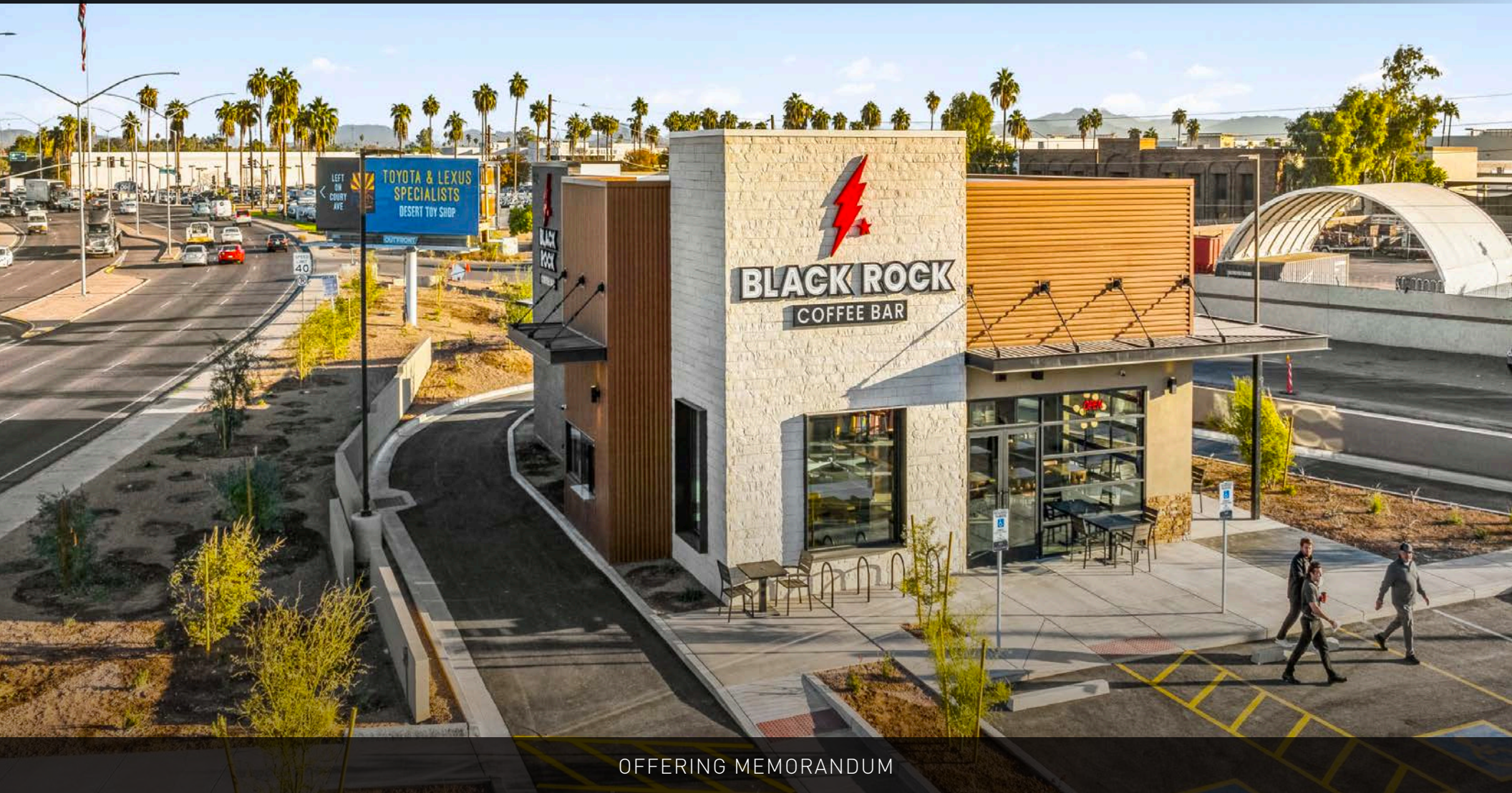


# BLACK ROCK COFFEE & OUTFRONT BILLBOARD

**BRAND NEW 15 YEAR CORPORATE LEASE | 140+ UNIT OPERATOR**

1825 & 1821 SOUTH MESA DRIVE, MESA, ARIZONA



OFFERING MEMORANDUM

Marcus & Millichap

**ASU** Arizona State University

54,800 STUDENTS



**petco** **JOANNIHOP**  
**Bass Pro Shops** **BED BATH & BEYOND** **chili's** **Chick-fil-A**  
**Walmart** **HYATT PLACE** **ESPORTA** **Burlington**  
**peter piper pizza** **OfficeMax** **CINEMARK**  
**MESA RIVERVIEW**

**Target** **Harkins**  
**Lucille's** **DAVE & BUSTERS** **OLD NAVY**  
**BEST BUY** **Total Wine & MORE** **BARNES & NOBLE**  
**TEMPE MARKETPLACE**

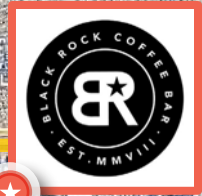
**Olive Garden** **Dutch Bros** **Residence Inn**  
**SAJAD** **LONGHORN STEAKHOUSE**  
**IN-N-OUT BURGER** **BARRO'S PIZZA** **BMO** **COURTYARD**  
**Target** **LOTS!** **RED LOBSTER**

