

SECURE
NET LEASE

Subject Property



Popeyes Chicken

Operated by The Dhanani Group, Popeyes' Largest Franchisee

\$3,738,000 | 5.35% CAP

467 Highway 90, Sierra Vista, AZ 85635

- ✓ **Projected Rent Commencement:** October 2024
- ✓ **Brand New 20-Year Ground Lease** with 10% Rental Increases Every 5 Years
- ✓ **Located on Arizona Highway 90 (23,832+ VPD)**, the Main Road Running Through the City
- ✓ **Down the Street from The Mall at Sierra Vista** & Surrounded by Numerous Major, High-Traffic Retailers
- ✓ **5 Miles from Fort Huachuca**, the Largest Economic Contributor in Arizona

TARGET
PET SMART
MATTRESS FIRM
fray's
MOD **Starbucks** **UPS**
Jersey Mike's **chili's**

BIG 5 **DICKEY'S**
SPORTING GOODS **BARBECUE PIT**
BIG LOTS! **Little Caesars** **BUFFALO WILD WINGS**

Dillard's **CINEMARK**
The Style of Your Life. **BEST BUY** **KAY**
HIBBETT **SPORTS** **JEWELLERS**
claire's **Applebee's** **Jack**
FAMOUS footwear **maunices** **in the box**
TEXAS

THE HOME DEPOT

VALERO

KIA
Ford

jiffylube

DISCOUNT TIRE

HARBOR FREIGHT TOOLS
Quality Tools at Ridiculously Low Prices
ACE Hardware **Schlottsky's**
Domino's **SONIC** **IT'S A MOUTHFUL**
Pizza Hut **TACO BELL**

ARIZONA
92

native
grill **wings**

LOWE'S

BURGER KING

SUBWAY

POPEYES
LOUISIANA KITCHEN

HIGHWAY 90
(23,832 VPD)

ARIZONA
90

DUTCH BROS
Cafe

DUTCH BROS
Cafe



Founded in New Orleans in 1972, Popeyes' passion for its Louisiana heritage and flavorful authentic food has allowed the chain to become one of the **world's largest chicken quick service restaurants** with **4,178 restaurants** in the **U.S.** and around the world.



INVESTMENT OVERVIEW

POPEYE'S CHICKEN SIERRA VISTA, AZ



CONTACT FOR DETAILS

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Managing Partner
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AZ Broker of Record: James Mitchell

License #: LC556376000

\$3,738,000

5.35% CAP

NOI

\$200,000

Building Area

±2,297 SF

Land Area

±0.576 AC

Year Built

2024

Lease Type

Ground Lease

Occupancy

100%

- ✓ **Projected Rent Commencement:** October 2024
- ✓ **Brand New 20-Year Ground Lease** with 10% Rental Increases Every 5 Years, In Primary Term & (4), 5-Year Options to Renew
- ✓ **Subject Property is Located on Arizona Highway 90 (23,832+ VPD)**, the main road running through the city. The site is only 55 miles from Tucson, AZ and 16 miles from the U.S.-Mexico border.
- ✓ **Prominent Retail Location** - This site is down the street from The Mall at Sierra Vista, a 400,000+ SF enclosed mall with over 50 major retailers and brands. Additionally, the area is surrounded by numerous major, high-traffic retailers such as The Home Depot, Lowe's, Target, Walmart Supercenter, Safeway, Fry's, and much more.
- ✓ **Located Only 5 Miles from Fort Huachuca**, home to the U.S. Army Intelligence Center of Excellence and is Cochise County's largest employer and the largest economic contributor in Arizona. Established in 1877, the Fort was annexed in 1971 by the city of Sierra Vista and declared a national landmark in 1976.
- ✓ **Strong Demographics in a Growing Southern Arizona Market** - Sierra Vista is the largest city in Southeastern Arizona, featuring dense and affluent demographics, including almost 50,000 residents residing within a 5-mile radius from the subject site and an average household income in excess of \$104,000.
- ✓ **Popeyes Ranks As the World's Second-Largest Quick-Service Chicken Brand**, boasting over 4,178 locations worldwide, including more than 3,000 in the U.S. and Canada.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

POPEYE'S CHICKEN SIERRA VISTA, AZ

Popeyes Chicken

Lessee: The Dhahani Group - Over 1300 Locations

Guarantor: Zubha Pop Foods - Over 98 Locations

REVENUE
\$5.51B

CREDIT RATING
BB

LOCATIONS
4,178+



popeyes.com



STOCK TICKER
QSR

rbi.com

Founded in 1972, the Popeyes® brand has more than 50 years of history and culinary tradition. Popeyes® owes its beginnings to entrepreneur and culinary innovator, Al Copeland.

