



15 YEAR ABSOLUTE NNN GROUND LEASE

TEMPE, ARIZONA
OFFERING MEMORANDUM



**Rent
Commences
10/31/2024!**

REPRESENTATIVE PHOTO

CHRIS HOLLENBECK
Vice Chair
+1 602 224 4475
chris.hollenbeck@cushwake.com
AZ License No. SA584876000

SHANE CARTER
Director
+ 1 602 224 4442
shane.carter@cushwake.com
AZ License No. SA673156000

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016
ph:+1 602 954 9000
fx:+1 602 253 0528
www.cushmanwakefield.com

**CUSHMAN &
WAKEFIELD**
Private Capital Group



CHICK-FIL-A

TEMPE, ARIZONA
OFFERING MEMORANDUM

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REPRESENTATIVE PHOTO



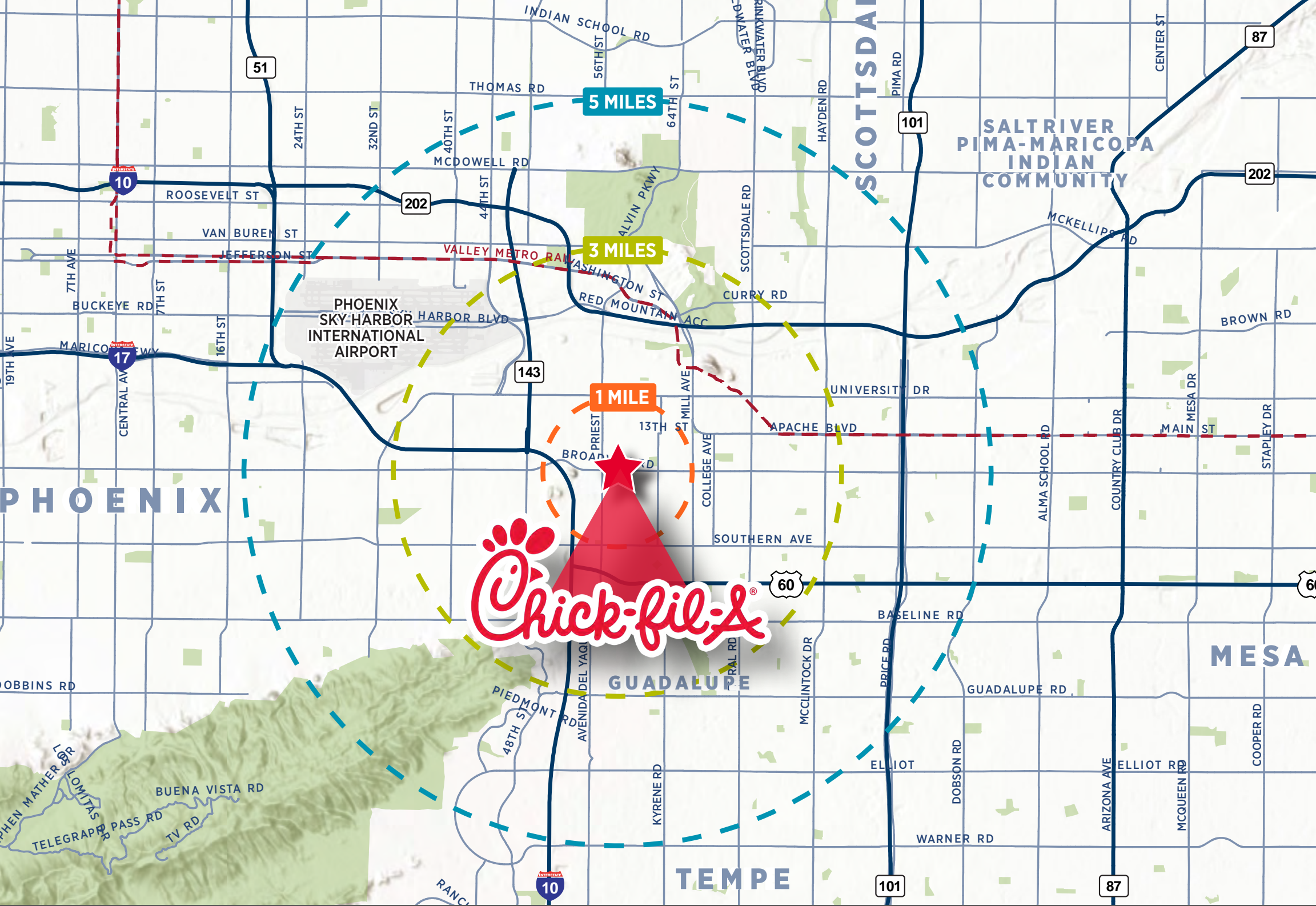
CUSHMAN &
WAKEFIELD



01 OFFERING

INVESTMENT HIGHLIGHTS
EXECUTIVE SUMMARY

REPRESENTATIVE PHOTO



INVESTMENT HIGHLIGHTS

TENANT:	Chick-Fil-A Inc.
GUARANTY:	Corporate
LOCATION:	1139 W Broadway Rd Tempe, AZ 85282
LEASE TYPE:	Absolute NNN Ground Lease
BUILDING SIZE:	±4,987 SF
LAND SIZE:	±1.33 AC (±58,022 SF)
YEAR BUILT:	2024 (New Construction)
RENT COMMENCEMENT:	October 31, 2024
LEASE EXPIRATION:	October 31, 2039
LEASE TERM:	15 years
OPTIONS:	Eight (8) five (5) year options
RENT ADJUSTMENT:	10% every 5 years
APN:	123-35-001C
LANDLORD RESPONSIBILITIES:	None
ROFR:	Tenant will have 15 days after receipt of the notice to exercise it's right

CURRENT NOI	PRICE	CAP
\$150,000	\$4,000,000	3.75%

RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1-5	\$12,500.00	\$150,000.00	N/A	3.75%
Primary	6-10	\$13,750.00	\$165,000.00	10.00%	4.13%
