

GOLDEN CORRAL

5679 WEST NORTHERN AVENUE
GLENDALE | AZ 85301

**EXTREMELY HIGH
SALES VOLUME**

Phoenix MSA



ACTUAL SITE

ADVISORY TEAM

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PRICE	CAP RATE	NOI
\$5,400,000	6.25%	\$337,616*

* Current Rent is \$332,710 until February 28, 2026. Seller to credit Purchaser shortfall in rent (if any) at the Close of Escrow.

GC POINTS OF INTEREST

Retailers | Entertainment: Pad site to a Walmart & Lowe’s Home Improvement Shopping Center; major retailers nearby includes Ross Dress for Less, PetSmart; 6 miles from Cabela’s, Tanger Outlets Phoenix (a 410,734 SF outlet center with key tenants such as Saks OFF 5TH, H&M, Gap Outlet, Coach, Polo Ralph Lauren, Michael Kors, Columbia Factory Outlet, Under Armour, etc.)

Entertainment: 6 miles from **State Farm Stadium** - (home of the Arizona Cardinals) is an iconic, multi-purpose stadium, encompassing over 1.7 million square feet of space with a seating capacity of 63,400; 6 miles from **Westgate Entertainment District** - a mixed-use development and is anchored by Desert Diamond Arena with key tenants such as AMC Theatres, Dave & Busters, Chicken N Pickle, etc.

Higher Education: 1.5 miles from **Glendale Community College** - a community college offering more than 100 degree & certificate programs with 15,039 students

Healthcare: Less than 5 miles from **Banner Thunderbird Medical Center** - an acute-care hospital providing healthcare services to residents in Glendale with 555 patient beds

GC ABSOLUTE NNN LEASE

Over 9 years remaining on initial 20-Year Absolute NNN Lease with attractive 1.75% rental increases annually

GC TENANT

GC Northern Crossing, LLC owns & operates 3 Golden Corral locations

GC EXTREMELY HIGH SALES LOCATION

Successfully open & operating since 2015 and Rent-to-Sales Ratio is less than 2%!

GC ADDITIONAL UPSIDE

Tenant is only leasing 1.20 acres of the total parcel size. The remainder could be leased to an additional tenant in the future.

GC TRAFFIC COUNTS

Pad site to a Lowe’s Home Improvement & Walmart Anchored Shopping Center with exceptional visibility & access along Northern Avenue with traffic counts of 29,450 CPD!

GC 2025 DEMOGRAPHICS

Population	499,601
Households	167,506
Average Household Income	\$88,974

Financial Analysis

Property Overview

SITE ADDRESS	5679 West Northern Avenue Glendale AZ 85301 (Phoenix MSA)
TENANT	GC Northern Crossing, LLC
GROSS LEASABLE AREA	±12,103 SF
LOT SIZE	±2.46 acres
YEAR BUILT	2005
OWNERSHIP	Fee Simple (Building & Land)
EXPENSE REIMBURSEMENT	This is an Absolute NNN lease . Tenant is responsible for all expenses.
LEASE TERM	9 years remaining
RENTAL INCREASES	1.75% annually
RENT START DATE	March 1, 2026
EXPIRATION DATE	February 28, 2035
FINANCING	All Cash or Buyer to obtain new financing at Close of Escrow.

Rent Roll

	TERM*	BASE RENT	ADDITIONAL RENT	TOTAL RENT	CAP RATE
Year 12	03/01/26 to 02/28/27	\$285,251	\$52,365	\$337,616	6.25%
Year 13	03/01/27 to 02/29/28	\$290,243	\$52,365	\$342,608	6.34%
Year 14	03/01/28 to 02/28/29	\$295,322	\$52,365	\$347,687	6.44%
Year 15	03/01/29 to 02/28/30	\$300,491	\$52,365	\$352,856	6.53%
Year 16	03/01/30 to 02/28/31	\$305,749	\$52,365	\$358,114	6.63%
Year 17	03/01/31 to 02/29/32	\$311,100	\$52,365	\$363,465	6.73%
Year 18	03/01/32 to 02/28/33	\$316,544	\$52,365	\$368,909	6.83%
Year 19	03/01/33 to 02/28/34	\$322,084	\$52,365	\$374,449	6.93%
Year 20	03/01/34 to 02/28/35	\$327,720	\$52,365	\$380,085	7.04%
AVG ANNUAL RETURN					6.64%

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Tenant Profile



Golden Corral® delivers a legendary, endless buffet for breakfast, lunch & dinner. Enjoy everything from homestyle comfort favorites & signature sirloin steaks to exciting seasonal specialties - there's always something new to discover.

