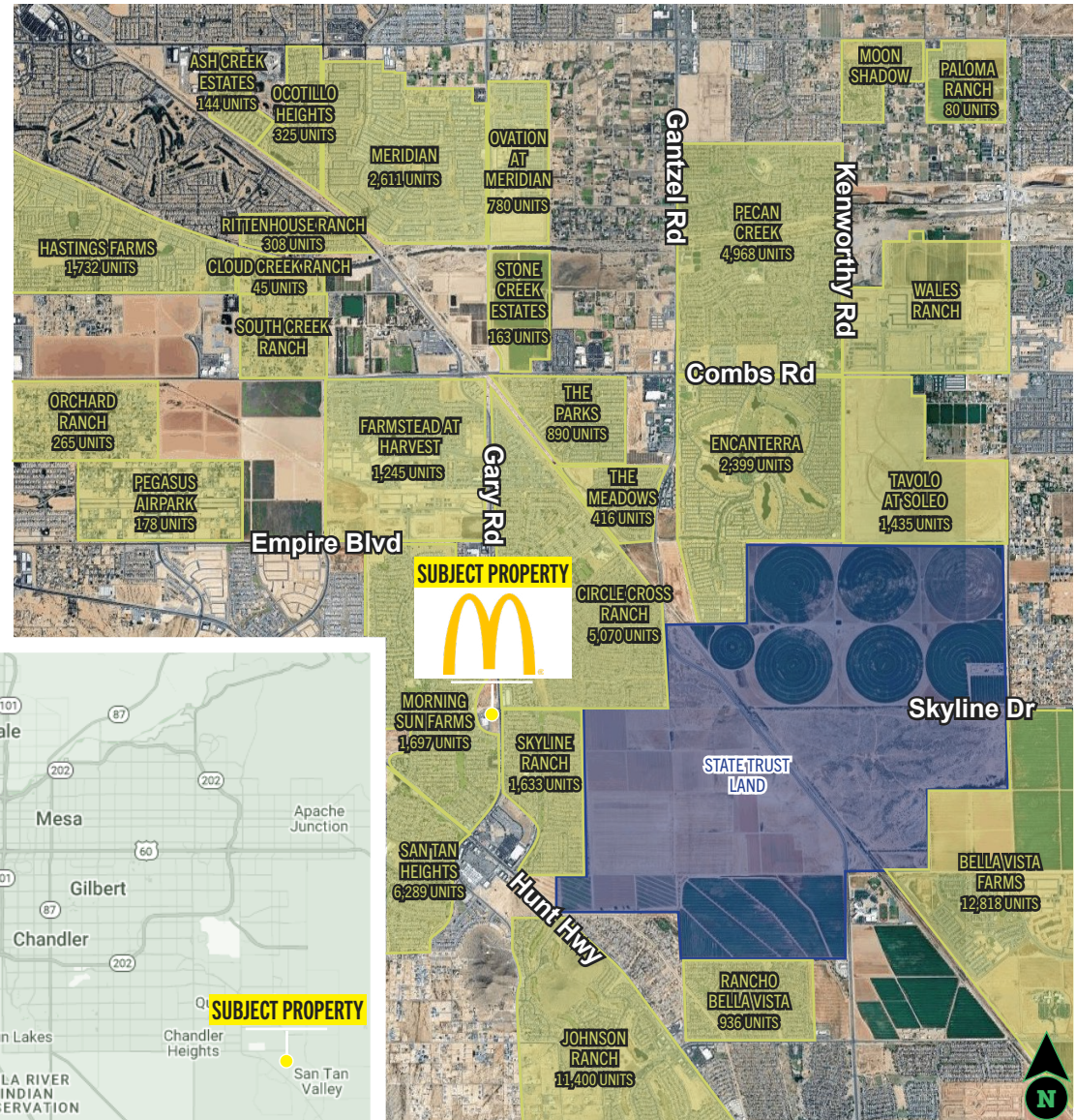


▶ SAN TAN VALLEY OVERVIEW

Located about 45 minutes southeast of Downtown Phoenix, San Tan Valley sits in the scenic foothills of the San Tan Mountains and is one of the fastest-growing communities in the Phoenix metropolitan area. The population has surged to nearly 100,000 residents, up from 81,000 a decade ago, reflecting an annual growth rate of more than 5.6%. This rapid expansion has spurred significant residential, retail and industrial development.

