

**MISSION BBQ**  
The American Way.



**FIRST PHASE OF**

±60 ACRE DEVELOPMENT



**SURPRISE CITY CENTER  
MIXED-USE PROJECT**

**±2500 MULTI-FAMILY UNITS**  
WITHIN 1 SQUARE MILE



# MISSION BBQ | NEW CONSTRUCTION GROUND LEASE

SEC OF BELL RD AND 145TH AVE | SURPRISE, AZ



**SIMONCRE**

Listed by: SI REAL ESTATE, LLC  
Joshua Simon, Owner/Agent



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# PROPERTY SUMMARY

<b>NOI:</b>	\$140,000
<b>TENANT ACCEPTED DELIVERY:</b>	November 2024
<b>BUILDING SIZE:</b>	±4,641 SF
<b>LOT SIZE:</b>	±0.91 AC
<b>LEASE TERM:</b>	15 YEARS



**CAP RATE:**  
5.15%



**OFFERING PRICE:**  
\$2,718,000

## SURPRISE CITY CENTER

Located in the city of Surprise's City Center project, a mixed use project that will bring recreation, education, offices, residential, civic, and highly demanded retail to the growing city.

## EASY FREEWAY ACCESS

Strategically located between two major traffic thoroughfares. Situated just ±2.5 miles from a Loop 303 full- diamond interchange, seeing ±48,348 VPD and only ±1.5 miles from US-60, seeing ±31,946 VPD (Placer.AI).

## RAPIDLY GROWING TRADE AREA

Multiple surrounding multi-family and master planned communities including Surprise Farms (±7,003 units), Sun City Grand (±6,870 units), Mountain Vista Ranch (±1,618 units), and many more.

## CLOSE PROXIMITY TO KEY SCHOOLS

Valley Vista High School (±2,654 students), Willow Canyon High School (±1,985 students), Paradise Honors Elementary School (±1,869 students), Surprise Elementary School (±803 students), and others.

## NEARBY MAJOR TRAFFIC GENERATORS

Including the Surprise Stadium (the spring training facility for the Texas Rangers and Kansas City Royals), Ottawa University-Phoenix, Sun Village Golf Course, Surprise Farms Community Park, and Surprise Lake.

## PHOENIX MSA

Phoenix metropolitan area is home to nearly 5 million residents and recognized as one of the fastest growing economies in the United States.