Lunch & buffet features all-you-can-eat soup & salad bar, fresh-baked yeast rolls, homemade desserts, soft-serve ice cream, and their famous carrot cake. With exceptional variety at an incredible value, Golden Corral remains a family favorite for guests of all ages.

Golden Corral also offers an impressive range of options to fit many nutritional preferences, including low carb, vegan, paleo and plant-based diet plans.

Currently, there are 345 Golden Corral locations in 39 states and 4 locations in Puerto Rico.

Golden Corral Awards & Recognition



Ranked # 1 for the Reader's Choice Best Buffet Chain in 2025



Ranked # 56 for Top Largest U.S. Based Franchise Systems in 2025



Recognized as One 50-Fastest Growing Private Companies in 2025

THE PARENT COMPANY



INVESTORS
MANAGEMENT
CORPORATION

IMC was founded in 1971 when James Maynard returned to his hometown and, with support from friends and local business leaders, set out to create a family-oriented restaurant. In 1973, he and co-founder Bill Carl opened the first Golden Corral, built on a philosophy of meaningful employment and service to others.

Despite their inexperience, the duo quickly learned the restaurant business, and Golden Corral grew into one of America's leading family dining concepts.

In the 1990s, the brand shifted to a larger buffet format and embraced franchising, with more than 95% of locations now franchise-operated. As IMC expanded, it formed partnerships across diverse industries, gaining expertise in multi-unit operations.

Leadership passed to Quinton Maynard in 2016, whose vision and care for people shaped the company, and after his passing in 2017, Stuart Frantz became CEO and President, continuing IMC's legacy of strong values and ethical business practices.

Today, IMC is home to **seven** partner companies nationwide, all united by shared principles, multi-unit operational success, and a commitment to long-term growth.



A wholesale provider of specialized personal & business insurance solutions - headquartered in Macon, GA



An essential beverage supplier for local & global retailers since 1939 in Arden, NC



A shoe store specializing in running, walking & fitness with over 280 locations in 40 states



An American all-you-can-eat buffet & grill chain with 349 locations in 39 states & in Puerto Rico



Provides in-home care & assistance to seniors & adults with disabilities with over 550 locations



Offering personal & commercial insurance such as homeowners, auto & business policies - HQ in Macon, GA



A popular chain of taquerias creating a unique menu with 16 locations in DC, MD, NC, TN & VA

THE BENEFITS OF PURCHASING PROPERTY IN AN “OPPORTUNITY ZONE”

CAPITAL GAIN EVENT

The Investor has a capital gain event. The capital gain can be from the sale of any type of asset, including private business, stocks, mutual funds, ETFs, real estate, collectibles, and crypto assets.

QUALIFIED OPPORTUNITY FUND INVESTMENT

The Investor re-invests some or all of the capital gain into a Qualified Opportunity Fund (QOF) within 180 days of recognition. In 2020, the IRS extended the 180-day window for many investors.

