



LONG TERM ABSOLUTE NNN GROUND LEASE

PEORIA, ARIZONA
OFFERING MEMORANDUM



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





SALAD AND GO

PEORIA, ARIZONA
OFFERING MEMORANDUM

01

OFFERING

INVESTMENT HIGHLIGHTS
EXECUTIVE SUMMARY

02

OVERVIEW

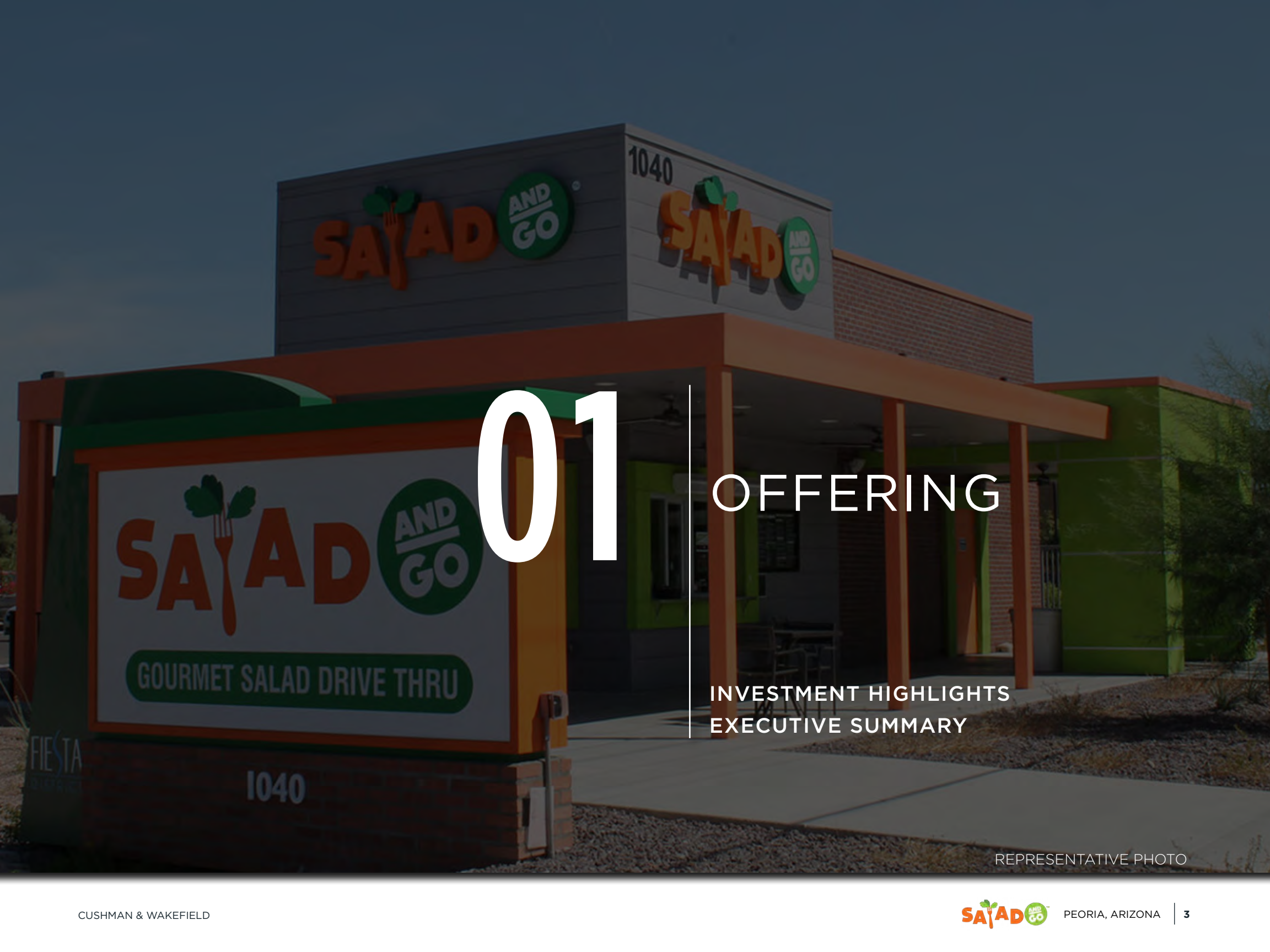
TENANT OVERVIEW

03

MARKET

AREA OVERVIEW
AREA DEMOGRAPHICS

REPRESENTATIVE PHOTO



01

OFFERING

INVESTMENT HIGHLIGHTS
EXECUTIVE SUMMARY

REPRESENTATIVE PHOTO

INVESTMENT HIGHLIGHTS

TENANT:	And Go Concepts, LLC dba Salad and Go
GUARANTY:	Corporate
LOCATION:	8220 W Thunderbird Rd Peoria, AZ 85381
LEASE TYPE:	Absolute NNN Ground Lease
BUILDING SIZE:	±734 SF
YEAR BUILT:	2022
RENT COMMENCEMENT:	August 14, 2022
LEASE EXPIRATION:	August 13, 2042
LEASE TERM REMAINING:	±16 years
OPTIONS:	Three (3) five (5) year options
RENT ADJUSTMENT:	2% annual increases
APN:	200-63-538
LANDLORD RESPONSIBILITIES:	None

CURRENT NOI	PRICE	CAP
\$147,736	\$2,615,000	5.65%

RENT SCHEDULE:

TERM	DATES	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	8/14/26 - 8/13/27	\$12,311.40	\$147,736.80	N/A	5.65%
Primary	8/14/27 - 8/13/28	\$12,557.62	\$150,691.54	2.00%	5.76%
Primary	8/14/28 - 8/13/29	\$12,808.78	\$153,705.37	2.00%	5.88%