Primary	11-15	\$15,125.00	\$181,500.00	10.00%	4.54%
Option 1	16-20	\$16,637.50	\$199,650.00	10.00%	4.99%
Option 2	21-25	\$18,301.25	\$219,615.00	10.00%	5.49%
Option 3	26-30	\$20,131.38	\$241,576.50	10.00%	6.04%
Option 4	31-35	\$22,144.51	\$265,734.15	10.00%	6.64%
Option 5	36-40	\$24,358.96	\$292,307.57	10.00%	7.31%
Option 6	41-45	\$26,794.86	\$321,538.32	10.00%	8.04%
Option 7	46-50	\$29,474.35	\$353,692.15	10.00%	8.84%
Option 8	51-55	\$32,421.78	\$389,061.37	10.00%	9.73%

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- **Absolute NNN Ground Lease**
- Long Term 15 Year Primary Lease
- Strong Corporate Guaranty
- New double drive-thru prototype with dual menu boards
- **Extremely low rent compared to most Chick-Fil-A's**
- Chick-fil-A opening for business in early December 2024

TENANT HIGHLIGHTS

- **Chick-fil-A generated \$21.58 billion in sales in 2023**
- Chick-fil-A's average revenue is by far the highest of any fast-food chain in America
- **The average Chick-fil-A drive thru generates over \$9 million in revenues per year**
- ±3,000 locations in 48 states
- www.chick-fil-a.com

LOCATION HIGHLIGHTS

- **New Chick-fil-A format with multiple curbside delivery takeout and mobile-order options (a first in Arizona)**
- Less than 1.5 miles from Arizona State University (+54,144 On Campus Students)
- Frontage on major arterial, Broadway Rd (±37,034 VPD)
- Densely populated trade area with ±313,850 residents in a 5 mile radius
- 1 mile from Tempe Diablo Stadium, home of the Los Angeles Angels Spring Training