With one small restaurant and a big idea, Copeland introduced the New Orleans–**style fried chicken** that has now made the brand famous throughout the world. Popeyes distinguishes itself with a unique New Orleans style menu featuring spicy chicken, chicken tenders, fried shrimp and other regional items. This unique and flavorful food has allowed Popeyes to become one of the **world's largest chicken** quick service restaurants, with over **4,178 restaurants** in the U.S. and around the world. Their history combined with great food, service and quality makes Popeyes restaurants genuine Louisiana Legends.

RESTAURANT BRANDS INTERNATIONAL, INC:

Restaurant Brands International Inc. is **one of the world's largest quick service restaurant** companies with more than \$35 billion in annual system-wide sales and over **28,000 restaurants** in more than **100 countries**. RBI owns four of the world's most prominent and iconic quick service restaurant brands - TIM HORTONS⁵, BURGER KING⁵, POPEYES⁵ and FIREHOUSE SUBS[®]. These independently operated brands have been serving their respective guests, franchisees and communities for decades. Through its Restaurant Brands for Good framework, RBI is improving **sustainable outcomes** related to its food, the planet, and people and communities.

DHANANI GROUP, A FAMILY OF DYNAMIC COMPANIES:

Dhanani Group has over **1,300 restaurant** and convenience store locations and **over \$1B in total sales**. Their vision is to create a QSR franchise dynasty that is capable of producing year-after-year sales and profit growth. This is accomplished by operating **great quick-service restaurants** and being an employer of choice within an environment that provides career opportunities.



Subject Property

IN THE NEWS

POPEYE'S CHICKEN SIERRA VISTA, AZ

Popeyes Sets Sights on 800 New Locations, and a Lot More Wings

DANNY KLEIN, FEBRUARY 16, 2024 (QSR MAGAZINE)

A little strategic placement for Popeyes, which RBI CEO Josh Kobza said is now the third-biggest wing quick-serve in America.

Restaurant Brands International last Thursday became the latest group to outline a **massive growth** agenda. In this case, the Burger King, Popeyes, Firehouse Subs, and Tim Hortons owner shared it would reach **40,000 restaurants, \$60 billion** in systemwide sales, and **\$3.2 billion** in adjusted operating income by 2028. That suggests average annual same-store sales **growth of 3 percent-plus**, over **5 percent** net unit growth, and systemwide sales expansion north of 8 percent.

The brand is also in the process of creating a more efficient, expansion-ready kitchen model.

It promises a wider quick-service world that, simply, is going to have a lot more quick-service restaurants in it. McDonald's **guided 50,000 by 2027**. Starbucks **55,000 shops** come 2030. Domino's also sees 50,000 long-term. Chipotle plans to essentially double to 7,000. And Yum! Brands, which just opened more restaurants in a calendar year than any restaurant company on record, expects to cross **60,000 outlets** in 2024. Among the growth levers awaiting RBI is the potential of Popeyes, a brand it acquired in March 2017 for **\$1.8 billion**. At the time, the deal was significant for RBI because it secured the Burger King and Tim Hortons owner a serious stake in chicken, which remains one of the hottest growth arenas in foodservice.

The company said Thursday Popeyes projects to grow its U.S. and Canada base from nearly **3,400 stores** in 2023 to **more than 4,200** by 2028, or net growth of some 800 venues.

EXPLORE ARTICLE



Popeyes has quickly become a major chicken wing brand

JONATHAN MAZE, FEBRUARY 15, 2024 (RESTAURANT BUSINESS)

The fast-food chicken chain is already the No. 3 provider of quick-service wings, the company said. And the company has plans to improve its ability to serve them.

Popeyes has quickly become a major player in the chicken wing business. The Miami-based chicken chain made its **five-flavor chicken wings** a permanent fixture on its menu in December. By February it has become one of the **country's biggest players** in the space.