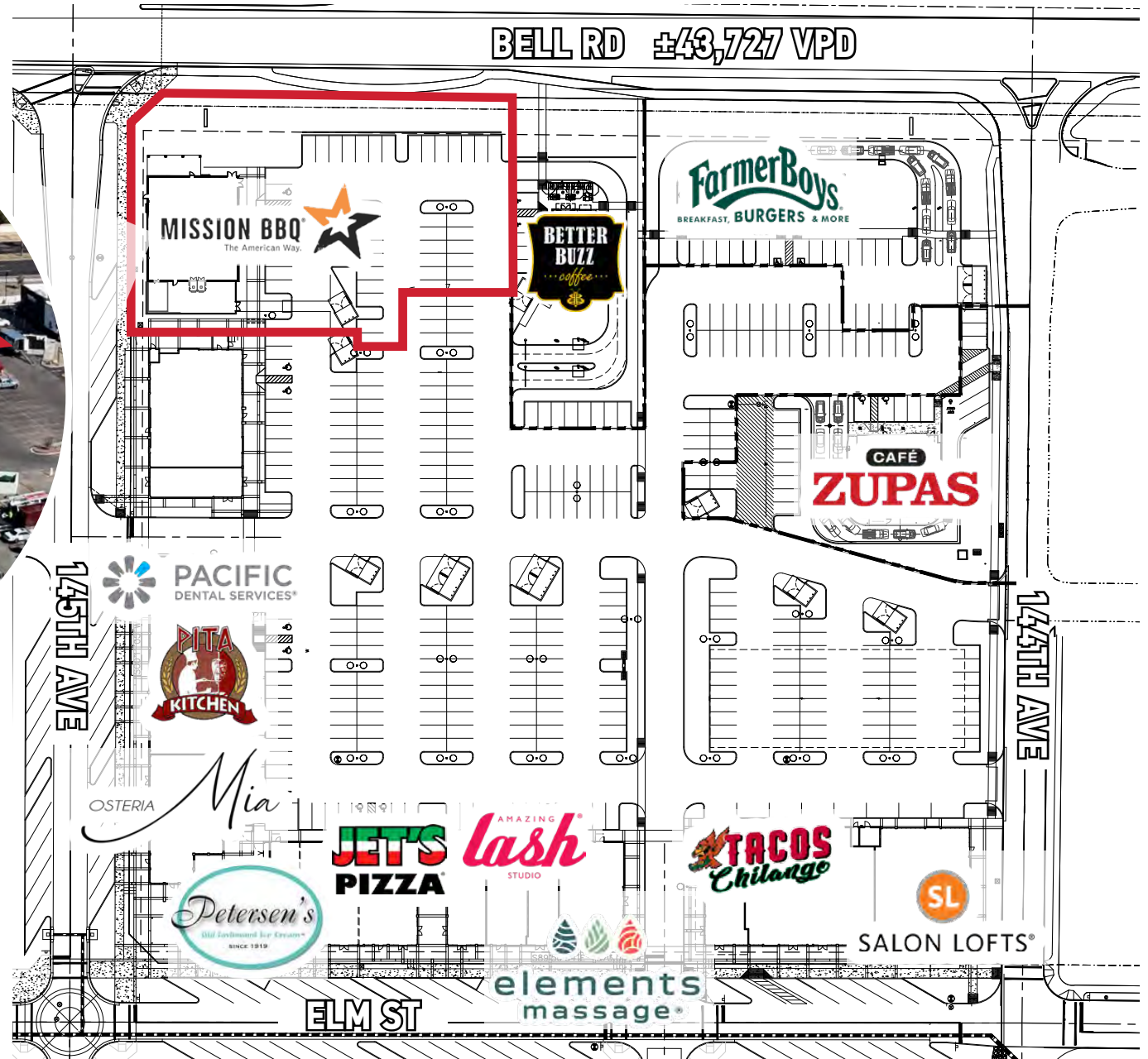
# LEASE SUMMARY

<b>TENANT:</b>	Mission BBQ Surprise, AZ LLC	<b>PROPERTY TAXES:</b>	Tenant
<b>GUARANTOR:</b>	Mission BBQ Management, LLC	<b>INSURANCE:</b>	Tenant
<b>LEASE TYPE:</b>	Ground Lease	<b>UTILITIES:</b>	Tenant
<b>LEASE TERM:</b>	15 Years	<b>HVAC:</b>	Tenant
<b>EXTENSION OPTIONS:</b>	Three (3), Five (5) Year Options	<b>PARKING LOT:</b>	Tenant
<b>NOI:</b>	\$140,000	<b>ROOF &amp; STRUCTURE:</b>	Tenant