Primary	8/14/29 - 8/13/30	\$13,064.95	\$156,779.47	2.00%	6.00%
Primary	8/14/30 - 8/13/31	\$13,326.25	\$159,915.06	2.00%	6.12%
Primary	8/14/31 - 8/13/32	\$13,592.78	\$163,113.36	2.00%	6.24%
Primary	8/14/32 - 8/13/33	\$13,864.63	\$166,375.63	2.00%	6.36%
Primary	8/14/33 - 8/13/34	\$14,141.92	\$169,703.14	2.00%	6.49%
Primary	8/14/34 - 8/13/35	\$14,424.76	\$173,097.21	2.00%	6.62%
Primary	8/14/35 - 8/13/36	\$14,713.26	\$176,559.15	2.00%	6.75%
Primary	8/14/36 - 8/13/37	\$15,007.52	\$180,090.33	2.00%	6.89%
Primary	8/14/37 - 8/13/38	\$15,307.67	\$183,692.14	2.00%	7.02%
Primary	8/14/38 - 8/13/39	\$15,613.83	\$187,365.98	2.00%	7.17%
Primary	8/14/39 - 8/13/40	\$15,926.10	\$191,113.30	2.00%	7.31%
Primary	8/14/40 - 8/13/41	\$16,244.63	\$194,935.57	2.00%	7.45%
Primary	9/1/41 - 8/13/42	\$16,569.52	\$198,834.28	2.00%	7.60%

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- **Absolute NNN Ground Lease**
- Long term primary lease - 16 years remaining
- Strong Corporate Guaranty
- **Ranked among the Top 3 Salad and Go locations nationwide with estimated annual sales of ±\$3.7M (Placer.ai)**

TENANT HIGHLIGHTS

- ±70 locations across Arizona and Nevada
- Approximately 1,000 employees
- Drive thru only restaurant offering healthy meals on the go
- www.saladandgo.com