Josh Kobza, CEO of Popeye's parent company Restaurant Brands International, told analysts this week that the brand is already the country's third-largest provider of quick-service wings.

"We're all really excited about the new wings at Popeye's," Kobza told analysts on RBI's **fourth-quarter earnings** call Tuesday. "Most people are probably surprised to know that Popeyes didn't have a flavored wing platform. So we're really happy we could do that."

For Popeye's, the wings continue an evolution from a chain that largely sold chicken on the bone to consumers for dinner into a multi-daypart platform selling on-the-go items like **chicken sandwiches** and delivery-friendly items like wings.

That evolution started with the introduction of its **Chicken Sandwich in 2019**, a product that boosted average unit volumes and has helped fuel the brand's U.S. expansion.

Kobza told investors at a special event on Thursday that the chain expects to add another **800 locations** in the U.S. and Canada by **2028**, which would give the brand **4,200 locations**.

But shifting from a brand that serves mostly traditional chicken to one that serves other items like flavored chicken wings and chicken sandwiches requires operational improvements.

EXPLORE ARTICLE



LEASE OVERVIEW

POPEYE'S CHICKEN SIERRA VISTA, AZ

Initial Lease Term	20 Years, Plus (4), 5-Year Options to Renew
Rent Commencement	October 2024 (Estimated)
Lease Expiration	September 2044 (Estimated)
Lease Type	Ground Lease
Rent Increases	10% every 5 Years, In Primary Term and Options
Annual Rent YRS 1-5	\$200,000.00
Annual Rent YRS 6-10	\$220,000.00
Annual Rent YRS 11-15	\$242,000.00
Annual Rent YRS 16-20	\$266,200.00
Option 1	\$292,820.00
Option 2	\$322,102.00
Option 3	\$354,312.20
Option 4	\$389,743.42

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ARIZONA
90
HIGHWAY 90
±23,832 VPD

HOBBY LOBBY
Marshalls
Michaels
Where Creativity Happens
SHOE DEPT.
ENCORE
LESLIE'S
DOLLAR TREE

planet fitness
ROSS
DRESS FOR LESS
DUTCH BROS
SUBWAY

BUENA
HIGH SCHOOL
(1,865 STUDENTS)

Walmart
Supercenter

Olive Garden
PANDA EXPRESS
CUIPOTE

THE UNIVERSITY
OF ARIZONA

TARGET
PET SMART
fray's
MOD
Starbucks
ups
Jersey Mike's
chili's

POPEYES
LOUISIANA KITCHEN
SUBJECT PROPERTY
467 HWY. 90

LOWE'S
DISCOUNT
TIRE
jiffylube
multicare

SIERRA ANTIGUA
APARTMENTS
BELLA VISTA
ELEMENTARY SCHOOL
(326 STUDENTS)

SIERRA COURT
APARTMENT HOMES
FALCON COURT
APARTMENTS
(112 UNITS)

TSC
TRACTOR
SUPPLY CO.

BIG 5
SPORTING GOODS
BIG LOTS!
FOOD CITY
Little Caesars
DICKEY'S
BARBECUE PIT
BUFFALO
WILD WINGS

CANYON VISTA
MEDICAL CENTER
(93 BEDS)

BW
Best Western
Hotels & Resorts

Domino's
6

FAMILY DOLLAR

enterprise

MIDAS

Quality AUTO PARTS
Arby's

goodwill
penny's

WAYLAND BAPTIST
UNIVERSITY

RODEWAY INN

PNC

U-HAUL

WELLS FARGO

Jack
in the box

DOLLAR TREE
Rust-O-Zone
Wendys
Pizza Hut
KFC

CASA DE LA
SIERRA
APARTMENTS
(220 UNITS)

SAFeway
Starbuck's
TJ

CHEVROLET
NISSAN

TOYOTA

HONDA

HARBOR FREIGHT TOOLS
Quality Tools at Multidisciplinary Low Prices
ACE Hardware
Schlotzsky's
IT'S A MOUTHFUL
SONIC
Pizza Hut
TACO BELL

ARIZONA
92

PUEBLO DEL SOL
ELEMENTARY SCHOOL
(377 STUDENTS)