REPRESENTATIVE PHOTO



PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

DOUBLETREE
BY HILTON

BMO **Harris Bank**

Denny's

Jack
in the box

McDonald's

ACE
Hardware

Chick-fil&

Wendy's
COMING SOON

BLACK ROCK COFFEE
EST. 2011

SANCTUARY
ON BROADWAY
±240 UNITS

BROADWAY ROAD

ExtraSpace
Storage





BROADWAY PARK
±76 UNITS



BROADWAY ROAD





±33,473 VPD

PRIEST DRIVE

SANCTUARY ON BROADWAY
±240 UNITS

PARKSIDE APARTMENTS
±101 UNITS

BROADWAY PARK
±76 UNITS



±37,034 VPD

BROADWAY ROAD

±31,366 VPD



±35,861 VPD



SUBWAY **DUNKIN'**
TACO BELL Rally's K

Jack in the box CUP BOP Starbucks PH J.J. ZIPP
TACO BELL FUZZY'S SWEET MELLOW MUSHROOM CORNISH PASTY
FAT TUESDAY PITA JUNGLE
EPINELLI'S PIZZA LOCO PATRÓN FIVE GUYS DRAGON TEA C.A.S.A.

SUN DEVIL STADIUM
MULLETT ARENA
DESERT FINANCIAL ARENA

UNIVERSITY DRIVE

WHOLE FOODS MARKET CVS K
Blaze Pizza CHASE
FirstWatch

TRADER JOE'S Cane's IHOP
SUPER CUTS TEA SWIRL FASTMED URGENT CARE

GENEVA EPPS MOSLEY MIDDLE SCHOOL

ASU
ARIZONA STATE UNIVERSITY

PRIEST DRIVE

MILL AVENUE

APACHE BOULEVARD

Tempe St. Luke's Hospital
A STEWARD FAMILY HOSPITAL

SAFeway STAPLES ACE Hardware
OfficeMax BIG TIRES SAJAD
Culikrip Jack in the box Starbucks MIDAS jiffy lube
metro SUBWAY Little Caesars SONIC