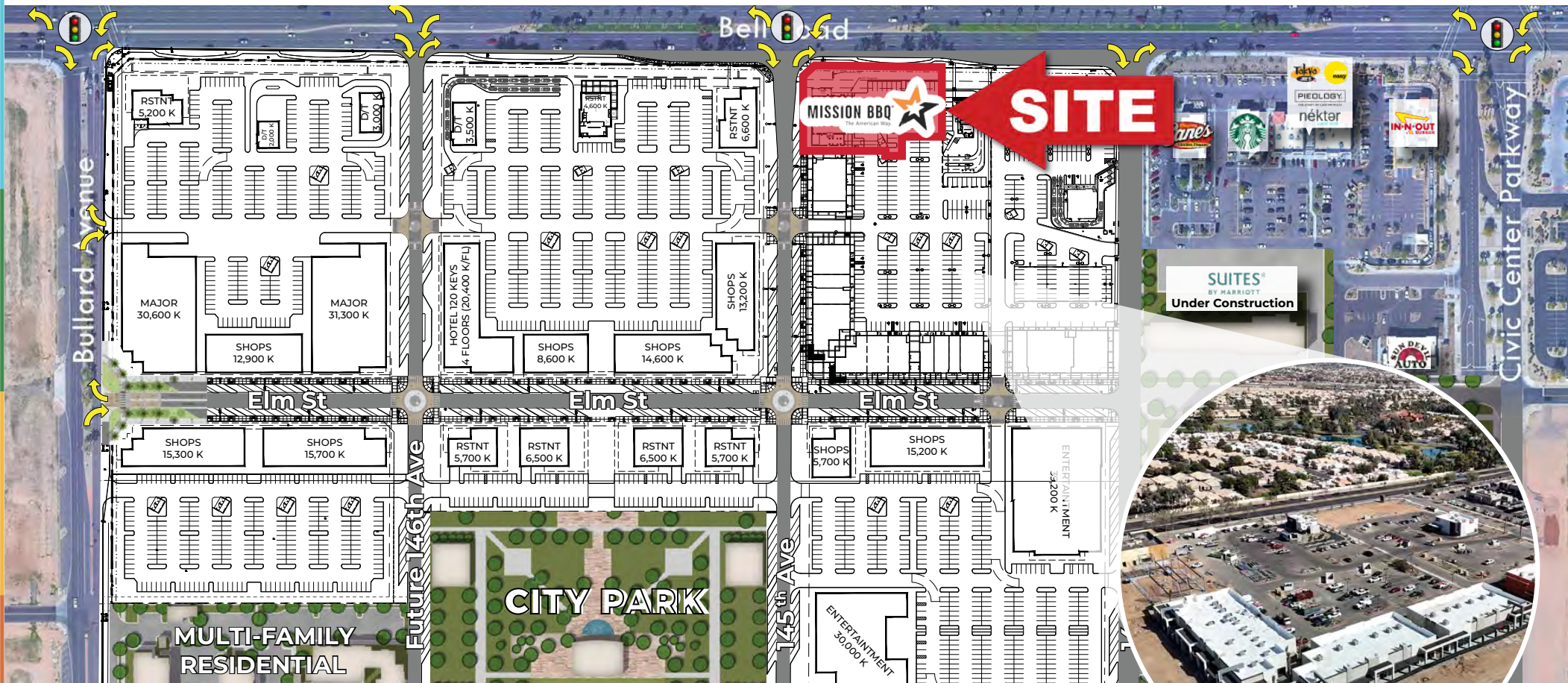
## RENT ROLL

YEAR	MONTHLY RENT	ANNUAL RENT	INCREASE
1-5	\$11,666.67	\$140,000.00	-
6-10	\$12,833.33	\$154,000.00	10%
11-15	\$14,116.67	\$169,400.00	10%
<b>OPTION PERIOD 1: 16-20</b>	\$15,528.33	\$186,340.00	10%
<b>OPTION PERIOD 2: 21-25</b>	\$17,081.17	\$204,974.00	10%
<b>OPTION PERIOD 3: 26-30</b>	\$18,789.28	\$225,471.40	10%

# SITE PLAN



# ELM STREET MAP



## BUILDING THE NEXT ENTERTAINMENT DISTRICT IN SURPRISE, ARIZONA

The development brings more than 70,000 square feet of mixed-use commercial space to the growing civic center in the heart of Surprise's downtown area. The center, which sits at Bullard and Bell, will provide a range of new retail, restaurant, and entertainment options, as the developer begins construction on the first phase of the major development for the city. Just minutes from the City of Surprise's municipal complex, Ottawa University, and the Surprise Stadium, it will offer a range of high-profile restaurant and retail options for local residents.

# TRADE AREA



# ELM STREET

## DEMOGRAPHICS

### HOUSEHOLDS 2024



1-MILE	4,806
3-MILE	44,241
5-MILE	89,965

### POPULATION 2024



1-MILE	10,674
3-MILE	106,016
5-MILE	221,318

### AVERAGE HH INCOME



1-MILE	\$90,616
3-MILE	\$105,195
5-MILE	\$107,567

### DAYTIME EMPLOYEES



1-MILE	4,623
3-MILE	22,632
5-MILE	32,059



# AERIAL MAP



**Village Inn** **Firestone** **TRADER JOE'S** **QT** **Starbucks** **9** **McDonald's**  
**OUTBACK STEAKHOUSE** **GNC** **Denny's** **BIG LOTS!** **Chevron** **BURGER KING**  
**SHERWIN WILLIAMS** **Walgreens** **Pop Boys** **Planet Fitness** **WELLS FARGO**

**SUBWAY** **CHASE** **Arbys**  
**bealls** **fray's** **ACE Hardware**  
**SAFeway** **CVS pharmacy** **WELLS FARGO**  
**Walgreens** **Bashas' TrueValue**