Culver's

MOUNTAIN VIEW GOLF
COURSE & FIDDLER'S
GREEN

TIMOTHY
PARK

CIRCLE K

JOYCE CLARK
MIDDLE SCHOOL
(712 STUDENTS)

TOWN & COUNTRY
ELEMENTARY SCHOOL
(402 STUDENTS)

H
Holiday Inn
Express
AN IHG HOTEL
CANDLEWOOD SUITES
AN IHG HOTEL

DQ

Hampton
by Hilton

CHRYSLER
Jeep
RAM

Chevron

TOWNEPLACE SUITES
BY MARRIOTT

THE HOME DEPOT

Dillard's
The Style of Your Life.
HIBBETT SPORTS
claire's
FAMOUS
footwear
maurices

CINEMARK
BEST BUY
KAY
JEWELERS
Applebee's
Jack
in the box
TEXAS
CORN

CIRCLE K

Cochise
MOTORSPORTS

HOBBY LOBBY



CRYSTAL CREEK TOWNHOMES (89 UNITS)

SAN PEDRO APARTMENTS (76 UNITS)

Walmart Supercenter

POPEYES LOUISIANA KITCHEN
SUBJECT PROPERTY
467 HWY. 90

DUTCH BROS

Marshalls
ROSS DRESS FOR LESS
LESLIE'S
DOLLAR TREE
planet fitness
Bath & Body Works
Michaels Where Creativity Happens
SHOE DEPT. ENCORE

Great Clips
GameStop
Olive Garden
CHIPOTLE MEXICAN GRILL
PANDA EXPRESS CHINESE KITCHEN

SUBWAY

BURGER KING

APACHE MIDDLE SCHOOL TRACK

native grill wings

ARIZONA 90

TARGET
Starbucks

ONE COMMUNITY CHURCH

LOWE'S

Mister CAR WASH

HIGHWAY 90
+23,832 VPD

PET SMART
MATTRESS FIRM
STAPLES
MOD
fru's FOOD STORES
Jersey Mike's SUBS
Pizza Hut

KIA Lawley Kia

DISCOUNT TIRE

VALERO

chili's

NAPA

jiffylube multicare

ARIZONA 92

Schlotzsky's IT'S A MOUTHFUL.

National Bank

ARIZONA 90

CANYON VISTA APARTMENT HOMES (40 UNITS)

Jack Furrier TIRE & AUTO CARE

Comfort INN & SUITES

Pizza X R

SONIC

TACO BELL

BIG 5 SPORTING GOODS
BIG LOTS!
FOOD CITY
Little Caesars
BUFFALO WILD WINGS
DICKEY'S BARBECUE PIT
peter piper pizza

Domino's
Pizza Hut

CHASE

THE PLACE AT SAVANNA SPRINGS

HARBOR FREIGHT TOOLS
ACE Hardware

CIRCLE K

BELLA VISTA
ELEMENTARY SCHOOL
(326 STUDENTS)

Walmart
Supercenter



COLD STONE
CREAMERY

GameStop



Olive Garden
Great Clips
verizon

ARIZONA
90

HIGHWAY 90
(23,832 VPD)

POPEYES
LOUISIANA KITCHEN

DUTCH BROS
Coffee

SUBWAY

HOBBY LOBBY
Marshalls
MICHAEL'S
planet fitness
ROSS
DRESS FOR LESS
SHOE DEPT.
ENCORE
LESLIE'S
DOLLAR TREE
CAL
Ranch
Bath
& Body
Works



HOBBY LOBBY
Marshalls
ROSS
DRESS FOR LESS
DOLLAR TREE
CAL
Ranch
Bath
& Body
Works

SAN PEDRO
APARTMENTS
(76 UNITS)

CANYON VISTA
MEDICAL CENTER
(100 BEDS)

Michaels
Where Creativity Happens

SHOE DEPT.
ENCORE

planet
fitness

ULTA
BEAUTY

LESLIE'S

TARGET
PETSMART
MATTRESS FIRM
fry's
MOD
Starbucks
ups
Jordan's
Mitrex
SUBS
chili's

PUEBLO DEL SOL
ELEMENTARY SCHOOL
(377 STUDENTS)

POPEYES
LOUISIANA KITCHEN

CRYOGEN

BURGER
KING

SUBWAY

ARIZONA
90

HIGHWAY 90
(23,832 VPD)