DUNKIN' Pizza Hut Popeye's
Arby's K Auto Zone

TEMPE HIGH SCHOOL

BROADWAY ROAD

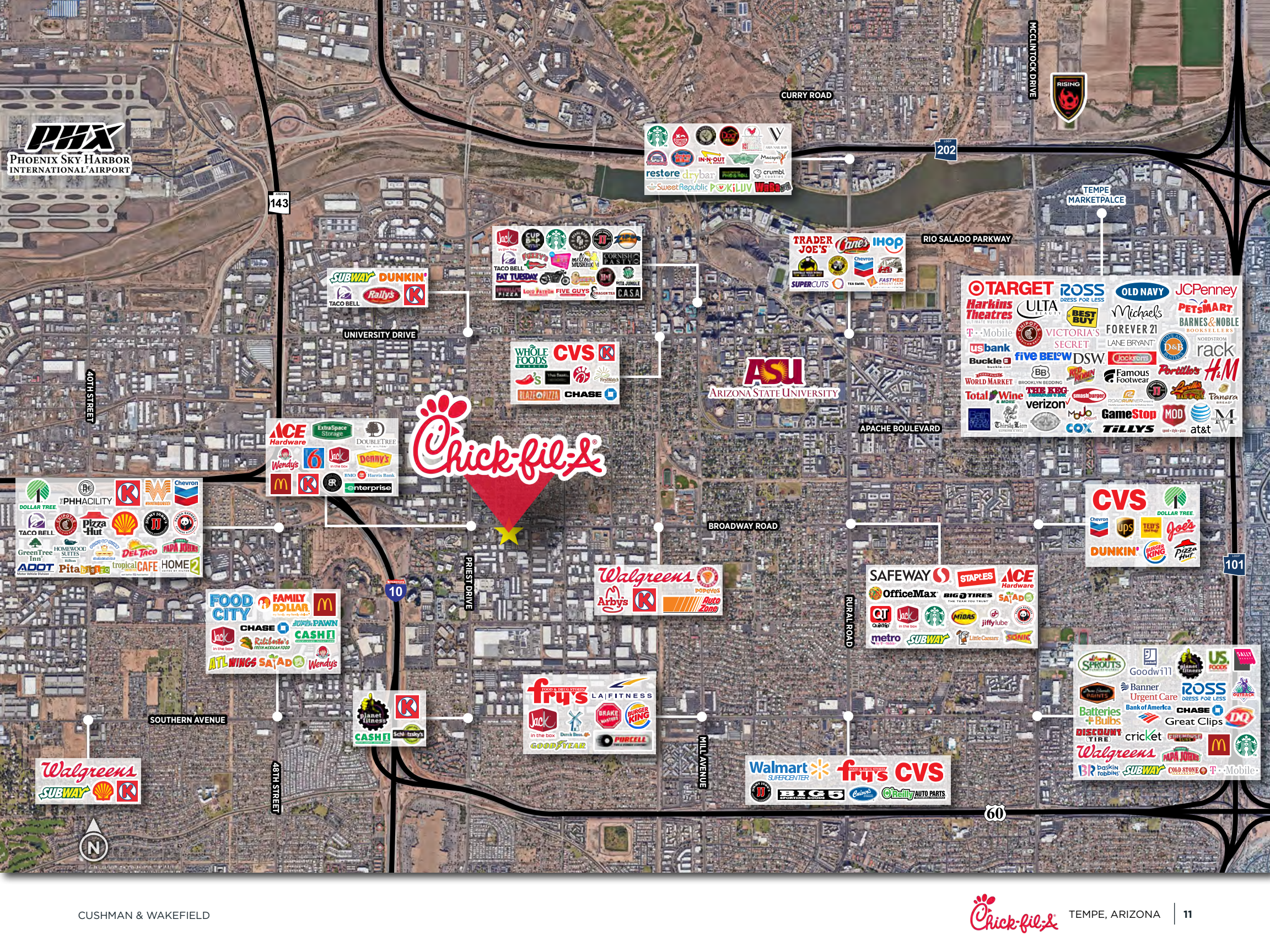
Walgreens

BROADMOR ELEMENTARY SCHOOL

MCKEM/ACADEMY OF INTERNATIONAL STUDIES

RURAL ROAD

ACE Hardware ExtraSpace Storage DOUBLE TREE BY HILTON
Wendy's 6 Jack in the box Penny's
McDonald's K BMO Harris Bank enterprise



PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

CURRY ROAD

MCCLENNOCK DRIVE



HIGHWAY 143

202

TEMPE MARKETPLACE

SUBWAY **DUNKIN'**
TACO BELL **Rally's** **K**

Jack **UP** **Starbucks** **AMN SAL BAR** **V**
TACO BELL **IN-N-OUT** **MACYS**
FAT TUESDAY **PIZZERIA** **Lava PASTRY** **FIVE GUYS** **CRUMBL**
RESTORE **drybar** **Sweet Republic** **KiLiUV** **Wabi**

TRADER JOE'S **CVS** **ihop**
SUPERCUTS **Chevron** **FAS** **EASTMED**

RIO SALADO PARKWAY

TARGET **ROSS** **OLD NAVY** **JCPenney**
Harkins Theatres **ULTA** **BEST BUY** **Michaels** **PETSMART**
US Bank **SECRET** **LANE BRYANT** **rack**
Buckle **five BEER** **DSW** **Jacksons** **Portillo's** **H&M**
Total Wine **TEBEE KING** **GameStop** **MOD** **at&t**
verizon **COX** **TILLYS** **M**

