



22430 E Ocotillo Rd, Queen Creek, AZ 85142



# FARMER BOYS GROUND LEASE

Hard Corner Location | Zero Landlord Responsibilities

**FOR MORE INFORMATION:**

[REPRESENTATIVE PHOTO]

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Listed by: SI REAL ESTATE, LLC | Joshua Simon, Owner/Agent

# EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS

### EXCELLENT SITE VISIBILITY



The property is located at the hard corner, signalized intersection of Ocotillo Rd and Signal Butte Rd. Both are crucial arterial roads seeing an average of  $\pm 35,287$  VPD (SitesUSA 2025).

### STRONG TRADE AREA DEMOGRAPHICS



Located in a major residential corridor, the trade area has a population of over 136,000 people within a 5-mile radius and has an average household income exceeding \$100,000.

### NEARBY TRAFFIC GENERATORS



Directly adjacent to Queen Creek High School ( $\pm 2,200$  students) & the newly built 40,157 SF Central Christian Church campus.

### HUGE FUTURE RESIDENTIAL GROWTH



Neighboring the Spur Cross master planned community and only 2 miles from 5 other residential developments bringing 3,200+ new rooftops.

### FAMILY FRIENDLY COMMUNITY



Queen Creek was named the West's best place to raise a family, due to its schools, low crime rate, and enjoyable weather.

### TOWN OF QUEEN CREEK



Queen Creek (pop. 76,570) has seen substantial population growth and will continue that trajectory for years to come. It ranks as the fastest growing housing market in Arizona.



LOCATED AT HARD CORNER SIGNALIZED INTERSECTION ( $\pm 35,287$  VPD)



**PRICE:** \$2,286,000 | **CAP RATE:** 5.25%

PROPERTY DETAILS



**Address:** 22430 E Ocotillo Rd

**City, State:** Queen Creek, AZ

**Anticipated Delivery:** Q2 2025

**Lot Size:** ±1.46 AC

**NOI / Rental Income:** \$120,000

# LEASE SUMMARY

<b>Tenant:</b>	Havadjia Holdings, Inc.	<b>Property Taxes:</b>	Tenant
<b>Guarantor:</b>	Corporate	<b>Insurance:</b>	Tenant
<b>Lease Type:</b>	Ground Lease	<b>Utilities:</b>	Tenant
<b>Lease Term:</b>	20 Years	<b>HVAC:</b>	Tenant
<b>Extension Options:</b>	Four (4), Five (5) Year Options	<b>Parking Lot:</b>	Tenant
<b>NOI:</b>	\$120,000	<b>Roof &amp; Structure:</b>	Tenant

## RENT ROLL

YEARS	MONTHLY RENT	ANNUAL RENT	INCREASE
1-5	\$10,000.00	\$120,000.00	-
6-10	\$10,500.00	\$126,000.00	5%
11-15	\$11,025.00	\$132,300.00	5%
16-20	\$11,576.25	\$138,915.00	5%
<b>Option Period 1: 21-25</b>	\$12,155.06	\$145,860.72	5%
<b>Option Period 2: 26-30</b>	\$12,762.81	\$153,153.72	5%
<b>Option Period 3: 31-35</b>	\$13,400.95	\$160,811.40	5%
<b>Option Period 4: 36-40</b>	\$14,071.00	\$168,852.00	5%