The community is anchored by a collection of master-planned neighborhoods such as Johnson Ranch, Ironwood Crossing, Pecan Creek, Morning Sun Farms, Sun Tan Heights, Skyline Ranch, Copper Basin and Circle Cross Ranch. Residents benefit from convenient access to Phoenix Sky Harbor International Airport (40 minutes away) and Phoenix-Mesa Gateway Airport (20 minutes away), which connects to more than 60 cities across North America.

Development activity underscores the area's momentum. More than 560 multifamily units are planned, along with multiple shopping centers, including a 300,000-square-foot project breaking ground at Queen Creek Crossing. Industrial demand is also surging, with 132,000 square feet of new projects underway and vacancy rates at just 0.4%. San Tan Valley borders Queen Creek, one of the metro's most affluent communities, with a median household income of \$115,688 and the highest homeownership rate in the region. The area blends a rural setting with urban-style growth and offers attractions such as Horseshoe Park and Equestrian Centre, a venue gaining recognition for commercial events. Major employers include Walmart (225 employees), Benjamin Franklin Charter Schools (130) and VP Nurseries (125). With more than 320 days of sunshine each year, San Tan Valley continues to attract both residents and businesses seeking quality of life and opportunity.



PHOENIX OVERVIEW



4.9M
RESIDENTS
IN METRO
PHOENIX

5TH
LARGEST
METROPOLITAN
AREA

San Tan Valley is part of the Phoenix metropolitan area, which spans Maricopa and Pinal counties and includes more than 60 incorporated and unincorporated communities. With nearly 4.9 million residents, Metro Phoenix ranks as the nation's 5th-largest metropolitan area. The City of Phoenix itself is the state capital, covering roughly 520 square miles and home to more than 1.6 million people, making it one of the fastest-growing cities in the country. Between 2010 and 2020, Phoenix added more than 163,000 residents, fueled by a strong job market, lower cost of living and highly desirable lifestyle.

The region's economy is diverse and resilient, led by construction, high-tech manufacturing, healthcare, finance and tourism. Phoenix also hosts nine Fortune 500 headquarters — Freeport-McMoRan, Avnet, Republic Services, Reliance, Carvana, Insight Enterprises, Taylor Morrison Home, Sprouts Farmers Market and Microchip Technology — along with several other major employers. Its relatively low cost of doing business continues to attract and retain companies, supporting long-term population and housing growth.

Lifestyle amenities further strengthen the metro's appeal. Phoenix enjoys nearly 300 days of sunshine annually, mild winters and abundant outdoor recreation, from hiking and golf to boating and nearby national parks. Sports fans have access to all four major professional leagues — Arizona Cardinals (NFL), Phoenix Suns (NBA), Arizona Diamondbacks (MLB) and Arizona Coyotes (NHL) — as well as Cactus League spring training. The region also offers a thriving arts and cultural scene, including the Phoenix Art Museum, the Heard Museum, theaters, galleries and live music venues. Higher education is anchored by Arizona State University, one of the nation's largest research universities, along with a well-developed K-12 system.

HOME TO SEVERAL FORTUNE 500 COMPANIES:

SPROUTS
FARMERS MARKET

AVNET

MICROCHI

REPUBLIC
SERVICES

FREEPORT McMoRAN
COPPER & GOLD

Reliance

taylor
morrison.

Insight

CARVANA

↘

RENT ROLL

Tenant	Lease Start	Lease End	Square Feet	% of GLA	CONTRACT RENTAL RATE		RENT PER SQ. FT.		Rent Increases	Options
					Year	Month	Year	Month		
McDonald's	Dec-25	Dec-45	3,736	100%	\$100,000	\$8,333	\$26.77	\$2.23	10% Increases Every 5 Years	8 x5 Yr Options



➤

TENANT OVERVIEW



www.mcdonalds.com

McDonald's is the world's largest fast food restaurant chain, known primarily for its hamburgers, French fries, and soft drinks. Founded in 1940 by Richard and Maurice McDonald in San Bernardino, California, it began as a single drive-in restaurant but transformed into the global fast-food empire it is today thanks to Ray Kroc, who joined the company in 1955 and played a pivotal role in its expansion. Today, McDonald's operates more than 40,000 restaurants in 100 countries, serving 69 million customers daily. The Golden Arches logo is one of the most recognized symbols in the world. McDonald's is planning to open 10,000 new stores globally by 2027, in what the world's largest fast-food chain says would be the "fastest period of growth" in the brand's history. McDonald's expects nearly 2% growth in system-wide sales from its new restaurants with plans to revamp part of its menu and roll out the "Best Burger Initiative" - an effort to improve the quality of its burgers. McDonald's is also planning to further expand its delivery capabilities through its app, where the company predicts 30% of its deliveries will originate from by 2027. McDonald's also announced a partnership with Google to automate restaurants by incorporating artificial intelligence.