COCHISE COLLEGE
DOWNTOWN CENTER



APACHE MIDDLE
SCHOOL TRACK






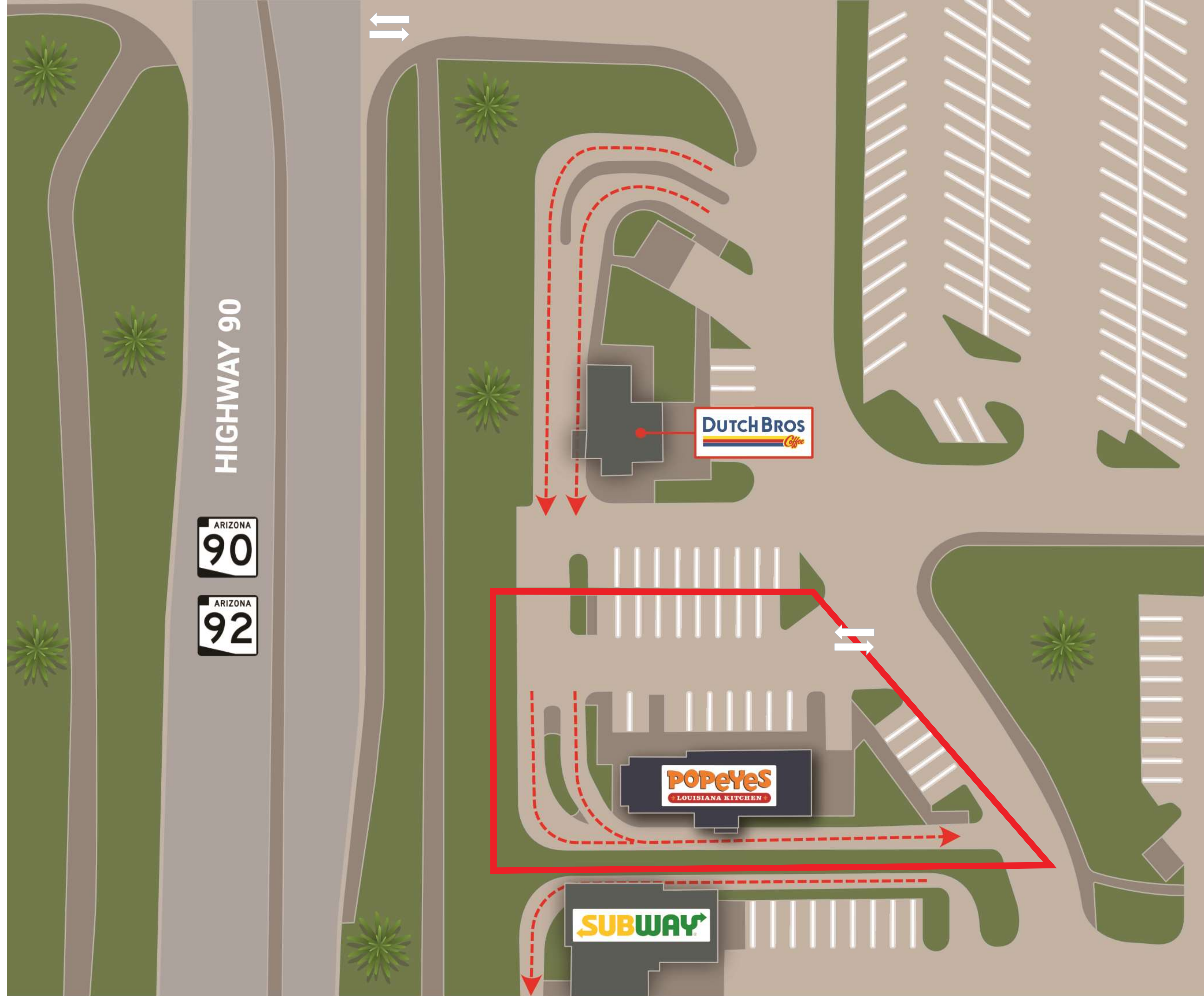
HIGHWAY 90
(23,832 VPD)



SITE OVERVIEW

POPEYE'S CHICKEN SIERRA VISTA, AZ

	Year Built		2024
	Building Area		±2,297 SF
	Land Area		±0.576 AC



NEIGHBORING RETAILERS

- Walmart Supercenter
- Target
- Hobby Lobby
- PetSmart
- Ross Dress for Less
- Marshalls
- Planet Fitness
- Michaels
- Big 5 Sporting Goods
- Food City