**US bank** **FANTASTIC SAM'S**  
**CHASE** **ACE Hardware** **SUPER STAR CAR WASH**  
**WinCo FOODS** **Pizza Hut** **Starbucks** **EOS FITNESS**  
**Jack in the box** **Walgreens** **SAFeway**  
**O'Reilly AUTO PARTS** **Firestone** **Wendy's**  
**DUNKIN'** **SAJAD** **Orangetheory FITNESS**  
**DOLLAR TREE** **QT**

**fray's** **SONIC** **New Seasons PAINTS**  
**SUBWAY** **KFC** **PAPA MURPHY'S**  
**Walgreens** **Chevron** **Planet Fitness**

**Michael's** **OfficeMax** **SEPHORA**  
**Burlington** **FIVE GUYS** **McDonald's**  
**KOHL'S**

**SUBWAY** **BIG 5**  
**BURGER KING** **Wendy's** **KFC** **HARDI FREIGHT TOOLS**  
**SCOOTERS** **Chevron** **Days Inn**  
**Comfort SUITES**

**McDonald's** **SportClips** **Bank of America**  
**POPEYES** **Denny's** **DICKEY'S**  
**sam's club** **ESPORTA**

**SPROUTS** **ULTA** **ROSS**  
**FARMERS MARKET** **ULTA** **DRESS FOR LESS**  
**usbank** **Chick-fil-A** **LOWE'S**  
**DUTCH BROS** **BED BATH & BEYOND** **Bath & Body Works**

**Starbucks** **KFC** **fray's** **Sunrise Preschools**  
**SUBWAY** **Little Caesars** **AT&T**  
**Quick Quack CAR WASH** **Great Clips** **CVS pharmacy** **9**  
**Cafe Rio MEXICAN GRILL** **SONIC** **TRACTOR SUPPLY CO** **goodwill**  
**Dignity Health**

**Portillo's** **sneakybird** **FirstWatch**  
**TORCHYS** **SPORTSMAN'S WAREHOUSE** **CHASE**  
**verizon** **BOOT BARN** **SHAKE SHACK** **Starbucks**

**Cane's** **KNEADERS** **Josco MIBBS** **Tanera**  
**IN-N-OUT** **Starbucks** **MISSION BBQ** **Red Robin**  
**DONATOS** **CARRABBA'S** **PEI WEI**  
**LONGHORN** **FarmerBoys**

**Walmart** **BIG TIRES** **SALLY BEAUTY**  
**McDonald's** **BURGER KING** **MR. MESQUITE**

**COSTCO WHOLESALE**  
**TJ-maxx** **Burlington HomeGoods**  
**ROSS** **PET SMART** **HOBBY LOBBY** **DICK'S**  
**FLOOR DECOR** **Marshalls** **SPROUTS FARMERS MARKET**

**LEGACY TRADITIONAL SCHOOL**

**SportClips** **SONIC** **SUBWAY**  
**PAPA JOHN'S** **Cafe Rio** **fray's**  
**Walgreens** **O'Reilly** **Quick Quack CAR WASH**  
**Great Clips** **Starbucks** **DUNKIN'**  
**crumbl cookies** **CHASE** **Freddy's STEAKBURGERS**  
**T-Mobile** **EOS FITNESS** **McDonald's**  
**Bank of America** **COLD STONE** **SAFeway**  
**tropical CAFE** **Dutch Bros**  
**Firestone** **WING STONE** **HAND & STONE**  
**SUPERCUTS** **pure barre**

**CHEVROLET** **Ford** **Honda**  
**Jeep** **HONDA**  
**RAM** **TOYOTA** **KIA** **NISSAN**

**W CACTUS RD** **PARADISE HONORS HIGH SCHOOL**

**QT** **SLIM CHICKENS**  
**fray's** **IN-N-OUT BURGER** **DISCOUNT TIRE**  
**EOS FITNESS**

**SAJAD** **CHASE** **Wendy's**



# OBLIQUE AERIAL

TAKEN FEBRUARY 2025

SL  
SALON LOFTS®

elements  
massage®

Petersen's  
SINCE 1919

**SITE**

MISSION BBQ®  
The American Way.