4,100+

LOCATIONS
WORLDWIDE



#1

FAST FOOD
COMPANY
IN THE WORLD



\$25.49 B

REVENUE
(2024)

LEASE ABSTRACT

LESSEE	McDonald's USA, LLC			
TENANT NAME	McDonald's			
TENANT SIZE (SF)	3,736			
LEASE COMMENCEMENT DATE	12/1/2025			
EXPIRATION DATE	12/31/2045			
NO. & TERM OF OPTIONS	Eight (8) - Five(5) Year Options			
CONTRACTUAL RENTAL RATE	\$8,333.33 per month			
RENT INCREASE SCHEDULE	10% Increases every five (5) years			
	Yr 6-10	\$110,000	Option Yr 36-40	\$194,872
	Yr 11-15	\$121,000	Option Yr 41-45	\$214,359
	Yr 16-20	\$133,100	Option Yr 46-50	\$235,795
	Option Yr 21-25	\$146,410	Option Yr 51-55	\$259,374
	Option Yr 26-30	\$161,051	Option Yr 56-60	\$285,312
	Option Yr 31-35	\$177,156		
LESSEE OPERATING EXPENSES	From and after the Commencement Date, Tenant shall be solely responsible for direct payment of all costs of operating, maintaining, repairing, and replacing the Premises, including but not limited to utilities, janitorial services, trash removal, water, sewer, electricity, gas, security, pest control, and any other services related to the operation of the Premises.			
PROPERTY TAX EXPENSE	Tenant shall pay all ad valorem real property taxes, general and special assessments, and any other governmental charges imposed against the Premises during the Term. These amounts shall be prorated as of the Commencement Date (or Expiration Date, as applicable), so that Tenant is only responsible for the portion of the calendar year during which the Lease is in effect, including any Option Term or holdover period.			
PROPERTY INSURANCE	At Tenant's expense, Tenant shall, from the date of possession, maintain all-risk replacement cost insurance on any building or improvements constructed on the Leased Space, naming Tenant as loss payee, and shall also maintain Commercial General Liability insurance on an occurrence basis, with limits of \$1,000,000 per occurrence and \$1,000,000 general aggregate, insuring against personal injury, death, and property damage in or about the Leased Space.			
MAINTENANCE & REPAIRS	Tenant shall, at its sole cost and expense, maintain and repair the entire Premises in good condition, including the building structure, roof, foundation, HVAC systems, utility lines, landscaping, sidewalks, parking areas, and all other improvements. Landlord shall have no obligation for maintenance or repair unless specifically stated otherwise in the Lease.			

↘ ELEVATIONS





▼ CONFIDENTIALITY STATEMENT

This is a confidential Offering Memorandum that is intended only for the purpose of review by a prospective purchaser of McDonald's, located at 1535 W Skyline Dr, San Tan Valley, AZ 85144, and is not to be used for any other purpose or by any other person without the consent of Diversified Partners. Material included in this Offering Memorandum is based upon information provided by Owner and information obtained by the Broker through sources deemed reliable. This Memorandum is not to be considered a representation of the state of affairs of the project and is not intended to be the entirety of documentation required by prospective investors for consideration. No warranty or representation, expressed or implied, is made by the Owner or Broker as to the accuracy or completeness of information included within this Offering Memorandum. All financial projections and project information (including acreage and square footage) is for general reference purposes only, may be approximate in nature and are subject to variation. Qualified investors shall have the opportunity to review additional documentation and inspect the subject property. Investors should conduct their own due diligence to determine the condition of the property. This Offering Memorandum has been prepared by the Broker and approved by the Owner for distribution to prospective purchasers only for their review. The Owner reserves the right, at its sole discretion, to reject offers to purchase the subject property. The Owner shall not have any legal commitment to any party reviewing this Offering Memorandum until any written agreements have been fully executed and any contingencies have been waived. Receipt of this Offering Memorandum shall confirm agreement that this document is confidential and shall not be distributed to any other entity without written consent from Diversified Partners. If upon review of this Offering Memorandum you no longer have further interest or do not wish to pursue the purchase of this property, please return this Offering Memorandum to Diversified Partners.

EXCLUSIVELY LISTED BY:

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