LOCATION OVERVIEW

POPEYE'S CHICKEN SIERRA VISTA, AZ



Demographics	1 Mile	3 Mile	5 Mile
Population	6,124	35,390	45,336
Households	2,894	15,940	19,837
Average Household Income	\$84,344	\$100,777	\$104,512
Total Household Expenditure	\$181.23 M	\$1.12 B	\$1.43 B

ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)


1. Fort Huachuca (7,956)
2. Cochise County (816)
3. Sierra Vista Unified School District (707)
4. Walmart (643)
5. Canyon Vista Medical Center (623)
6. Arizona Department of Corrections (615)
7. Cochise College (521)
8. Chiricahua Community Health Centers (500)
9. Douglas Unified School District (492)
10. Copper Queen Community Hospital (430)
11. City of Sierra Vista (407)
12. U.S. Department of Homeland Security (245)
13. Sulphur Springs Valley Electric Cooperative (174)

LOCATION OVERVIEW

POPEYE'S CHICKEN SIERRA VISTA, AZ

Sierra Vista

Arizona

 **45,489**
Population

 **\$70,899**
Median Household Income



Sierra Vista has a 360-Degree Mountain View

SCENERY

Sierra Vista is Known as the "Hummingbird Capital of the U.S."

BIRD WATCHING

Sierra Vista is a city located 75 miles southeast of Tucson, Arizona in Cochise County.

As the economic and commercial center for Cochise County and parts of northern Sonora, Mexico, Sierra Vista is the largest of the seven incorporated cities in the county, accounting for one-third of the county's population.

Property taxes in Sierra Vista, at 0.1136%, are far below the state's average (0.68%) and even lower than the nation's average of 1.15%. In fact, Sierra Vista has one of the lowest combined property and retail transaction privilege taxes in Arizona.

Retailers such as Lowe's, Home Depot, Walmart, Target and Sears are located in the community, along with three major supermarkets and dozens of smaller specialty shops.

The Mall at Sierra Vista is a 400,000-square-foot mall located in Sierra Vista. Sierra Vista has a large employment base due to Fort Huachuca – the community's major employer and primary driving economic force. Fort Huachuca, a U.S. Army installation, sits at the northeast of the city and provides the main source of jobs in the area. The city has been nicknamed the "Hummingbird Capital of the United States" for the abundance of bird species in the nearby Runyon Canyon Preserve and other local canyons. Bird watchers from all over the world are drawn to Sierra Vista to observe and photograph the hundreds of species. There are also numerous outdoor recreational opportunities available nearby at Parker Canyon Lake, the San Pedro Riparian National Conservation Area and the Coronado National Memorial in the Huachuca Mountains. The economy of Sierra Vista, AZ employs 15.6k people. The largest industries in Sierra Vista, AZ are Public Administration, Health Care & Social Assistance, and Professional, Scientific, & Technical Services, and the highest paying industries are Professional, Scientific & Technical Services, Public Administration, and Manufacturing. Sierra Vista is also the heart of the up-and-coming Napa-zona wine country. There are nineteen surrounding wineries in the surrounding area as close as a half hour drive. Many of these wineries have festivals and events throughout the year, drawing wine-lovers from all over.

IN THE NEWS

POPEYE'S CHICKEN SIERRA VISTA, AZ

Economic development foundation gets grant for Cochise County 'tech hub'

ALEXIS RAMANJULU, NOVEMBER 17, 2023 (KGUN 9)

The Arizona Regional Economic Development Foundation (AREDF) received \$298,504 from the U.S. Economic Development Association (EDA) for a new tech hub in Cochise County.

According to the AREDF website the organization has a "the mission of creating a thriving, **sustainable economy**."

Mignonne Hollis, **executive director** for the foundation, said they have been working on the **project for years** before applying for the grant.

She said now was the time to apply, because they have the preliminary research and saw the success the program after COVID because the business in the program didn't have to pause or shutdown.

According to the EDA website: "This EDA investment will help launch Cochise Ignite to cultivate a nascent tech economy by building partnerships across industries, solidifying governance models for an inclusive tech ecosystem, and planning and **prototyping new tech-based entrepreneurship** programming."