LOCATION HIGHLIGHTS

- Excellent visibility and accessibility along Thunderbird Road with ±35,060 VPD
- Surrounded by a strong mix of national retailers including Sprouts Farmers Market, Lowe's Home Improvement, EoS Fitness, CVS, Dutch Bros Coffee, Burger King, Jimmy John's and more
- Located less than 0.5 miles from Loop 101, providing convenient access to the greater Phoenix metropolitan area and benefiting from traffic counts exceeding ±138,000 vehicles per day
- Approximately 1 mile from Peoria Sports Complex, Spring Training home of the Seattle Mariners and San Diego Padres
- Densely populated trade area with over ±330,000 residents in a 5-mile radius
- High average household incomes over \$118,000 in a 1 mile radius
- ±0.5 miles from Centennial High School (±2,002 students) and ±1.5 miles from Peoria High School (±1,573 students)





LOOP 101

±138,117 VPD

E6S FITNESS



verizon DUNKIN' CHASE

CVS



EXPRESS OIL CHANGE TIRE ENGINEERS



SUPER STAR CAR WASH

WATERFORD AT PEORIA ±200 UNITS

VILLA VITA APARTMENTS ±183 UNITS

±17,94 VPD

±32,125 VPD

THUNDERBIRD ROAD

±35,060 VPD



brushfire tacos y tapas



DISCOUNT TIRE

Great Clips

SPROUTS FARMERS MARKET



DOLLAR TREE



SUBWAY

ARCO

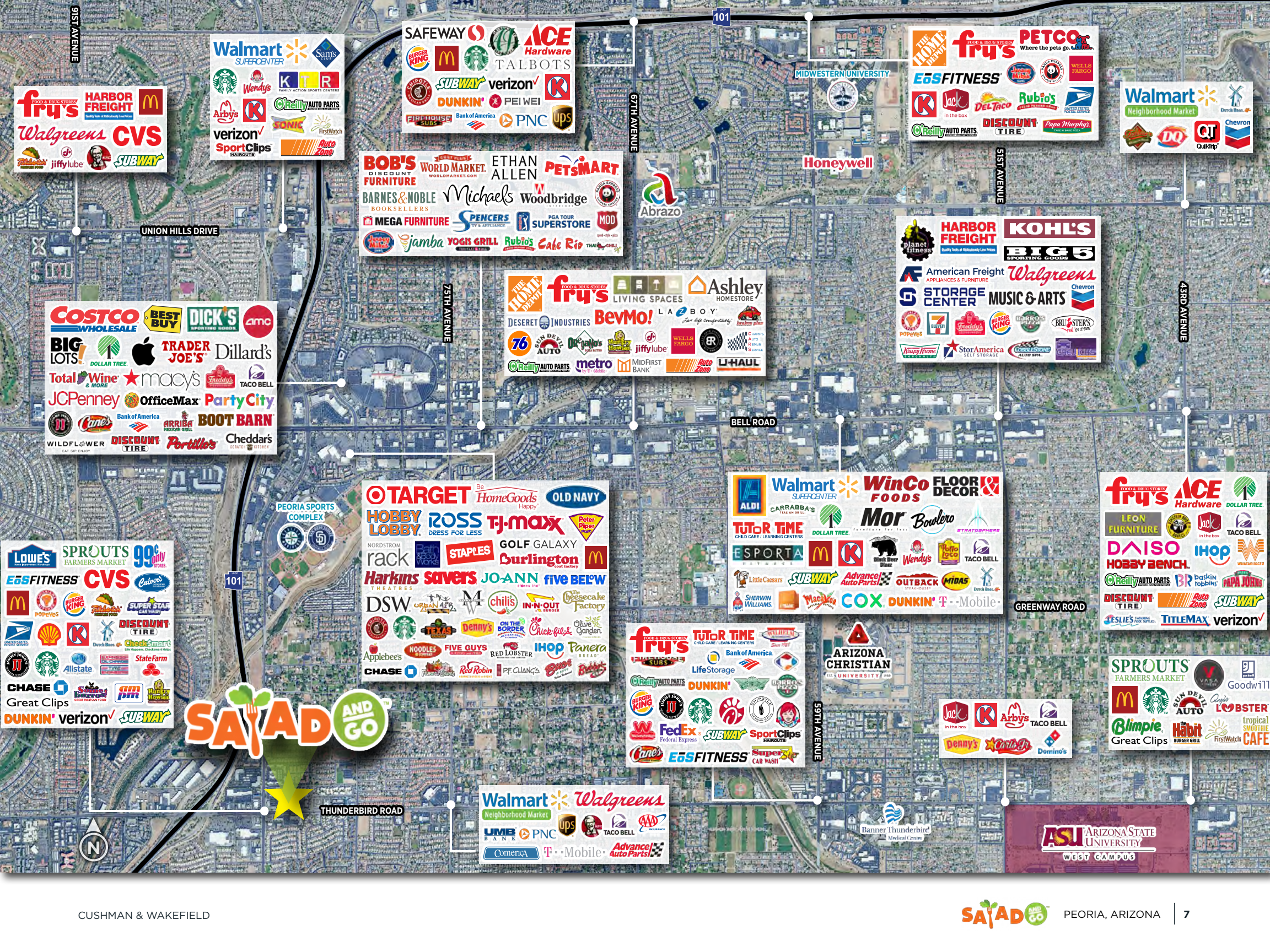


SAYAD AND GO

83RD AVENUE

±18,505 VPD





SAIAD AND GO

Walmart Supercenter, Sams Club, Starbucks, Wendy's, KTR Family Action Sports Centers, Arby's, O'Reilly Auto Parts, Sonic, First Watch, Verizon, SportClips, Auto Zone

Safeway, ACE Hardware, Burger King, McDonald's, Starbucks, Talbots, Subway, Verizon, Dunkin', Pei Wei, Firehouse Subs, Bank of America, PNC, UPS

