

NNN INVESTMENT OPPORTUNITY – CIRCLE K – TUCSON

CIRCLE K LOCATED IN TUCSON, ARIZONA



FOR SALE

5818 S PALO VERDE RD | TUCSON, AZ 85706

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INVESTMENT HIGHLIGHTS

SALES PRICE: \$1,250,000

CAP RATE: 5%

NOI: \$62,454

LEASE TYPE: NNN

LEASE EXPIRATION: March 8th, 2028

OPTIONS: None

PROPERTY OVERVIEW:

The subject property is a $\pm 2,480$ square foot convenience store and gas station located on ± 0.34 acres at 5818 S Palo Verde Road in Tucson, Arizona. Positioned just south of the Benson Highway intersection, the site offers strong accessibility along a well-traveled corridor in the South Tucson trade area.

Constructed in 1986 and zoned for commercial use, the property benefits from a functional layout and recent renovations, reinforcing its long-term viability. The asset is occupied by Circle K, which has operated at this location since 1973, highlighting its established presence and importance within the surrounding community.

INVESTMENT OVERVIEW:

This offering presents an opportunity to acquire a single-tenant, net-leased asset backed by Circle K with a long operating history and stable sales performance. The property generates income through a combination of base rent and percentage rent, with recent annual income trending around \$60,000. With a near-term lease expiration, investors are presented with potential upside through lease renegotiation or restructuring. The asset's attractive price point and strong tenant history position it well for a broad buyer pool, while recent store renovations and consistent sales support long-term stability.



Strong Historical Occupancy (52+ Years)

Circle K for Sale



OFFERING PRICE:	\$1,250,000
CAP RATE:	5%
2026 NET CASH FLOW*:	\$62,454
BUILDING SIZE:	2,480 SF
LOT SIZE:	0.34 AC
YEAR BUILT:	1986

ANNUALIZED OPERATING DATA

	NET OPERATING INCOME	TOTAL RETURN
BASE RENT		
\$32,454	\$62,454	\$3,240,698

LEASE SUMMARY

LEASE TYPE:	Triple Net (NNN)
TENANT:	Circle K
PRIMARY LEASE EXPIRATION:	March 8th, 2028
LEASE COMMENCEMENT:	February 20th, 1973
TENANT OPTIONS:	None