CAPITAL DEPLOYMENT TO OPPORTUNITY ZONES

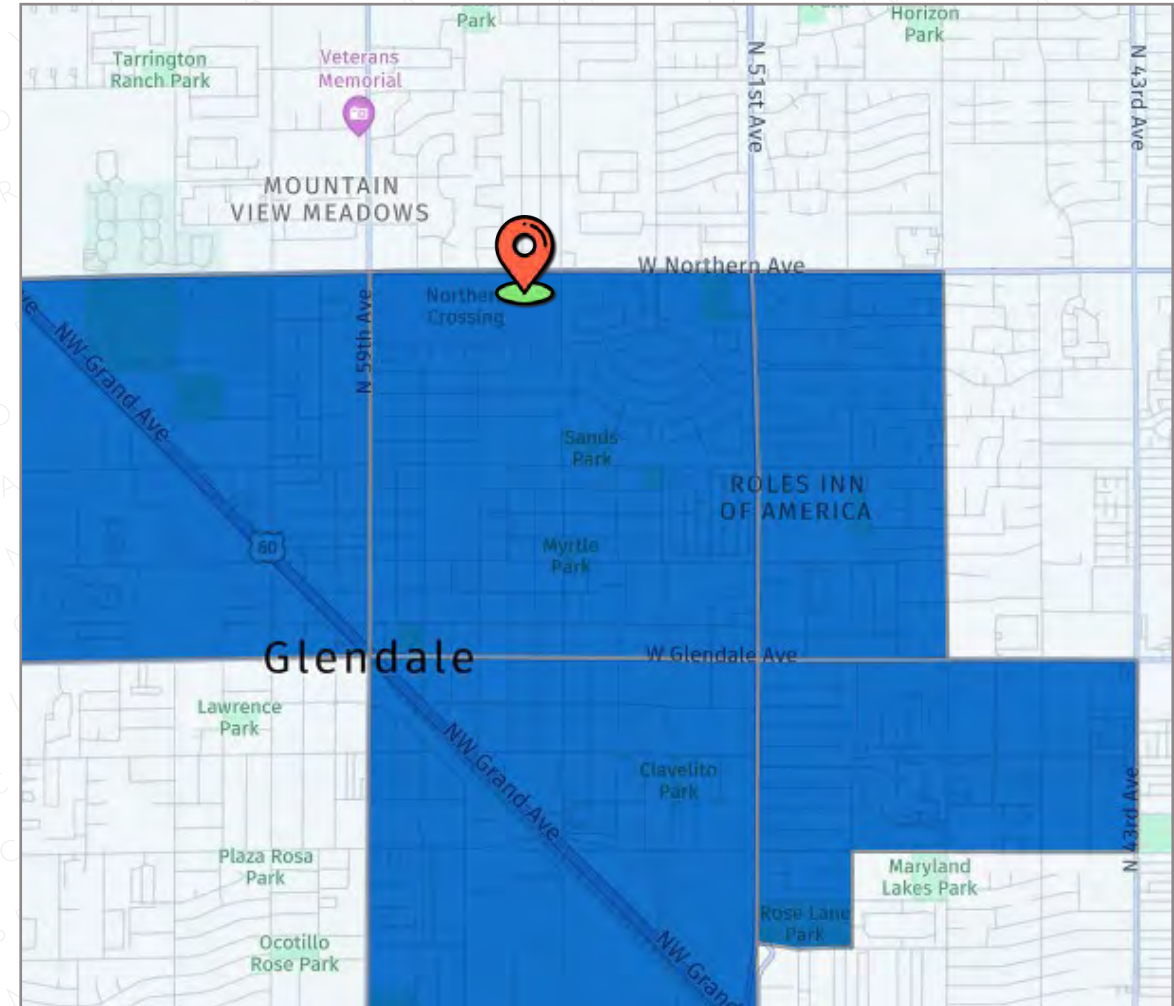
The QOF invests in Qualified Opportunity Zone Property (QOZP), which can be real estate or operating business, injecting capital into one or more of 8,674 census tracts designated as Opportunity Zones throughout the country.

TAX BENEFITS ON ORIGINAL GAIN

Meanwhile, the Investor is able to defer recognition of his initial capital gain until December 31, 2026. The amount of gain recognized can be reduced by up to 10% if invested in a QOF for at least 5 years.

OPPORTUNITY ZONE INVESTMENT CAPITAL GAINS TAX ELIMINATION

After holding the QOF investment for a minimum of 10 years, Investors pay no tax on any capital appreciation of the investment at disposition.