UNIVERSITY DRIVE

WHOLE FOODS **CVS**
BLAZE PIZZA **CHASE**

ASU
ARIZONA STATE UNIVERSITY

APACHE BOULEVARD

Chick-fil-®

ACE Hardware **DOUBLE TREE**
Wendys **6** **Dennys**
McDonald's **Enterprise**

BROADWAY ROAD

Walgreens **Arbys** **Dunkin'**

SAFECO **STAPLES** **ACE Hardware**
OfficeMax **BIG T**
QT **Jack** **Starbucks** **NIDAS** **jiffylube**
metro **SUBWAY** **Little Caesars** **SONIX**

CVS **DOLLAR TREE**
UPS **TED'S** **JoJo's**
DUNKIN' **BURGER KING** **PIZZA HUT**

DOLLAR TREE **PHHACILITY** **K** **W** **Chevron**
TACO BELL **Pizza Hut** **Shell** **AMN SAL BAR** **AMN SAL BAR**
GreenTree Inn **HOMEMOOD SUITES** **DEL TACO** **PAPA JOHN'S**
ADOT **Pitabits** **CAFE HOME**

FOOD CITY **FAMILY DOLLAR** **McDonald's**
CHASE **JUPITER PAWN** **CASH!**
Jack **Risobito's**
ATL WINGS **SAJADO** **Wendys**

PALESTINE DRIVE

fray's **LAIFITNESS**
Jack **BRAKER** **BURGER KING** **PURELL**
GOODYEAR

Walmart SUPERCENTER **fray's** **CVS**
BIG 5 **O'Reilly AUTO PARTS**

FURNAL ROAD

SPROUTS **Goodwill** **US FOODS** **SALLY**
Banner **Urgent Care** **ROSS**
Batteries + Bulbs **Bank of America** **CHASE** **Great Clips** **DD**
DISCOUNT TIRE **cricket** **Walgreens** **PAPA JOHN'S** **McDonald's** **Starbucks**
BR **daykin** **SUBWAY** **COLD STONE** **T-Mobile**

SOUTHERN AVENUE

Janet Fitness **K**
CASH! **Sch's**

MILL AVENUE

Walgreens **SUBWAY** **Shell** **K**

48TH STREET

60



CONSTRUCTION PHOTOS





REPRESENTATIVE PHOTO

TENANT OVERVIEW

Chick-fil-A is a beloved American fast-food chain, renowned for its chicken sandwiches, friendly service, and unwavering dedication to excellence. Its origins trace back to 1946 when Truett Cathy, along with his wife and children, opened the Dwarf Grill. From this humble beginning emerged the iconic original Chick-fil-A Chicken Sandwich and the quality service that Chick-fil-A is known for nationwide.

Over the past 70 years, Chick-fil-A has evolved from a small family-owned business into a nationwide phenomenon, boasting over 3,000 locations across the U.S. and Canada. Most Chick-fil-A restaurants are locally owned and operated by independent franchisees who emphasize their commitment to the communities they serve. This dedication to excellence has afforded Chick-fil-A a competitive advantage, which is evident in the superior performance of their restaurants.

Currently, Chick-fil-A's revenues are the highest of any fast-food chain in America, with drive-thru locations averaging over \$9 million. In 2023, Chick-fil-A generated \$21.58 billion in total sales, marking a 14.7% increase from 2022's \$18.81 billion and a 43% increase from 2021's \$15 billion. Beyond its strong financial performance, Chick-fil-A is recognized as an excellent company to work for. In 2022, Chick-fil-A, Inc. was named a Best Employer in America by Forbes. Over the past four decades, more than 53,000 Chick-fil-A restaurant Team Members have been awarded approximately \$75 million in educational scholarships.