"We're really excited," Hollis said.

The plan is to use the **grant money** to do research, staff mentors from tech related jobs, and create a tech hub. Hollis said the tech hub will be a space for local entrepreneurs who work with or in tech to grow their business.

"This is really about **growing** your own," Hollis said. "And as we're growing our own and using the talent we have here, we're **providing jobs** to our region. When you provide those jobs in a region and when you have a strong tech culture, then you're going to attract. I always say you can't attract if you don't have something attractive."

EXPLORE ARTICLE



Florida startup opening spaceplane-satellite plant in Southern Arizona

DAVID WICHNER, FEBRUARY 1, 2024 (TUCSON.COM)

Florida-based startup developing a spaceplane-satellite hybrid plans to open a new engineering and manufacturing facility at Sierra Vista Municipal Airport to be operational by 2026.

BlackStar Orbital Technologies Corp., headquartered near Kennedy Space Center on Florida's Space Coast, **plans to develop** and produce its **BlackStar Spacecraft** at the Southern Arizona site with at least **50 new employees**, according to the Arizona Commerce Authority.

The company plans to invest \$7.1 million in the Sierra Vista facility, which will encompass 45,000 square feet, including 25,000 square feet of dedicated hangar space and a projected initial production capacity of 15 spacecraft per year, scaling up to full production by 2026, according to the agency.

The company's spaceplane-satellite hybrid can be fitted with a **variety of sensors** and mission equipment, the company said.

Once its orbiting mission is completed, the "space drone" can land like a plane and be re-used — saving **millions of dollars** versus **single-use satellite vehicles** that eventually burn up on re-entry to the atmosphere, BlackStar Orbital co-founder and President Christopher Jannette said.

"We can avoid that completely by simply landing it after we're done with the mission, refurbishing the vehicle and flying it again," he said.

The hybrid spacecraft features a **modular payload system** designed for missions including Earth observation, advanced communication systems and micro-satellite deployment.

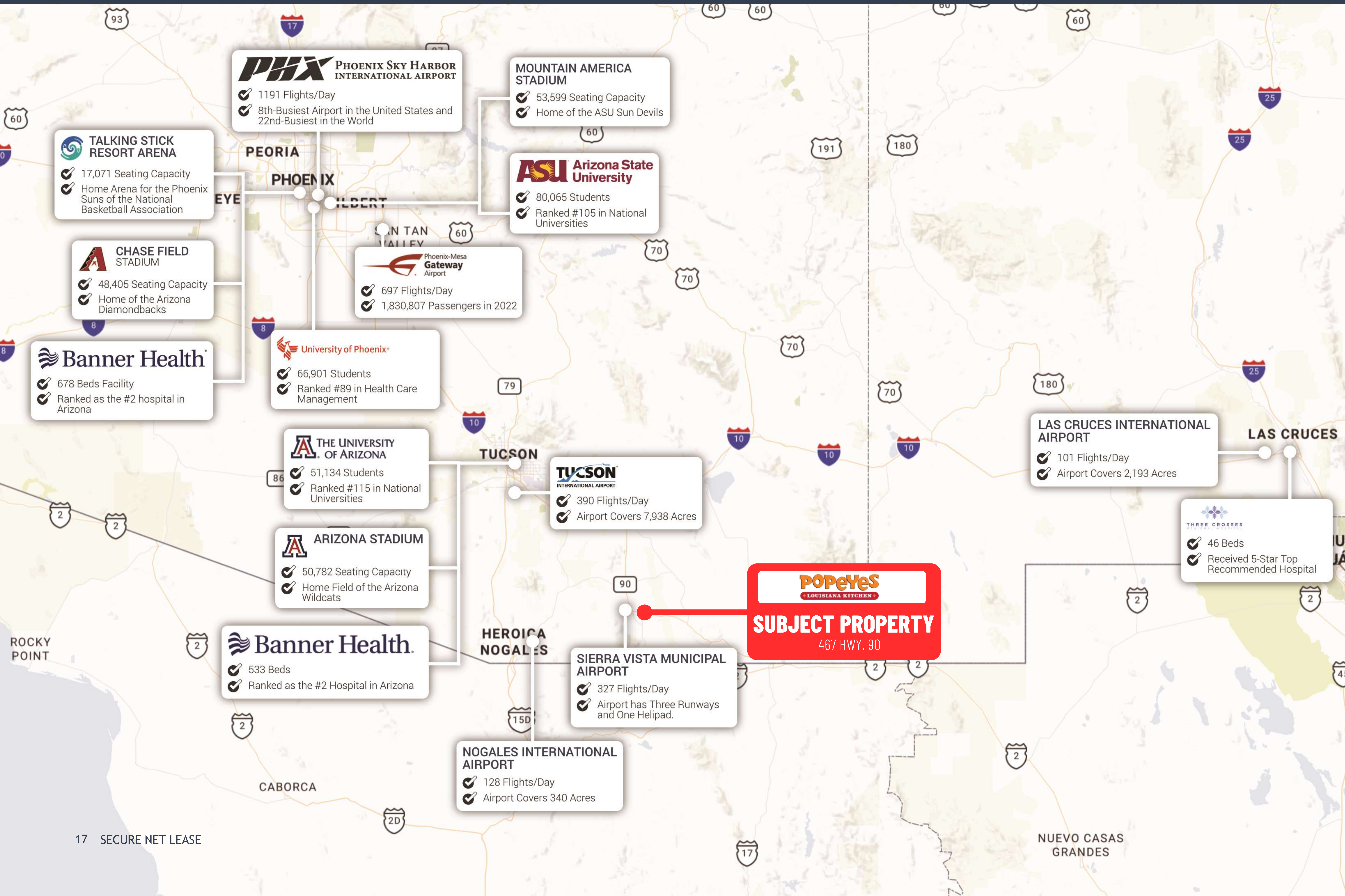
An initial version is about **6 feet long and 3½ feet wide**, scalable to larger sizes for bigger payloads, the company says.

