



Corporate Guaranty | NNN Leased Investment



Adjacent to Top 10% Performing Walmart in U.S.

\$2,900,000 6.00% CAP RATE

5110 WEST INDIAN SCHOOL RD
PHOENIX, AZ

Marcus & Millichap
NFB GROUP



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WHY INVEST



LOCATION

- Situated on Indian School Road, a Major Thoroughfare in Phoenix, Ensuring High Visibility and Easy Access | Over 80,000 Cars Per Day at the Indian School Rd and 51st Ave Intersection
- Adjacent to a Top 10% Performing Walmart Supercenter in the U.S. with Nearby Retailers Including: Ace Hardware, Dollar Tree, Walgreens, Raising Cane's, and Many More National Tenants
- Directly Across the Street from American Family Fields of Phoenix Baseball Park, Milwaukee Brewers Spring Training Field with 7,000+ Seats



LEASE

- Excellent Corporate Guaranty
- NNN Lease | Zero Landlord Responsibility
- Attractive Rental Increases | 10% Every 5 Years, Including Option Periods
- Three (3) Tenant Renewal Periods of Five (5) Years Each



TENANT

- The Habit Burger Grill – Subsidiary of Yum! Brands, Inc. (YUM) with a Market Cap of \$38.95 Billion (S&P Credit Rating: BB+)
- 58,000+ Restaurants in 155 Countries spanning 6 continents and named in the Top 5 Global Franchises by *Entrepreneur*
- Total 2023 Revenue in Excess of \$7.1 Billion



AMERICAN FAMILY FIELDS OF PHOENIX
 SPRING TRAINING HOME OF THE
 MILWAUKEE BREWERS

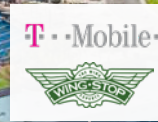
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MARYVALE PLAZA



Walmart TOP 10% PERFORMING
 WALMART IN THE U.S.

ROSS
 DRESS FOR LESS



W INDIAN SCHOOL RD - 39,906 VPD



Walgreens

**WELLS
 FARGO**

the Habit
 BURGER GRILL **SUBJECT SITE**

EXECUTIVE SUMMARY

2024 | Income & Lease Terms

OFFERING SUMMARY

Address:	GOOGLE MAPS 	5110 W Indian School Rd, Phoenix, AZ 85031
Tenant:		The Habit Burger Grill
Guarantor:		Corporate
Price:		\$2,900,000
Cap Rate:		6.00%
NOI:		\$174,000
Building Size (SF):		3,071 SF
Lot Size (AC):		0.70 AC
Year Built:		2020

LEASE TERMS

Lease Commencement:	August 4, 2021
Base Lease Term Expiration:	October 31, 2031
Lease Term Remaining:	±7 Years
Lease Type:	NNN
Roof & Structure:	Tenant
Monthly Rent:	\$14,500
Annual Rent:	\$174,000
Rental Increases:	10% Every 5 Years
Renewal Options:	3, 5-Year Options
Parking Spaces:	32



The information has been secured from sources we believe to be reliable but we make no representation or warranties as to the accuracy of the information either express or implied. References to square footage or age are approximate. Buyer must verify all information and bears all risk for any inaccuracies.



ROSS
DRESS FOR LESS

WALMART
SUPERCENTER

BRET TARVER
ELEMENTARY SCHOOL



Valleywise
Health

SUBJECT PROPERTY
the Habit
BURGER GRILL

CARTWRIGHT ELEMENTARY
SCHOOL DISTRICT

Denny's



WELLS
FARGO

Sizzler
RESTAURANT

WALGREENS

T-Mobile

Game
Stop









TIME

BEST COMPANIES FOR FUTURE LEADERS

Newsweek

2023 AMERICA'S GREENEST COMPANIES

Entrepreneur

2023 TOP 5 GLOBAL FRANCHISES



Yum! Brands, Inc. (NYSE: YUM), based in Louisville, Kentucky, and its subsidiaries franchise or operate a system of over 58,000 restaurants in more than 155 countries and territories under the company's concepts – KFC, Taco Bell, Pizza Hut and the Habit Burger Grill. The Company's KFC, Taco Bell and Pizza Hut brands are global leaders of the chicken, Mexican-style food, and pizza categories, respectively. The Habit Burger Grill is a fast casual restaurant concept specializing in made-to-order chargrilled burgers, sandwiches and more.