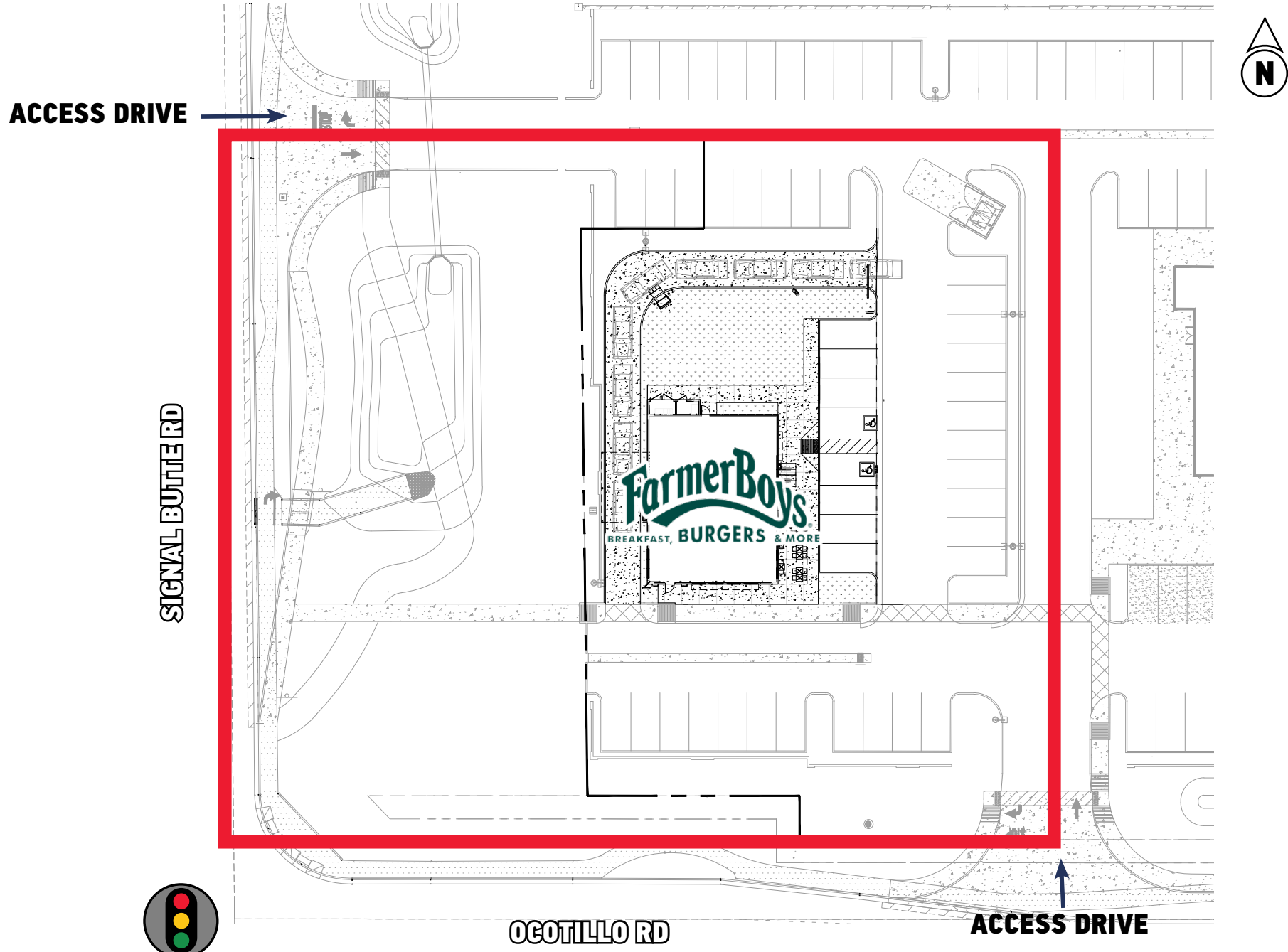
# TRADE AREA MAP



# LOCATION AERIAL




# SITE PLAN



# TENANT PROFILE

## FARMER BOYS



Farmer Boys was founded by five brothers—Makis, Chris, Dimitri, George, and Gus Havadjias—who immigrated from Cyprus to the United States. They opened the first Farmer Boys restaurant in Perris, California, in 1981, aiming to create a dining experience that emphasized fresh, wholesome food. The restaurant quickly gained popularity due to its focus on quality ingredients and generous portions. Over the years, Farmer Boys expanded its footprint across California and into neighboring states, while maintaining its core values of freshness and community-oriented service. The brand's emphasis on farm-fresh ingredients has remained a cornerstone of its identity, helping it stand out in the competitive fastcasual dining industry.

Farmer Boys has steadily grown, with net sales for fiscal 2024 at \$341.1 million, an increase of \$1.1 million, or 0.3%, compared to fiscal 2023, driven by nearly 100 locations. The brand's focus on quality, fresh food has earned strong customer loyalty, keeping it competitive in the fast-casual restaurant market.



