

# NNN INVESTMENT OPPORTUNITY – CIRCLE K – PRESCOTT VALLEY

CIRCLE K LOCATED IN PRESCOTT VALLEY, ARIZONA



## FOR SALE

6150 E SR 69, PRESCOTT VALLEY, AZ 85314

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## INVESTMENT HIGHLIGHTS

**SALES PRICE:** \$1,250,000

**CAP RATE:** 5.5%

**NOI:** \$67,034

**LEASE TYPE:** NNN

**LEASE EXPIRATION:** July 2026

**OPTIONS:** (1) Five Year - (July 2031)

### PROPERTY OVERVIEW:

This opportunity consists of a 3,015 square foot service station / convenience store in Prescott Valley, along State Route 69. The improvements were constructed in 1997, and are situated on a 0.82-acre rectangular parcel. The property has four fueling positions and multiple points of ingress / egress. State Route 69 is a major thoroughfare running through Prescott Valley connecting Prescott Valley and Prescott to the Interstate 17 and 40.

### INVESTMENT OVERVIEW:

The property is currently leased to Circle K through July 2026, with Circle K having an additional five-year option to extend until July 2031. The current monthly rent is \$5,472 per month, with the subsequent option period rent increasing to \$5,746 per month. Circle K has a strong historical occupancy at this location of over 39 years dating back to August 1986. Circle K was founded in 1951 (El Paso, Texas), and has approximately 14,468 stores (as of 2023) throughout North America.







## Strong Historical Occupancy (39 Years) Circle K for Sale



OFFERING PRICE:	\$1,215,000
CAP RATE:	5.5%
2026 NET CASH FLOW*:	\$67,034
BUILDING SIZE:	3,015 SF
LOT SIZE:	0.82 AC
YEAR BUILT:	1997

## LEASE SUMMARY

LEASE TYPE:	Triple Net (NNN)
TENANT:	Circle K
PRIMARY LEASE EXPIRATION:	July 31, 2026
LEASE COMMENCEMENT:	August 1, 1986
TENANT OPTIONS:	1 5-Year (July 31, 2031)

## ANNUALIZED OPERATING DATA

BASE RENT	NET OPERATING INCOME	TOTAL RETURN
\$67,034*	\$67,034*	5.5%*

LEASE YEARS:	Current - July 31, 2026
MONTHLY RENT:	\$5,472
CAP RATES:	5.5%* (annualized)

LEASE YEARS:	August 1, 2026 – July 31, 2031
MONTHLY RENT:	\$5,746
CAP RATES:	5.7%

\*Assuming Tenant Exercises Remaining Option



# HIGH VISIBILITY RETAIL FUELED BY A GLOBAL LEADER





**PHOENIX, ARIZONA**

**PROPOSED DEVELOPMENT SITE**

**PRESCOTT EAST HWY 6,705 VPD**

**FRONTAGER RD 35,655 VPD**

**ARIZONA 69**

**PHOENIX 93 Miles / 1:30 Hours**

**COTTONWOOD 46 Miles / 1 Hour**

**SEDONA 50 Miles / 1:20 Hours**

**LOCAL BUSINESSES:** Popeyes, Chick-fil-A, Carl's Jr., Dutch Bros, Culver's, Hobby Lobby, Dollar Tree, The Home Depot, Rocker Barrel.

**MAP FEATURES:** A red pin with the letter 'K' is placed on the proposed development site. A yellow line indicates the proposed development boundary. A north arrow is located in the top right corner.