The Home Depot, Fry's, Petco, EoS Fitness, Jack in the Box, Del Taco, Rubio's, O'Reilly Auto Parts, Discount Tire, Papa Murphy's

Walmart Neighborhood Market, Dairy Queen, QT, Chevron, Outback

Fry's, Harbor Freight, Walgreens, CVS, Jiffy Lube, Subway

Bob's Discount Furniture, World Market, Ethan Allen, Petsmart, Barnes & Noble, Michaels, Woodbridge, Mega Furniture, Spencers, PGA Tour Superstore, Jamba, Yogis Grill, Rubio's, Cafe Rio

The Home Depot, Fry's Living Spaces, Ashley Homestore, BevMo!, LA2BOY, Desert Industries, 76, Sun Devil Auto, O'Reilly Auto Parts, Metro, MidFirst Bank, U-Haul

Planet Fitness, Harbor Freight, Kohl's, American Freight, Walgreens, Storage Center, Music & Arts, Star America Self Storage

Costco Wholesale, Best Buy, Dick's Sporting Goods, AMC, Big Lots, Dollar Tree, Apple, Trader Joe's, Dillard's, Total Wine & More, Macy's, JCPenney, OfficeMax, Party City, Bank of America, Arrieta Mexican Grill, Boot Barn, Wildflower, Discount Tire, Portillos, Cheddar's

Target, HomeGoods, Old Navy, Hobby Lobby, Ross, TJ Maxx, Staples, Burlington, Rack, Nordstrom, Golf Galaxy, Harkins, Savers, Jo-Ann, Five Below, DSW, Urban Ape, Chili's, In-N-Out, Biscuits Factory, Applebee's, Noodles, Five Guys, Red Lobster, IHOP, Panera, Chase, Red Robin, P.F. Chang's, Bob's

Walmart Supercenter, WinCo Foods, Floor Decor, Aldi, Carrabba's Italian Grill, Mor, Bowlero, Tutor Time Child Care Learning Centers, Esporta, McDonald's, K, Wendy's, TACO BELL, Little Caesars, Subway, Advance Auto Parts, Outback, Midas, Sherwin Williams, Macaroni Grill, Cox, Dunkin', T-Mobile

Fry's Hardware, Leon Furniture, Jack in the Box, Taco Bell, Daiso, IHOP, Hobby Bench, O'Reilly Auto Parts, Discount Tire, TitleMax, Verizon

