



GOURMET BURGERS AND BREWS

Red Robin

GOURMET BURGERS AND BREWS

RED ROBIN  
NEW 15 YEAR ABSOLUTE NNN LEASE

4300 W WALNUT ST, ROGERS, AR 72756

**KASE ABUSHARKH**

Founding Principal  
925.348.1844  
kase@thekasegroup.com  
CA DRE #01311211

**JACOB ABUSHARKH**

Managing Principal  
415.269.2474  
jacob@thekasegroup.com  
CA DRE #01385529

**SCOTT REID**

ParaSell, Inc. - Broker  
949.942.6585  
scott@parasellinc.com  
AR #PB00078916



In Association with ParaSell, Inc. | A Licensed  
Arkansas Broker #PB00078916



<b>TABLE OF CONTENTS</b>	
<b>PROPERTY INFORMATION</b>	<b>3</b>
Property Summary	
Property Description	
Aerial Map	
<b>FINANCIAL ANALYSIS</b>	<b>7</b>
Financial Summary	
<b>DEMOGRAPHICS</b>	<b>9</b>
Demographics Map & Report	
Back Page	





# PROPERTY INFORMATION

## SECTION 1



## PROPERTY HIGHLIGHTS

- New 15 year absolute NNN lease
- Zero landlord obligations
- Corporate guarantee
- Well located along highly trafficked corridor (35,000 VPD)
- Nearby Interstate 40 (100,000+ VPD)
- Adjacent to Scottsdale Center - 318,404 SF strip mall
- Neighboring tenants include Big Lots, Marshalls & HomeGoods, Bealls, Chick-fil-A, Office Depot, Sonic Drive-In, AT&T Store, IHOP, Outback Steakhouse, Firestone Complete Auto Care & more

## OFFERING SUMMARY

Price:	\$4,000,000
NOI:	\$250,000
CAP Rate:	6.25%
Building Size:	6,582 SF
Year Built:	2005





## PROPERTY DESCRIPTION

The Kase Group is pleased to present the opportunity to purchase well established Red Robin location in Rogers, Arkansas with a new 15 year absolute NNN lease. The recently extended lease calls for zero landlord obligations and is corporately guaranteed by Red Robin. There are 10% increases every 5 years throughout the initial term and options, and four 5-year renewal options. The site benefits from its strategic location along W Walnut St (28,000 VPD) and nearby the Interstate 49 corridor (100,000+ VPD), which locals call "restaurant row" due to the popularity of dining and shopping options in the area. The building sits adjacent to the Scottsdale Center, a 318,404 square foot strip mall featuring key tenants that include Belk, Ross Dress for Less, Dollar Tree, Staples, Petco, Dollar Tree and Barnes & Noble. Other neighboring tenants include Big Lots, Marshalls & HomeGoods, Bealls, Chick-fil-A, Office Depot, Sonic Drive-In, AT&T Store, IHOP, Outback Steakhouse, Firestone Complete Auto Care & more.

## LOCATION DESCRIPTION

Rogers is a city in Benton County, Arkansas, United States. Located in the Ozarks, it is part of the Northwest Arkansas region, one of the fastest growing metro areas in the country. Rogers was the location of the first Walmart store, whose corporate headquarters is located in neighboring Bentonville.



# AERIAL MAP

4300 W WALNUT ST  
ROGERS, AR 72756







# FINANCIAL ANALYSIS

## SECTION 2

## OPERATING DATA

Price	\$4,000,000
Net Operating Income	\$250,000
CAP Rate	6.25%
Lease Start	08/30/2023
Lease End	08/31/2038
Options	Four, 5-Year Options
Increases	10% Every 5 Years Throughout Initial Term & in Options First Increase September 1st, 2028

## RENT SUMMARY

Years 1-5	\$250,000
Years 6-10	\$275,000
Years 11-15	\$302,500
Option 1	\$332,750
Option 2	\$366,025
Option 3	\$402,628
Option 4	\$442,890