Exterior Photos

As of December 2025



Site Plan

W NORTHERN AVE | 29,450 CPD

CROSS ACCESS PARKING
AND
FUTURE DEVELOPMENT



Property Specifications

GLA	±12,103 SF
Lot Size	±2.46 acres
Golden Corral	±1.20 acres
Future Development	±1.26 acres

Glendale



Zoomed Out



City View



amazon
WAREHOUSE

CRESCENT CROWN DISTRIBUTING
BEER DISTRIBUTION

Red Bull
DISTRIBUTION

DYSART
HIGH SCHOOL
1,447 STUDENTS

*Pueblo El Mirage
Golf Course*

Banner Health
BOSWELL
410 BEDS

CENTENNIAL
HIGH SCHOOL
2,002 STUDENTS

Banner Health
THUNDERBIRD
555 BEDS

ASU Arizona State
University
WEST VALLEY
5,357 STUDENTS

GLENDALE
COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
15,039 STUDENTS

**golden
corral®**

COFFEE
MATE
FACTORY /
DISTRIBUTION

Wildlife World
Zoo Aquarium & Safari Park

*Sun City
Country Club*

WESTGATE
ENTERTAINMENT DISTRICT

DESERT
DIAMOND
ARENA

State Farm
STADIUM

FUTURE



VAI RESORT &
MATTEL ADVENTURE PARK

City of
GLENDALE

GRAND CANYON
UNIVERSITY™
25,000 STUDENTS

SPROUTS
FARMERS MARKET
DISTRIBUTION

LUKE AIR FORCE BASE
The 56th Fighter Wing at Luke AFB, the largest fighter wing in the U.S. Air Force, is a part of Air Education & Training Command. The base trains 75% of the world's F-35 pilots and supports over 10,000 Active, Reserve, & Civilian members, driving a \$3.8B economic impact for Arizona in 2024.

City of
LITCHFIELD PARK

ESTRELLA MOUNTAIN
COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
10,815 STUDENTS

Banner Health
ESTRELLA
353 BEDS

Glendale Synopsis

Glendale is a city in Maricopa County, Arizona. It is located around nine miles northwest of Downtown Phoenix. Glendale is home to both historic attractions, like **Sahuaro Ranch Park**, and state-of-the-art entertainment facilities, like **State Farm Stadium**, the home of the NFL's Arizona Cardinals. The city is home to natural preserves such as **Thunderbird Conservation Park** and high-tech manufacturers like **Conair and Honeywell Aerospace**. The city can also boast medical school **Midwestern University**, the only veterinary school in the state of Arizona, and **Luke Air Force Base**, the training home for new F-35 pilots.

Banner Thunderbird is a 890,000-square-foot acute-care facility that sits on 33 acres. The 555 bed hospital is a Level I Adult Trauma Center, as well as a general medical and surgical center. Banner Health is a top employer in Glendale, with over 3,000 employees.

Luke Air Force Base is a United States Air Force base located 7 miles west of the central business district of Glendale. Luke Air Force Base is an active-duty F-16 Fighting Falcon training base with 170 F-16s assigned. The host command at Luke is the 56th Fighter Wing, under Air Education and Training Command's 19th Air Force. The base population includes over 10,000 military & civilian members and 15,000 family members with an economic impact of \$3.8 billion in 2024.

Glendale Community College is a community college in Glendale. Programs include associate degrees, certificate programs, industry-specific training and university transfer. GCC is a part of the Maricopa County Community College District, one of the largest community college districts in the United States. The main campus is a 147-acre site, with 15,039 students.

2025 Demographics

	1-MI	3-MI	5-MI
Population	19,624	184,763	499,601
Households	7,790	64,182	167,506
Labor Population Age 16+	15,731	144,278	393,581
Median Age	34.7	33.4	32.9
Average Household Income	\$72,650	\$82,356	\$88,974



STATE FARM STADIUM
Home of the NFL's Arizona Cardinals and the 2008, 2015 & 2023 Superbowls



GLENDALE COMMUNITY COLLEGE
A community college serving 15,039 students

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