# TENANT OVERVIEW



**Over 14,250**  
Locations  
Worldwide



**Laval, Quebec,  
Canada**  
Headquarters



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



**Circlek.com**  
Website



**1951**  
Founded



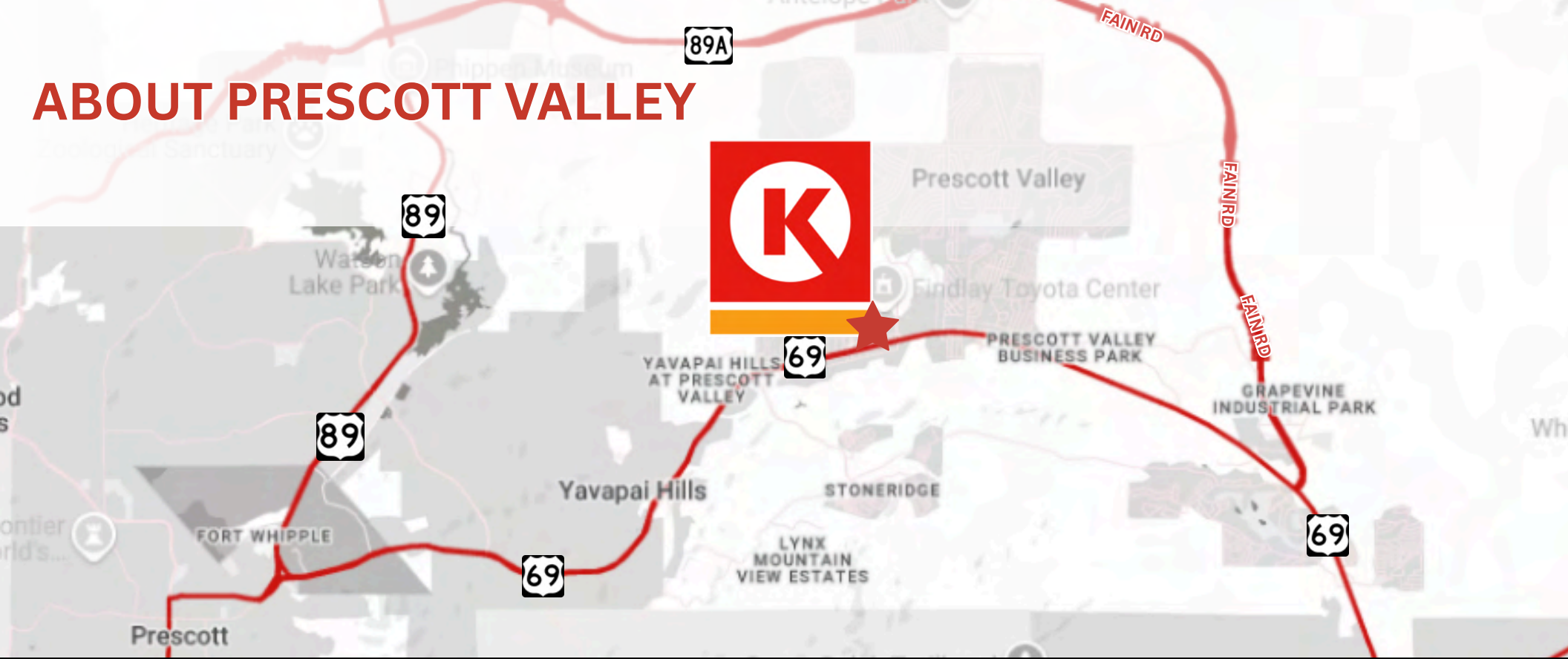
**S&P BBB+**  
Credit Rating

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 PRESCOTT VALLEY



Prescott Valley is one of Northern Arizona's fastest growing communities, offering a strong blend of residential expansion, retail demand, and long term economic stability. Located just east of Prescott and anchored along State Route 69, the town serves as a major commercial corridor for the greater Quad Cities region. The submarket benefits from steady population growth driven by retirees, families, and remote workers drawn to its lower cost of living, high quality of life, and scenic surroundings. Residential development continues to expand, fueling demand for neighborhood retail, service oriented businesses, and daily needs users. Major national and regional retailers are well established throughout Prescott Valley, reinforcing its role as the area's primary retail hub.