In 2024, Yum! was named to the Dow Jones Sustainability Index North America for the eighth consecutive year, and the company was recognized among TIME Magazine's list of Best Companies for Future Leaders and Newsweek's list of America's Most Responsible Companies. Yum! also received widespread recognition in 2023, including being listed on the Bloomberg Gender-Equality Index; Forbes' list of America's Best Employers for Diversity; and Newsweek's list of America's Greenest Companies. In addition, KFC, Taco Bell and Pizza Hut brands were ranked in the top five of Entrepreneur's Top Global Franchises Ranking for 2023.

REVENUE

\$7.1B

RESTAURANTS

58,000+

EMPLOYEES

1M+

2023 OPENINGS

4,754

SOURCE: YUM.COM 2023

IN THE NEWS...



[FULL REPORT](#) 

YUM! BRANDS REPORTS FOURTH-QUARTER AND FULL-YEAR RESULTS

February 7, 2024 | Louisville, KY

David Gibbs, CEO, said “2023 was another remarkable year for Yum! Brands as we crossed the \$60 billion system sales threshold and exceeded all aspects of our long-term growth algorithm. We achieved 10% system sales growth with broad-based strength across the globe and another record year for development, opening over 4,700 new stores. We also made massive strides in scaling our proprietary digital and AI-driven ecosystem in partnership with our franchisees. Looking to 2024, this...

JASON TRIAIL JOINS THE HABIT BURGER GRILL AS CULINARY INNOVATION DIRECTOR

January 8, 2024 | Bret Thorn

Jason Triail has joined The Habit Burger Grill as its director of culinary innovation, replacing Adam Baird, who left the fast-casual chain last March. Triail has been working with food since he started as a stock boy at an Italian market a few blocks from his home in West Islip, N.Y., on the south shore of central Long Island, at the age of 12. He continued working at local restaurants, including Johnny Anthony’s on the Water in Babylon, N.Y., starting in the front of the house and gradually moving...



[FULL ARTICLE](#) 

PHOENIX MSA

*One of the fastest growing
metropolitan areas in the nation*



60

17

7 MILES FROM
DOWNTOWN

10

Phoenix

17

202

The Phoenix MSA continues to be among the fastest growing metropolitan areas in the nation, fueled by its advantageous location in the southwestern United States, forward-thinking business atmosphere, premium lifestyle amenities, and predictable climate with an average of 300 days of sunshine each year. In addition to its strong growth, the Phoenix MSA has proven to be especially desirable to a wide range of industries, including healthcare and biomedical, advanced business services, manufacturing and logistics, mission critical, aerospace and aviation, emerging technologies, and software. This gravitational pull on the millennial workforce is multiplied further as Phoenix also offers a relatively low cost of living and plenty of ways to enjoy the nice weather.

No. 18 Best Performing U.S. City

Milken Institute Report, 2023

No. 19 America's Best Employers

Forbes, 2023

No. 54 Best Cities to Retire in the U.S.

No. 57 Most Diverse Cities in the U.S.

Niche, 2023

*Arizona Ranks as the No. 5 Best
Economy in the Country*

U.S. News and World Report, 2023

DEMOGRAPHICS

The Phoenix Metropolitan Statistical Area (MSA) currently houses around 5,040,000 residents, and it's anticipated to experience a population surge of 9.10% (reaching 5,540,000) by 2028. With a median age of 37.2 years, it's notably younger than the national median, positioning Greater Phoenix as one of the freshest metropolitan areas with a populace exceeding two million. The median household income stands at \$85,007 within the MSA, projected to rise by 9.8% to \$86,291 by 2028. Millennials, wielding significant economic influence—accounting for half of U.S. spending at \$2.11 billion annually and possessing an earning power of \$1.6 trillion—constitute nearly 28% of the Phoenix MSA's population. Among U.S. cities, rapid millennial population growth is observed particularly in locales like Charlotte, Las Vegas, Salt Lake City, Nashville, Austin, and Phoenix.