LEASE YEARS:	Current - 2028
MONTHLY RENT:	\$2,500 + % Rent
CAP RATES:	5%

LEASE YEARS:	1973 - 2028
MONTHLY RENT:	\$2,500 + % Rent
CAP RATES:	5%

*Assuming Tenant Exercises Remaining Option

HIGH VISIBILITY RETAIL FUELED BY A GLOBAL LEADER



CIRCLE K INVESTMENT OPPORTUNITY – SERVICE STATION



TENANT OVERVIEW



Over 14,250
Locations
Worldwide



**Laval, Quebec,
Canada**
Headquarters



**Alimentation
Couche-Tard, Inc.**
Parent Company



Circlek.com
Website



1951
Founded

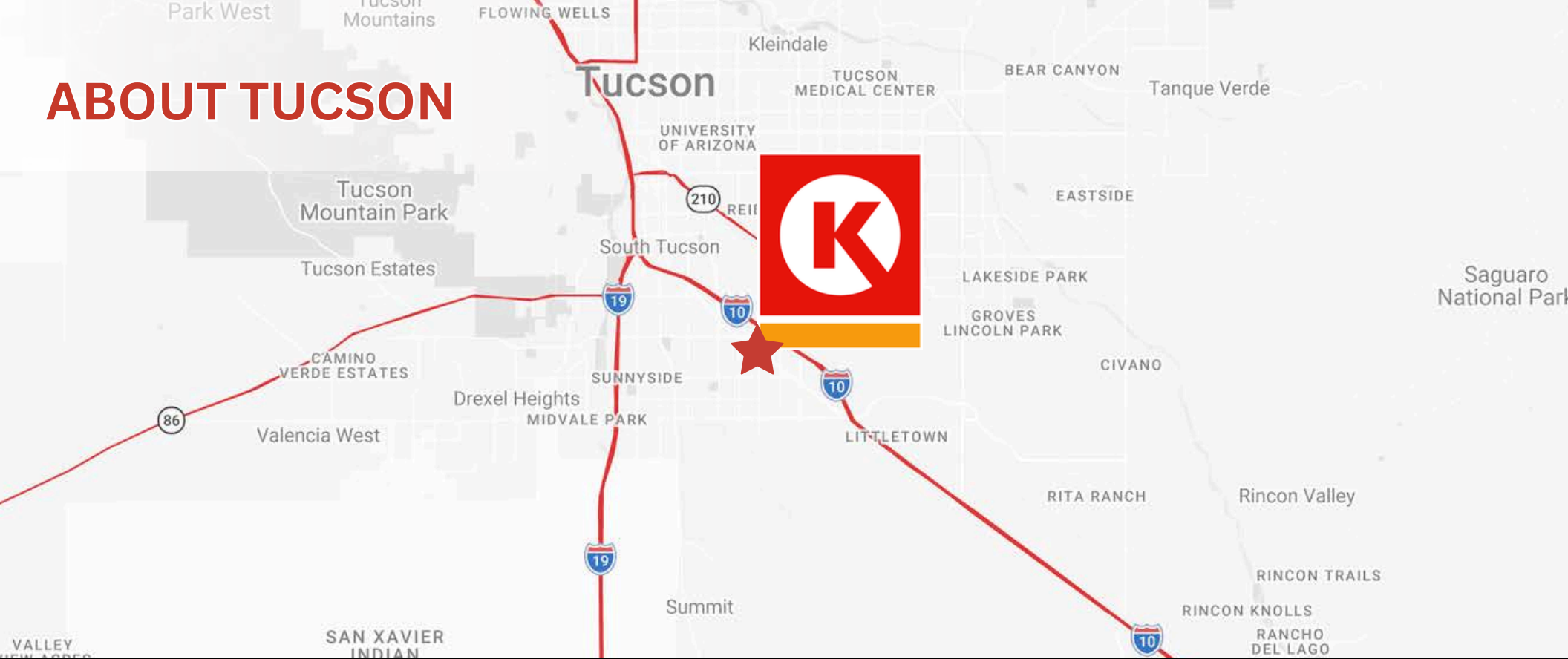


S&P BBB+
Credit Rating

Circle K is a leading global convenience retailer recognized for its commitment to customer satisfaction, strong brand presence, and innovative retail solutions. With thousands of locations worldwide, Circle K has built a reputation for providing a comprehensive one-stop experience delivering high quality fuel options, fresh food and beverage selections, and everyday convenience products.

Circle K's business model focuses on high traffic accessibility and quick, reliable service that caters to commuters, local residents, and travelers alike. The brand's emphasis on modern store formats, bright welcoming environments, and loyalty programs strengthens customer retention and drives consistent sales performance. Circle K strategically positions its stores in high visibility, high accessibility locations ensuring strong daily customer flow.

ABOUT TUCSON



Tucson is the second-largest city in Southern Arizona, known for its striking Sonoran Desert landscape, vibrant cultural heritage, and steadily growing economy. Anchored by University of Arizona, the city benefits from a strong educational and research presence that supports job growth in healthcare, technology, and aerospace industries. Major employers in defense and advanced manufacturing also contribute to Tucson’s stable economic foundation, attracting both businesses and new residents seeking long-term opportunity.