Lowe's, Sprouts Farmers Market, 99c Only Stores, EoS Fitness, CVS, McDonald's, Popeyes, Burger King, Super Star Car Wash, Discount Tire, State Farm, Chase, Great Clips, Dunkin', Verizon, Subway

Fry's, Tutor Time Child Care Learning Centers, Bank of America, LifeStorage, O'Reilly Auto Parts, Dunkin', FedEx, Subway, SportClips, EoS Fitness, Super Car Wash

ARIZONA CHRISTIAN UNIVERSITY

Jack in the Box, Arby's, Taco Bell, Pennys, Starbuck, Domino's

Sprouts Farmers Market, Goodwill, McDonald's, Starbucks, Sun Devil Auto, Bob's, Blimpie, Habit Burger Grill, Tropical Smoothie Cafe

Walmart Neighborhood Market, Walgreens, UMB Bank, PNC, UPS, Taco Bell, Comenca, T-Mobile, Advance Auto Parts

ASU ARIZONA STATE UNIVERSITY WEST CAMPUS



02

OVERVIEW

TENANT OVERVIEW

REPRESENTATIVE PHOTO

TENANT OVERVIEW



Salad and Go is a drive-thru restaurant chain specializing in fresh, nutritious, and affordable food. Founded in 2013 in Gilbert, Arizona, the company's mission is to revolutionize fast food by offering healthier options.

To compete with larger national brands, Salad and Go employs a vertically integrated strategy. This approach involves sourcing ingredients directly from local farmers and suppliers, processing the produce in their own facilities, and delivering it to their stores for final assembly. This model allows the company to maintain quality control and reduce costs, resulting in a menu that includes salads, wraps, soups, breakfast burritos, and a selection of hand-crafted lemonades and teas.

Today, Salad and Go operates approximately 70 locations across two states, Arizona and Nevada, with a strong concentration throughout the Phoenix metropolitan area and a growing presence in the Las Vegas market. The brand is deeply rooted in Arizona, where it enjoys significant name recognition and frequent repeat traffic, benefiting from its local origins and long-standing market presence. Its focused geographic footprint allows the company to maintain operational consistency, reinforce brand awareness, and maximize efficiency in densely populated, high-traffic corridors.

The company's vertically integrated platform is supported by centralized food preparation and distribution infrastructure, allowing Salad and Go to maintain consistent product quality while scaling efficiently within its core markets..

Website: www.saladandgo.com

PHOENIX

Headquarters



Located in
Arizona & Nevada

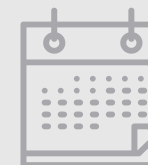
±70

Locations in operation



±1,000

Employees



2013

Year founded



03

MARKET

- AREA OVERVIEW
- AREA DEMOGRAPHICS

REPRESENTATIVE PHOTO

WEST VALLEY



AREA OVERVIEW

Population

The West Valley is one of the fastest-growing regions in Arizona and a major economic driver within the Greater Phoenix Metropolitan Area. Comprised of communities including Glendale, Peoria, Surprise, Goodyear, Avondale, Buckeye, Tolleson, El Mirage, Litchfield Park, Sun City, Sun City West, and Youngtown, the region has transformed from its agricultural roots into a thriving hub for advanced manufacturing, healthcare, logistics, education, sports, and corporate investment.

Today, the West Valley encompasses more than 1,000 square miles and is home to well over 1.5 million residents. Fueled by substantial population growth, master-planned communities, and continued business investment, the region remains one of the most desirable places in Arizona to live, work, and raise a family.

Employment

The West Valley continues to attract significant investment from both national and international companies. Major employers include Taiwan Semiconductor Manufacturing Company (TSMC), Banner Health, Luke Air Force Base, Amazon, Walmart, American Express, U-Haul, and numerous advanced manufacturing and logistics operators.