# DEMOGRAPHICS

## SECTION 3



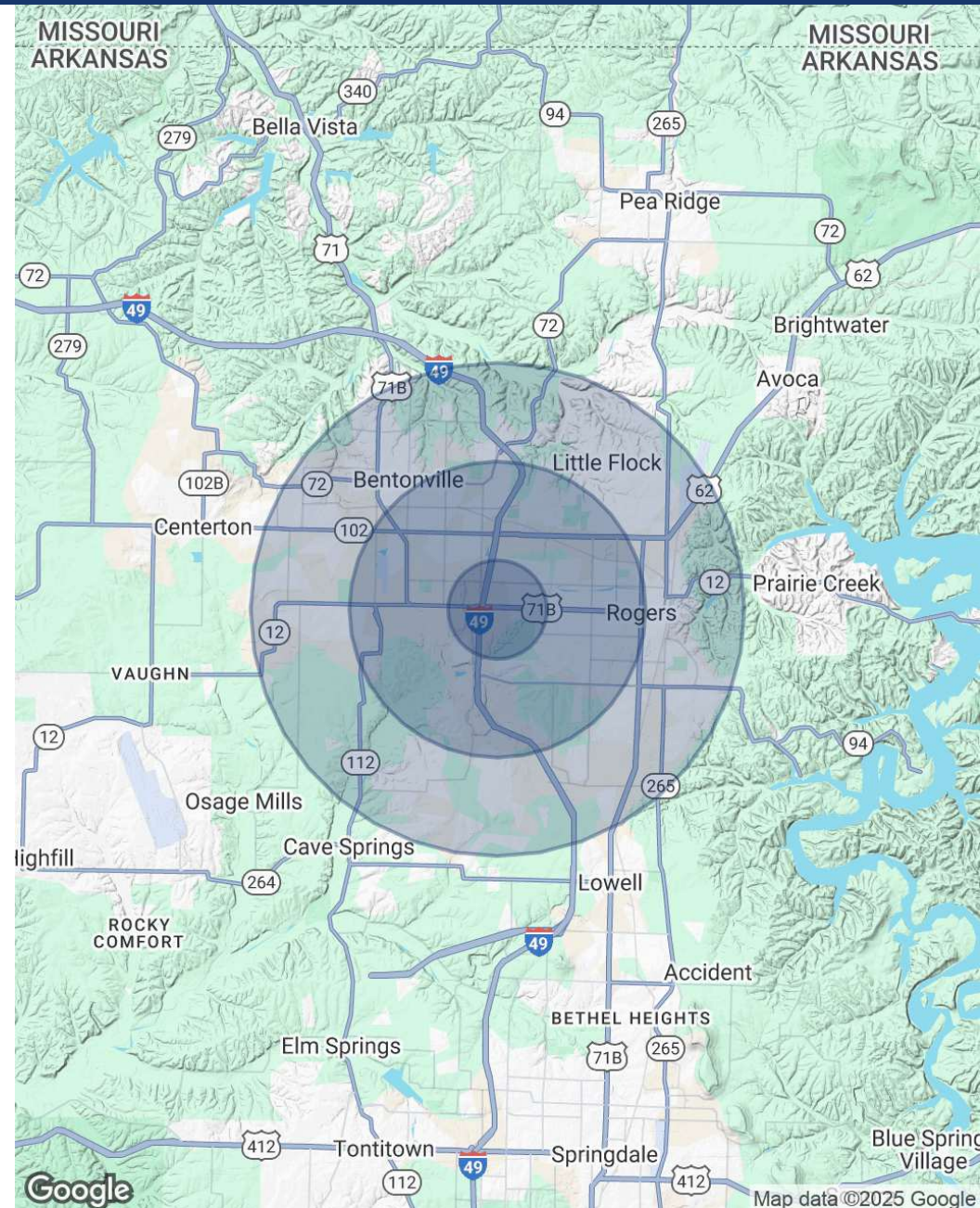
# DEMOGRAPHICS MAP & REPORT

4300 W WALNUT ST  
ROGERS, AR 72756

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,624	56,367	136,083
Average Age	39	37	36
Average Age (Male)	38	36	35
Average Age (Female)	41	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,202	22,430	49,783
# of Persons per HH	2.6	2.5	2.7
Average HH Income	\$100,488	\$103,709	\$123,221
Average House Value	\$282,731	\$337,352	\$363,947

Demographics data derived from AlphaMap







In Association with ParaSell, Inc. | A Licensed  
Arkansas Broker #PB00078916

#### **KASE ABUSHARKH**

925.348.1844  
Founding Principal  
kase@thekasegroup.com  
CA DRE #01311211

#### **JACOB ABUSHARKH**

415.269.2474  
Managing Principal  
jacob@thekasegroup.com  
CA DRE #01385529

#### **SCOTT REID**

949.942.6585  
ParaSell, Inc. - Broker  
scott@parasellinc.com  
AR #PB00078916

## **CONFIDENTIALITY & DISCLAIMER**

The material contained in this Investment Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of The Kase Group or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is The Kase Group Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to The Kase Group.

Neither The Kase Group Advisor nor the Owner or its affiliates make any representation or warranty, expressed or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future performance of the Property. This Offering Brochure may include certain statements and estimates by The Kase Group with respect to the projected future performance of the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, The Kase Group Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner. The recipient understands that the tenant may have a right of first refusal to purchase the property, and/or may have a right to cancel lease. The offering memorandum should not be relied upon as a due diligence item; please be sure to read the lease(s) and rely on due diligence material only.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or The Kase Group Advisor, nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.