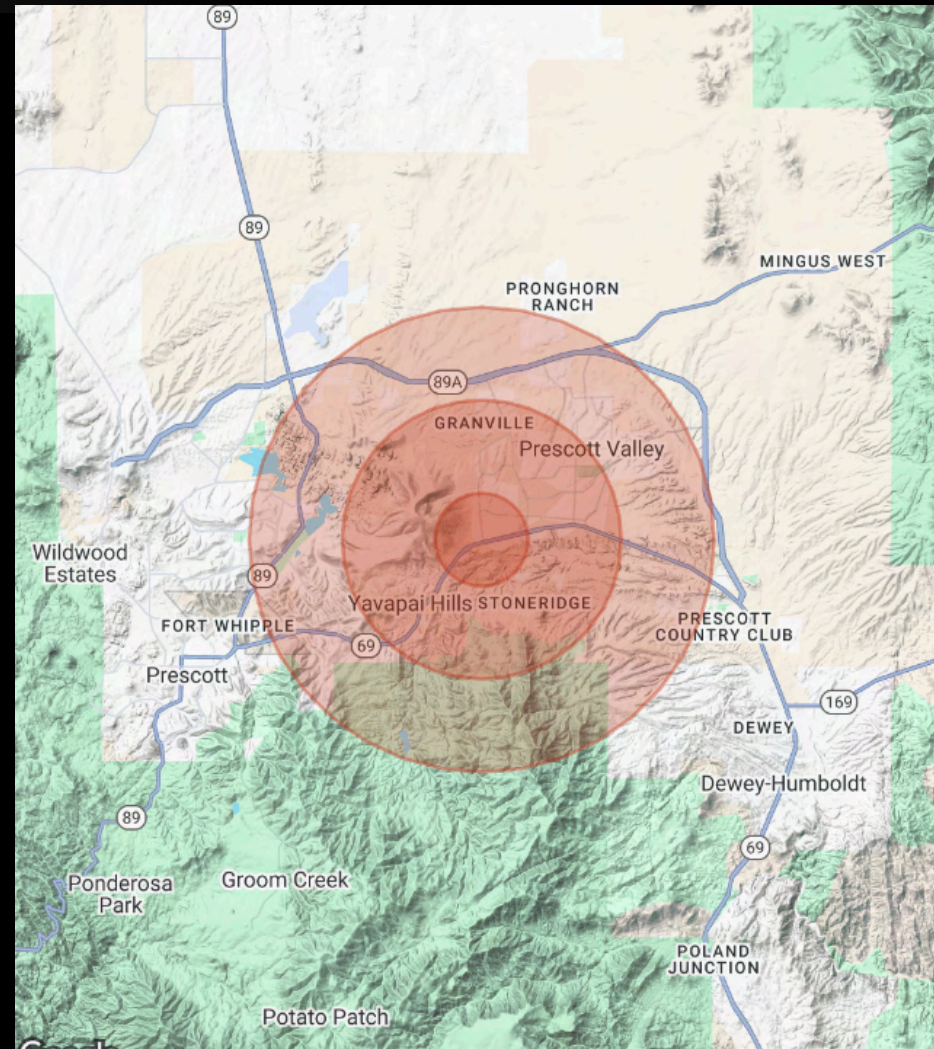
Accessibility is a key strength, with SR 69 providing direct connectivity to Prescott, Interstate 17, and the Phoenix Metro area. Strong traffic volumes along the main corridors support high visibility retail and pad sites, making the submarket attractive to convenience, fuel, quick service restaurant, and medical users. Prescott Valley also benefits from a diverse employment base supported by healthcare, education, manufacturing, and public sector employers. Nearby attractions, regional shopping destinations, and year round outdoor recreation contribute to consistent consumer traffic and long dwell times. Overall, Prescott Valley offers a resilient and growing submarket with favorable demographics, strong retail fundamentals, and continued demand for well located commercial properties, positioning it as a compelling investment and leasing environment in Northern Arizona.



# DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,290	29,903	58,480
Average Age	41	47	48
Average Age (Male)	40	46	47
Average Age (Female)	42	48	49

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,605	12,809	25,102
# of Persons per HH	2.7	2.3	2.3
Average HH Income	\$78,278	\$81,692	\$85,416
Average House Value	\$353,529	\$396,909	\$413,587







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