Recent developments have positioned the West Valley as a leading center for semiconductor manufacturing, aerospace, healthcare, distribution, and technology. Large-scale projects, including the TSMC semiconductor campus and numerous industrial developments along the Loop 303 corridor, continue to drive job creation and economic expansion throughout the region.

Transportation

The West Valley benefits from exceptional regional connectivity through Interstate 10, Loop 101, Loop 202, and Loop 303, providing convenient access throughout the Phoenix metropolitan area and the greater Southwest. The Loop 303 corridor has emerged as one of Arizona's most active industrial and commercial growth corridors, attracting billions of dollars in investment and creating thousands of new jobs.

The region is served by extensive freight rail infrastructure, proximity to Phoenix Sky Harbor International Airport, Phoenix Goodyear Airport, Glendale Municipal Airport, and Luke Air Force Base, offering businesses efficient access to domestic and international markets.

Education

The West Valley is home to a diverse network of educational institutions, including Arizona State University's West Campus, Midwestern University, Grand Canyon University, Northern Arizona University's North Valley campus, and Estrella Mountain Community College.

The region is also served by highly regarded public school districts, including Peoria Unified School District, Deer Valley Unified School District, Dysart Unified School District, and Agua Fria Union High School District. Centennial High School, located in Peoria, serves approximately 2,000 students and is recognized as one of the area's leading secondary education institutions.

AREA OVERVIEW

Lifestyle & Entertainment

The West Valley offers an unmatched combination of professional sports, outdoor recreation, shopping, dining, and entertainment. State Farm Stadium, home of the Arizona Cardinals, hosts major national events including Super Bowls, College Football Playoff games, concerts, and international sporting events.

Adjacent to State Farm Stadium, Westgate Entertainment District serves as the region's premier destination for dining, nightlife, shopping, and entertainment. Additional retail destinations include Arrowhead Towne Center, Park West, P83 Entertainment District, Tanger Outlets Phoenix, and numerous lifestyle centers throughout the region.

Outdoor enthusiasts enjoy access to Lake Pleasant Regional Park, White Tank Mountain Regional Park, and an extensive network of parks, trails, and recreation facilities. The Peoria Sports Complex serves as the spring training home of the Seattle Mariners and San Diego Padres, while the Camelback Ranch complex hosts the Los Angeles Dodgers and Chicago White Sox.

Housing

The West Valley continues to experience substantial residential growth, supported by thousands of new housing units delivered annually across master-planned communities such as Verrado, Teravalis, Estrella, Alamar, NorthPointe, and Sterling Grove.

A diverse housing inventory, strong affordability relative to other major Western markets, and continued employment growth have made the West Valley one of the nation's most active residential development regions. Ongoing investment in infrastructure, commercial development, and quality-of-life amenities continues to attract new residents and businesses, reinforcing the area's long-term growth trajectory.



AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
--	--------	---------	---------

POPULATION GROWTH

2025	13,892	120,343	330,539
2030	13,703	125,022	339,064
Daytime Population	12,198	129,414	315,471

AVERAGE HH INCOME

2025	\$118,643	\$98,217	\$97,204
2030	\$131,734	\$109,659	\$108,702

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

©2026 Cushman & Wakefield. All rights reserved. The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. NO WARRANTY OR REPRESENTATION, EXPRESS OR IMPLIED, IS MADE AS TO THE CONDITION OF THE PROPERTY (OR PROPERTIES) REFERENCED HEREIN OR AS TO THE ACCURACY OR COMPLETENESS OF THE INFORMATION CONTAINED HEREIN, AND SAME IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE, RENTAL OR OTHER CONDITIONS, WITHDRAWAL WITHOUT NOTICE, AND TO ANY SPECIAL LISTING CONDITIONS IMPOSED BY THE PROPERTY OWNER(S). ANY PROJECTIONS, OPINIONS OR ESTIMATES ARE SUBJECT TO UNCERTAINTY AND DO NOT SIGNIFY CURRENT OR FUTURE PROPERTY PERFORMANCE.

REPRESENTATIVE PHOTO