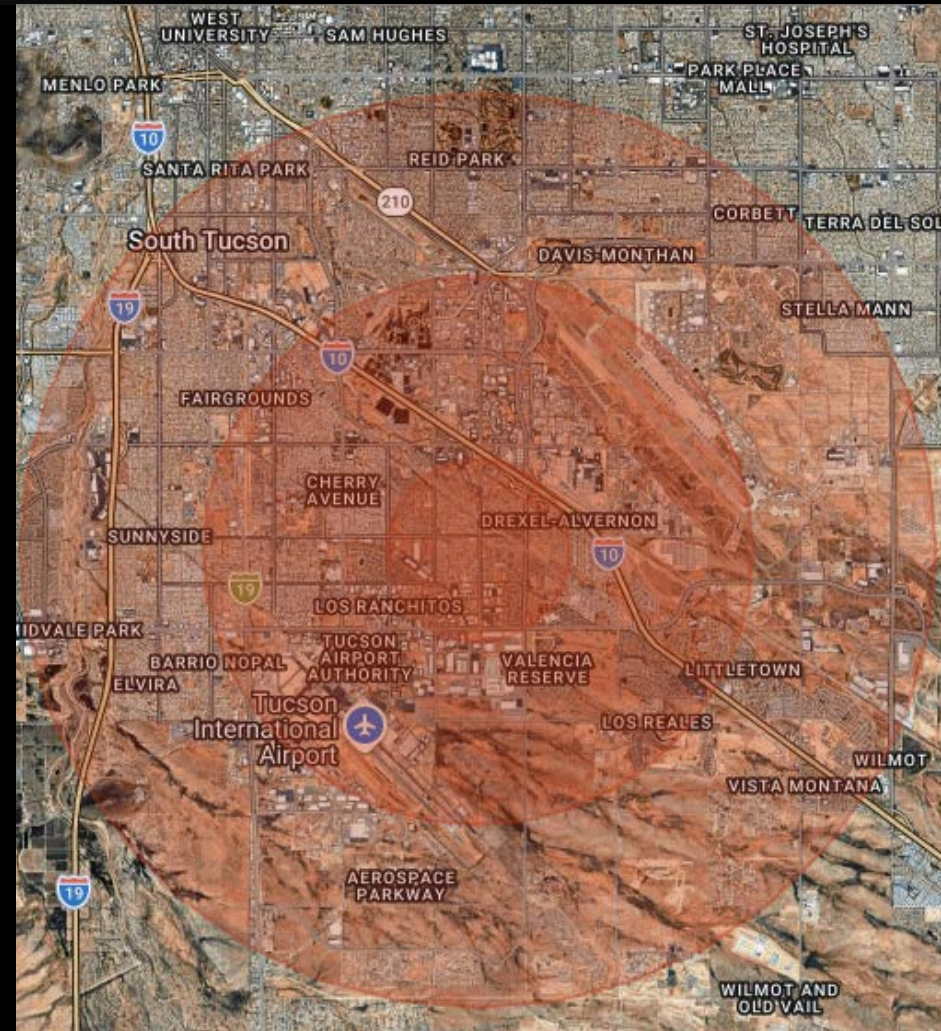
From a real estate perspective, Tucson remains one of the more affordable housing markets in the Southwest. Home prices are typically lower than national averages, making the area appealing to first-time homebuyers, retirees, and investors looking for value and long-term appreciation potential. In recent years, the market has experienced a slight normalization, with home price growth stabilizing and properties spending more time on the market. This shift has created a more balanced environment, offering increased opportunities for buyers while still maintaining steady demand.

Tucson’s real estate appeal is further enhanced by its quality of life. Residents enjoy a lower cost of living compared to larger metropolitan areas, particularly Phoenix, along with mild winters, abundant outdoor recreation, and a rich blend of cultural and culinary experiences. The city’s unique character—shaped by its history, desert environment, and strong community feel—continues to draw both full-time residents and seasonal visitors. With ongoing population growth, relative affordability, and economic diversification, Tucson is well-positioned as an attractive market for both residential living and real estate investment.

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,374	58,324	160,622
Average Age	29.3	31.4	32.9
Average Age (Male)	27.6	30.0	31.9
Average Age (Female)	30.8	32.6	34.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,533	18,670	55,410
# of Persons per HH	3.2	3.1	2.9
Average HH Income	\$62,109	\$71,455	\$66,547
Average House Value	\$141,511	\$162,249	\$189,813





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