\$21.58 BILLION

2023 Sales

\$9.4 MILLION

Average Store Sales

#1

Highest average revenue of any fast-food chain in America

±3,000

Locations in operation



±200,000

Employees



48

States with locations in Canada, United Kingdom and South Africa



03 MARKET

AREA OVERVIEW
AREA DEMOGRAPHICS

REPRESENTATIVE PHOTO

TEMPE



AREA OVERVIEW

Tempe, Arizona, is a vibrant city located in the heart of the Phoenix metropolitan area. Known for its lively atmosphere, diverse culture, and thriving economy, Tempe offers a unique blend of urban excitement and outdoor adventure.

Location and Geography:

Situated in Maricopa County, Tempe is bordered by Phoenix to the west, Scottsdale to the north, Mesa to the east, and Chandler to the south. The city is characterized by its picturesque desert landscape, with the iconic Tempe Butte, also known as "A" Mountain, rising prominently in the downtown area. The Salt River flows through Tempe, providing both recreational opportunities and scenic beauty.

Education and Innovation:

Tempe is home to Arizona State University (ASU), one of the largest public universities in the United States. ASU's Tempe campus is renowned for its academic excellence and groundbreaking research across various disciplines, including engineering, business, and the arts. The campus has over 54,000 on campus students. The presence of ASU contributes significantly to the city's youthful energy and intellectual vibrancy.

Culture and Entertainment:

Tempe boasts a rich cultural scene, with numerous theaters, art galleries, and museums showcasing local and international talent. The Tempe Center for the Arts is a hub for performing arts events, concerts, and exhibitions. Mill Avenue, a vibrant thoroughfare near the ASU campus, is lined with trendy shops, eclectic restaurants, and lively nightlife venues, making it a popular destination for locals and visitors alike.

Economic Hub:

Tempe is a thriving economic hub, attracting businesses from various industries, including technology, finance, and healthcare. The city's strategic location, skilled workforce, and supportive business environment have made it an attractive destination for corporate headquarters and startups alike. Major employers in Tempe include companies like Intel, State Farm, and Insight Enterprises, contributing to the city's robust economy and job growth.

Sustainability Initiatives:

Tempe is committed to environmental sustainability and has implemented various initiatives to promote eco-friendly practices and reduce carbon emissions. The city has invested in renewable energy sources, expanded public transportation options, and implemented water conservation measures to ensure a greener future for generations to come.

MAJOR TEMPE EMPLOYERS

Arizona State University

State Farm Insurance

Freedom Financial Network

JPMorgan Chase Bank National Association

ABM Industries Inc

City of Tempe

Honeywell

Total Events Management LLC

Wells Fargo

ADP Inc

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
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POPULATION GROWTH

2023	8,129	124,103	313,850
2028	8,358	128,816	326,107
Daytime Population	21,783	187,543	408,997

AVERAGE HH INCOME

2023	\$85,379	\$80,663	\$88,935
2028	\$104,221	\$95,653	\$103,958

PRIVATE CAPITAL GROUP WESTERN REGION

ONE team FOURTEEN markets



PRIVATE CAPITAL GROUP WESTERN REGION

- **ONE** Team, **FOURTEEN** Markets
- **COHESIVE 32-BROKER TEAM**
Sourcing and Sharing Regional Capital
- Each Team is Based and **OPERATES EXCLUSIVELY IN THEIR OWN MARKET** (No Outsiders or Rookies handle Marketing)
- Shared **WESTERN REGION BUYER DATABASE**
- **1031 EXCHANGE TRACKING**
- **BI-WEEKLY CALL**
Sharing Market Intel, Listings and Buyers
- Culture of **SHARING** and **SUPPORTING MEMBERS AND EACH OTHER'S CLIENTS**



CHRIS HOLLENBECK

Vice Chair

+1 602 224 4475

chris.hollenbeck@cushwake.com

AZ License No. SA584876000

SHANE CARTER

Director

+ 1 602 224 4442

shane.carter@cushwake.com

AZ License No. SA673156000

2555 E. Camelback Rd, Suite 400
Phoenix, Arizona 85016

ph:+1 602 954 9000 | fx:+1 602 253 0528

www.cushmanwakefield.com

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