EXPLORE ARTICLE



METRO AREA

POPEYE'S CHICKEN SIERRA VISTA, AZ



PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

- ✓ 1191 Flights/Day
- ✓ 8th-Busiest Airport in the United States and 22nd-Busiest in the World

MOUNTAIN AMERICA STADIUM

- ✓ 53,599 Seating Capacity
- ✓ Home of the ASU Sun Devils

ASU Arizona State University

- ✓ 80,065 Students
- ✓ Ranked #105 in National Universities

TALKING STICK RESORT ARENA

- ✓ 17,071 Seating Capacity
- ✓ Home Arena for the Phoenix Suns of the National Basketball Association

Phoenix-Mesa Gateway Airport

- ✓ 697 Flights/Day
- ✓ 1,830,807 Passengers in 2022

CHASE FIELD STADIUM

- ✓ 48,405 Seating Capacity
- ✓ Home of the Arizona Diamondbacks

University of Phoenix

- ✓ 66,901 Students
- ✓ Ranked #89 in Health Care Management

Banner Health

- ✓ 678 Beds Facility
- ✓ Ranked as the #2 hospital in Arizona

THE UNIVERSITY OF ARIZONA

- ✓ 51,134 Students
- ✓ Ranked #115 in National Universities

TUCSON INTERNATIONAL AIRPORT

- ✓ 390 Flights/Day
- ✓ Airport Covers 7,938 Acres

LAS CRUCES INTERNATIONAL AIRPORT

- ✓ 101 Flights/Day
- ✓ Airport Covers 2,193 Acres

ARIZONA STADIUM

- ✓ 50,782 Seating Capacity
- ✓ Home Field of the Arizona Wildcats

THREE CROSSES

- ✓ 46 Beds
- ✓ Received 5-Star Top Recommended Hospital

POPEYES LOUISIANA KITCHEN

SUBJECT PROPERTY

467 HWY. 90

Banner Health.

- ✓ 533 Beds
- ✓ Ranked as the #2 Hospital in Arizona

SIERRA VISTA MUNICIPAL AIRPORT

- ✓ 327 Flights/Day
- ✓ Airport has Three Runways and One Helipad.

NOGALES INTERNATIONAL AIRPORT

- ✓ 128 Flights/Day
- ✓ Airport Covers 340 Acres

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 320-2321

CALL FOR ADDITIONAL INFORMATION

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Bob Moorhead

Managing Partner
(214) 522-7210

bob@securenetlease.com