

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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REAL ESTATE TEAM
BE BOLD
BUY • SELL • LEASE • MANAGE



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



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PROPERTY SUMMARY

Address: 5785 E State Route 69
Prescott Valley, AZ 86314

Offering Price: \$2,995,000

Cap Rate: 5.19%

NOI: \$155,452.56

Building Size: 2,957 SF

Land Size: 0.81 Acres

Year Built: 2012

Parcel: 103-09-***

Tenant: Carl's Jr (Starcorp CJ – Franchisee)

Lease Type: Absolute NNN

Lease Expiration: March 31, 2032

Options: Four (4) 5-Year Options

Current Rent: \$12,954.38/mo

Next Increase: 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



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



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



Median Age (1 Mile): 43



Median Household Income (1 Mile): \$55,582
Median Household Income (3 Miles): \$61,729
Median Household Income (20 Min Drive): \$71,699

LEASE INFORMATION

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

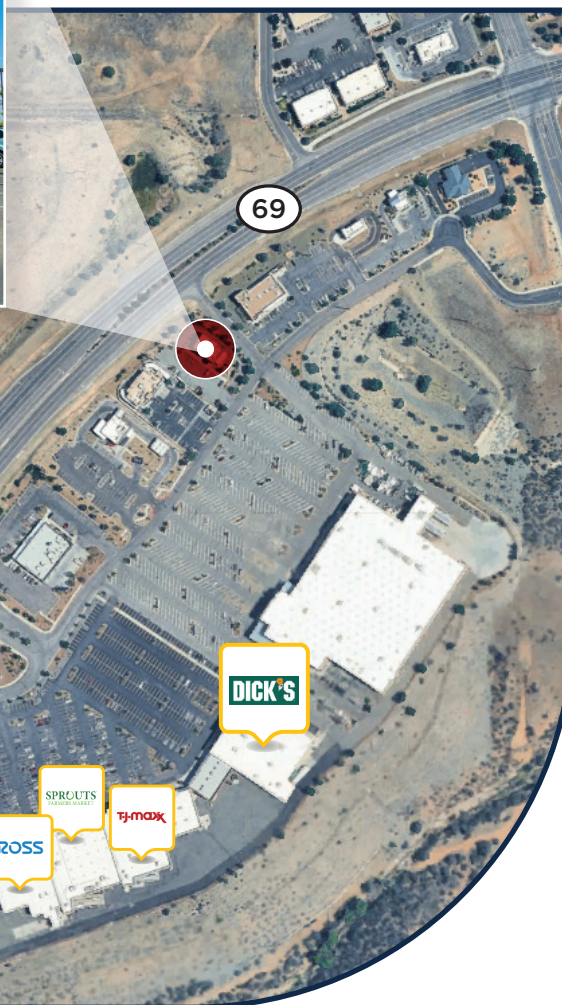




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ADJACENT POWER CENTER OVERVIEW

(MARKETPLACE AT PRESCOTT VALLEY)

SHOPPING CENTER OVERVIEW

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