CAFÉ  
ZUPAS

BETTER  
BUZZ  
...coffee...

FarmerBoys  
BREAKFAST, BURGERS & MORE



# OBLIQUE AERIAL

TAKEN FEBRUARY 2025

PACIFIC DENTAL SERVICES  
PITA KITCHEN  
OSTERIA Mia

**SITE**

MISSION BBQ  
The American Way.

BETTER BUZZ  
coffee

Farmer Boys  
BREAKFAST BURGERS & MORE

CAFÉ  
ZUPAS

TACOS Chilango  
SL  
SALON LOFTS

JET'S PIZZA  
Petersen's  
Used Environment for Environments  
SINCE 1959

AMAZING Lash STUDIO  
elements massage



# OBLIQUE AERIAL

TAKEN JANUARY 2025



CAFÉ  
**ZUPAS**

**TACOS**  
*Chilango*  
SL  
SALON LOFTS®

AMAZING  
*Lash*  
STUDIO  
elements  
massage

Petersen's  
Old Fashioned Ice Cream  
SINCE 1919  
**JET'S**  
**PIZZA**

PACIFIC  
DENTAL SERVICES  
PITA  
KITCHEN  
OSTERIA *Mia*

**Farmer Boys**  
BREAKFAST, BURGERS & MORE

**BETTER**  
**BUZZ**  
...coffee...

**SITE**  
**MISSION BBQ**  
The American Way.



# TENANT PROFILE



**MISSION BBQ** founded in 2011, is a prominent American barbecue restaurant chain with a strong commitment to honoring the nation's military, first responders, and veterans. Headquartered in Glen Burnie, Maryland, the company has rapidly expanded its footprint, boasting over 130 locations across the United States as of 2024. The chain is known for its patriotic decor and dedication to high-quality, smoked meats and traditional barbecue sides. In 2023, Mission BBQ reported impressive revenue figures of over \$82 million, reflecting its growing popularity and successful expansion strategy.

The restaurant's atmosphere is a blend of heartfelt patriotism and casual dining, creating a welcoming environment that resonates with its core values. Mission BBQ has received numerous accolades for its community involvement and business practices, including recognition for its support of veteran causes and commitment to American-made products. The company's focus on providing a memorable dining experience while honoring those who serve has helped it build a loyal customer base and a strong reputation in the competitive barbecue industry.

Mission BBQ has donated more than \$20 million dollars and counting to national and local charitable organizations helping veterans and first responders.



