

FOR SALE | STARCORP CJ

# CARL'S JR

5785 E STATE ROUTE 69  
PRESCOTT VALLEY, AZ 86314



**Absolute NNN  
Carl's Jr with 7+  
years remaining in  
dominant Prescott  
Valley retail corridor**



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**CARL'S JR | FRANCHISE**  
5785 E STATE ROUTE 69  
PRESCOTT VALLEY, AZ 86314



## PROPERTY SUMMARY

<b>Address:</b>	5785 E State Route 69 Prescott Valley, AZ 86314
<b>Offering Price:</b>	\$2,995,000
<b>Cap Rate:</b>	5.19%
<b>NOI:</b>	\$155,452.56
<b>Building Size:</b>	2,957 SF
<b>Land Size:</b>	0.81 Acres
<b>Year Built:</b>	2012
<b>Parcel:</b>	103-09-***
<b>Tenant:</b>	Carl's Jr (Starcorp CJ – Franchisee)
<b>Lease Type:</b>	Absolute NNN
<b>Lease Expiration:</b>	March 31, 2032
<b>Options:</b>	Four (4) 5-Year Options
<b>Current Rent:</b>	\$12,954.38/mo
<b>Next Increase:</b>	April 1, 2027 - \$13,602.09/mo

## PROPERTY HIGHLIGHTS

- High-performing corridor with limited QSR pad availability
- Long-term franchisee with strong operating history
- 7+ years of primary term remaining with four 5-yr options
- Surrounded by national retailers including:
  - Walmart
  - Hobby Lobby
  - Dollar Tree
  - Fry's
  - Tractor Supply Co.
  - Ross
  - TJ Maxx
  - PetSmart
  - Big 5
  - Verizon
  - Dutch Bros Coffee.





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## DEMOGRAPHICS



<b>Population (1 Mile):</b>	2,525
<b>Population (3 Miles):</b>	20,355
<b>Population (20 Min Drive):</b>	117,471



<b>Households (1 Mile):</b>	1,079
<b>Households (3 Miles):</b>	8,846
<b>Households (20 Min Drive):</b>	52,746



<b>Median Age (1 Mile):</b>	43
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<b>Median Household Income (1 Mile):</b>	\$55,582
<b>Median Household Income (3 Miles):</b>	\$61,729
<b>Median Household Income (20 Min Drive):</b>	\$71,699

## LEASE INFORMATION

<b>Tenant:</b>	Starcorp CJ, LLC
<b>Lease Type:</b>	Absolute NNN
<b>Lease Start:</b>	April 1, 2012
<b>Lease End:</b>	March 31, 2032
<b>Options:</b>	Four 5-Year Options
<b>Option Rent:</b>	Fair Market Value
<b>Annual Rent:</b>	\$155,452.56
<b>Monthly Rent:</b>	\$12,954.38

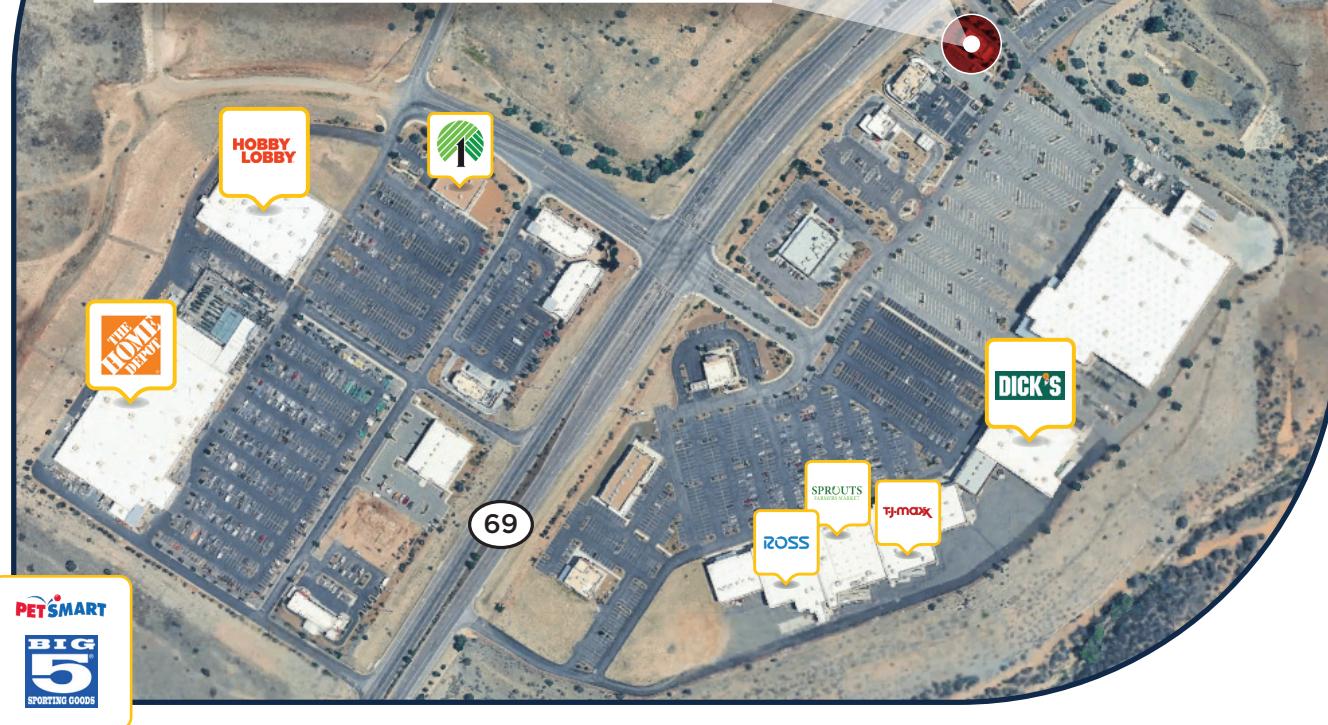




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## ADJACENT POWER CENTER OVERVIEW

### (MARKETPLACE AT PRESCOTT VALLEY)

#### SHOPPING CENTER OVERVIEW

<b>Center Type:</b>	Power Center
<b>GLA:</b>	549,289 SF
<b>Land Area:</b>	20.148 AC / 8,894,083 SF
<b># of Properties:</b>	23
<b>Year Built / Renovated:</b>	2008
<b>Retail Available:</b>	38,013 SF
<b>% Leased:</b>	97.5%
<b>Walk Score:</b>	Car-Dependent (36)
<b>Frontage:</b>	State Route 69 313 ft; SR 69 – 262 ft
<b>Parking:</b>	870 Surface Spaces