POPULATION

9.1% ▲

2023-2028
projected growth

MEDIAN INCOME

\$85,007

within MSA

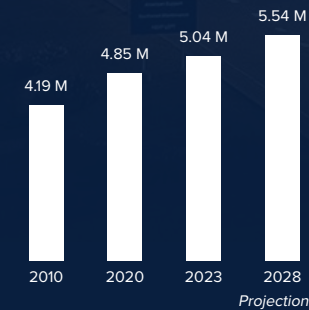
DAYTIME POPULATION

1.09M

within MSA

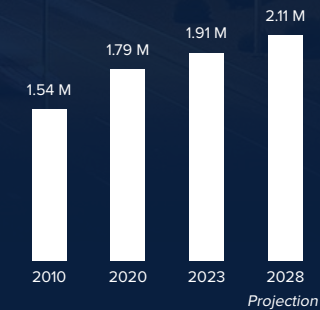
PHOENIX MSA POPULATION SNAPSHOT

SOURCE: SITES USA, 2024, PHOENIX MSA



PHOENIX MSA HOUSEHOLD SNAPSHOT

SOURCE: SITES USA, 2024, PHOENIX MSA



TRANSPORTATION



PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

- \$106 million daily economic impact
- More than 1,200 aircrafts arrive and depart daily
- More than 130,000 passengers arrive and depart daily
- Contributes \$38+ Billion annually to the AZ Economy



VALLEY METRO LIGHT RAIL

- 28 miles of light rail
- Total ridership since 2023: 10 million+ passengers
- On January 27, 2024, more than 2,000 people gathered to celebrate the opening of the Northwest Phase II extension

VALLEY METRO BUS SYSTEM



- Total ridership since 2023: 24 million+ passengers
- The 9.4-mile I-10 West Extension will connect with the existing Valley Metro Rail system in central Phoenix to west Phoenix

SOURCE: PHOENIX SKY HARBOR INTERNATIONAL AIRPORT, 2024
VALLEY METRO, 2024

AMENITIES & ENTERTAINMENT

Phoenix is one of thirteen metros in the nation that is home to a franchise in each of the four major sports leagues. The Phoenix Suns of the National Basketball Association (NBA) and the Phoenix Mercury of the Women's National Basketball Association (WNBA) play regular season home games in downtown Phoenix at the Talking Stick Resort Arena, whereas Major League Baseball's (MLB) Arizona Diamondbacks take residence at neighboring Chase Field. The National Football League has its footprint in the Valley with the Arizona Cardinals, who host their games in Glendale at the state-of-the-art State Farm Stadium, site of Super Bowl XLII and Super Bowl XLIX. In addition, the Arizona Coyotes of the National Hockey League (NHL) call Gila River Arena in Glendale their home ice. This facility is located within the Westgate Entertainment District, adjacent to State Farm Stadium. Furthermore, NASCAR, the fastest growing spectator sport in the world, gathers race fans three times a year at ISM Raceway, located in southwest Phoenix. In February every year, the Professional Golfers Association (PGA Tour) holds the Waste Management Phoenix Open at the Tournament Player's Club in Scottsdale.



PHOENIX SUNS
(NBA)



ARIZONA CARDINALS
(NFL)



ARIZONA DIAMONDBACKS
(MLB)



ARIZONA COYOTES
(NHL)



PHOENIX MERCURY
(WNBA)



ARIZONA RATTLETS
(AFL)

NOTEWORTHY EVENTS



Drew a record breaking 719,179 enthusiastic golf spectators at the WM Phoenix Open in 2018



Nascar Xfinity Series Race
TicketGuardian 500 Gatorade Pole
Day held at ISM Raceway annually



SUBJECT PROPERTY SITS RIGHT ACROSS FROM AMERICAN FAMILY FIELDS OF PHOENIX

Home for the Brewers Spring Training games. This award-winning Cactus League facility, nestled in the west side of Phoenix, is a state-of-the-art complex with ample parking and easy access.

The ballpark features a recessed playing field and shaded concourse, which provides an uninterrupted view of the action. The ballpark's 7,000 seats, plus lush outfield berm, assure an intimate baseball experience in a fan-friendly, relaxed setting.



the
Habit
BURGER GRILL
DRIVE THRU →

S
STONE



EXCLUSIVELY LISTED BY



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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