**\$82 M+**  
2023 REVENUE



**±7,000**  
EMPLOYEES



**130+**  
LOCATIONS



**MARYLAND**  
HEADQUARTERS



**MISSION BBQ SUPPORTS MILITARY AND PUBLIC RESPONSE FORCES. THEY AIM TO HIRE AS MANY VETERANS AS THEY CAN.**



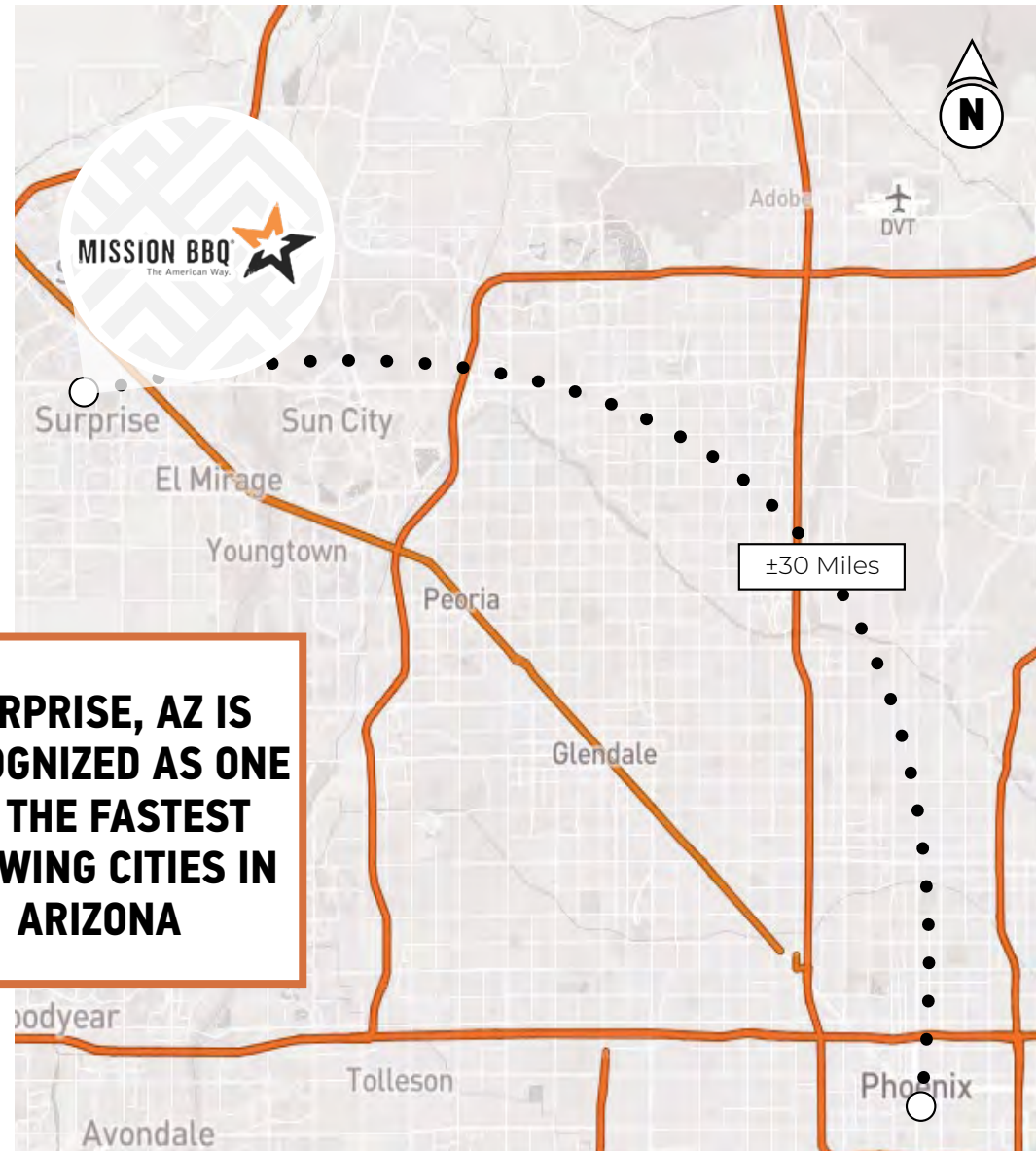
# LOCATION OVERVIEW

## SURPRISE, AZ

A suburb of Phoenix, is located 45 minutes from downtown Phoenix and is one of the fastest-growing cities in Maricopa County for both residential and business population. Since the beginning of 2019, the Surprise Economic Development has added 1.2M SF of construction with an investment of \$170M into the community, creating 834 jobs and opening 35 new businesses. At the close of FY2020, Surprise issued a total of 2,076 residential permits and 518 commercial permits. Over the past 17 plus years, the population of Surprise has grown nearly 350% where more than 140k people call home (the extended trade area has a population of nearly 250k people). Surprise is projected to continue its incredible growth, reaching 215,000 residents and 60,000 local jobs by 2030.

Residents and visitors enjoy the small-town feel with bigcity amenities, from community celebrations, art galleries and cultural experiences, to regional festivals. Surprise is home to the southwest's largest tennis and racquet complex, professionally designed golf courses, an urban fishing lake and aquatic centers. Each spring, they welcome the Kansas City Royals and Texas Rangers during the Cactus League Spring Training.

SOURCE: City of Surprise Economic Development



**SURPRISE, AZ IS  
RECOGNIZED AS ONE  
OF THE FASTEST  
GROWING CITIES IN  
ARIZONA**

# CONFIDENTIALITY AGREEMENT



This Confidential Offering Memorandum has been prepared by SimonCRE for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not substitute for a thorough due diligence investigation.

The information contained in this Memorandum has been obtained from sources we believe to be reliable. While we do not doubt it's accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs, All potential buyers must take appropriate measures to verify all of the information set forth herein. SimonCRE disclaims any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time without notice. The recipient of the Memorandum shall not look to SimonCRE for the accuracy or completeness of this Memorandum.

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Listed by: SI REAL ESTATE, LLC  
Joshua Simon, Owner/Agent



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