**\$341M+**  
2024 REVENUE

**100+**  
LOCATIONS

**±1,000**  
EMPLOYEES

**1981**  
FOUNDED



# LOCATION OVERVIEW

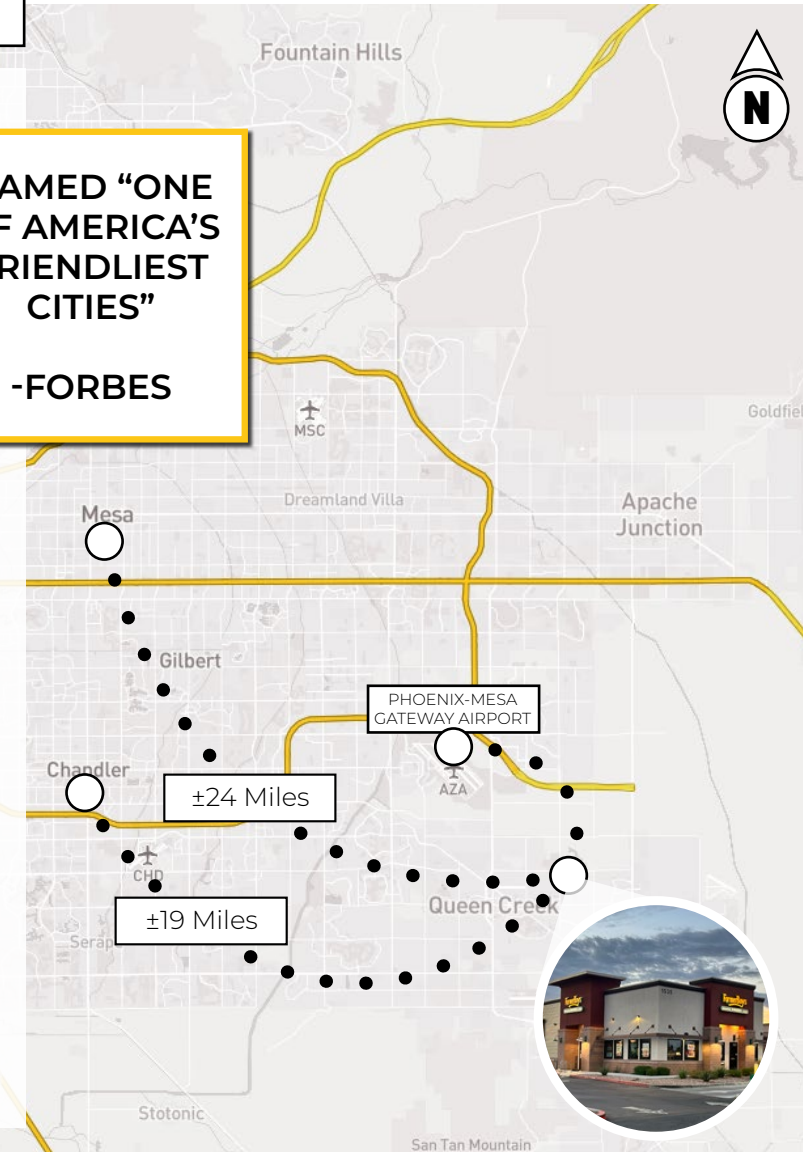
## QUEEN CREEK, AZ

Farmer Boys is situated in the vibrant Town of Queen Creek, located in the rapidly growing East Valley of the Phoenix metropolitan area. The town is ideally positioned just 10 minutes from Phoenix-Mesa Gateway Airport and 45 minutes from Sky Harbor International Airport, offering convenient access to both regional and international travel. Queen Creek spans 26 square miles and is one of Arizona's fastest-growing communities. Since the year 2000, the town has witnessed an astounding 2,000% population growth, transforming it into a dynamic hub of economic and social activity. This growth has fueled the development of infrastructure, local businesses, and community services, creating an inviting atmosphere for residents and visitors alike.

The population boom in Queen Creek has also attracted a highly skilled and educated workforce, making it a prime location for companies seeking talent. With a median household income of \$127,162, Queen Creek boasts the highest income levels in the East Valley, surpassing nearby cities such as Scottsdale, Chandler, and Gilbert. The area's youthful demographic, coupled with its expanding job market, has made it a desirable place to live and work. Queen Creek is home to several top-rated schools and has access to some of Arizona's best universities, contributing to a well-rounded, thriving community.

Named "One of America's Friendliest Cities" by Forbes, Queen Creek has earned a reputation for its exceptional quality of life and tight-knit community. The town has received numerous regional, state, and national accolades for its economic development, livability, and overall growth. Queen Creek offers a mix of modern amenities and outdoor activities, including hiking, biking, and the nearby San Tan Mountains, making it an ideal place for both professionals and families. With a strong foundation for future growth, Queen Creek is poised to continue thriving, with an emphasis on sustainable development and community-centered initiatives that will enhance the area for generations to come.

**NAMED "ONE OF AMERICA'S FRIENDLIEST CITIES"**  
**-FORBES**





# CONFIDENTIALITY AGREEMENT

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## FOR MORE INFORMATION:



Listed by: SI REAL ESTATE, LLC  
Joshua Simon, Owner/Agent

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