**Target** **Reilly**  
**HARBOR FREIGHT TOOLS** **K** **CVS pharmacy**  
**AutoZone** **SUBWAY** **BIG 5**

**Walmart** **Public Storage**  
**ESPORTA FITNESS** **SPORTSMAN'S WAREHOUSE**  
**at home** **DUNKIN' DONUTS**  
**Jack** **Wendy's** **native**  
**in the box** **grill & wings**  
**HOBBY LOBBY** **fat cat**  
**BETTER HOME, BETTER PRICE.** **Starbucks** **Culver's**

**COSTCO WHOLESALE** **IKEA**  
**DICK'S Sporting Goods** **Total Wine & MORE**  
**STAPLES** **at home**  
**LIFETIME FITNESS** **MAIN EVENT**  
**PET SMART** **Ashley HOMESTORE**  
**Walmart** **FLOOR DECOR**

**Banner Health**  
**DESERT MEDICAL CENTER**  
**MESA COMMUNITY COLLEGE**  
**A MARICOPA COMMUNITY COLLEGE**  
**16,500 STUDENTS**



**ASU** ARIZONA STATE UNIVERSITY  
**Research Park**  
**GoDaddy US.** **Edward Jones**  
**Amkor technology** **amazon** **iridium**  
**Viasat** **DIGITAL REALTY**

**COSTCO WHOLESALE** **fray's**  
**THE HOME DEPOT** **WinCo FOODS** **Walmart**

**PET SMART** **Walmart**  
**HomeGoods** **OfficeMax**  
**FAMOUS footwear** **Red Robin** **Cane's**  
**Chick-fil-A** **ROSS DRESS FOR LESS** **Michaels**  
**OLD NAVY** **SKECHERS**  
**AMC THEATRES** **Conn's** **IN-N-OUT BURGER**

**BARNES & NOBLE** **WHITE HOUSE MARKET** **BLACK HOUSE MARKET**  
**francesca's** **PEI WEI** **Tanara** **FIRST WATCH**  
**Guitar Center** **Buco** **KIRKLAND'S**  
**HI BEPPO** **YOUR HOME DECOR STORE** **WILD FL & WER**  
**VILLAGE SQUARE AT DANA PARK**



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# Executive Summary

## BLACK ROCK COFFEE

1825 S MESA DR, MESA, AZ 85210

### FINANCIAL SUMMARY

Building SF	1,887 SF
Annual Rent	\$140,000
Year Built	2024
Lot Size	43,560 SF

### LEASE SUMMARY

Lease Type	Modified Triple-Net (NNN) Lease
Roof & Structure	Landlord Responsible
Tenant	Black Rock Coffee
Guarantor	Corporate
Est. Lease Commencement Date	February 1, 2025
Est. Lease Expiration Date	January 31, 2040
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	None

## OUTFRONT BILLBOARD

1821 S MESA DR, MESA, AZ 85210

### FINANCIAL SUMMARY

Base Rent	\$12,000
Percentage Rent (Trailing 12 Month Period)*	\$24,577
Total Rent	\$36,577
Year Built	2021

### LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	OUTFRONT Media
Guarantor	Corporate
Lease Commencement Date	May 1, 2021
Lease Expiration Date	April 30, 2031
Renewal Options	Perpetual 10 Year Options
Right of First Refusal	None

\* Fifty (50%) Percent of the Annual Net Revenue (as defined herein) (the "Percentage Rent"). "Annual Net Revenue" shall mean all income actually received by LESSEE from the Sign Structure(s) during a Lease Year, less any taxes paid or by LESSEE in connection with the Sign Structure(s) other than income taxes.

### HISTORIAL BILLBOARD ADDITIONAL RENT

11/1/2023 - 1/31/2024	\$6,049.54
2/1/2024 - 4/30/2024	\$6,041.79
5/1/2024 - 7/31/2024	\$6,242.72
8/1/2024 - 10/31/2024	\$6,242.72

**Total Additional Rent Trailing 12 Months \$24,576.77**

### TOTAL PRICING SUMMARY

Price	\$3,185,000
Cap Rate	5.54%
Total NOI	\$176,577

PLEASE RECYCLE

IF THIS IS NOT 24"x36", IT IS A REDUCED PRINT - SCALE ACCORDINGLY



**KEYNOTES**

- 1 EXISTING BILLBOARD TO REMAIN
- 2 12'-0" EASEMENT FOR PUBLIC UTILITIES AND EASEMENTS
- 3 18' USA FEZ PARCEL NOT EXCEPTED FROM TITLE DESCRIPTION NOT INCLUDED IN AREA CALCULATIONS
- 4 NEW ADA PARKING SPACE
- 5 NEW PARKING SPACE
- 6 3'-6" HT. SCREEN WALL
- 7 DRIVEWAY
- 8 LANDSCAPE AREA
- 9 TRASH ENCLOSURE WITH 30' CLEARANCE FOR MAX 80' DEVIATION
- 10 EXISTING IRRIGATION STRUCTURE
- 11 PROPERTY BOUNDARY
- 12 15' BUILDING SETBACK
- 13 EXISTING 8" SENIOR SERVICE
- 14 NEW 8" SENIOR SERVICE
- 15 NEW CONCRETE WALK
- 16 EXISTING 14" WATER SERVICE
- 17 NEW 2" DOMESTIC SERVICE, 8" F LANDSCAPE
- 18 EXISTING FIRE HYDRANT
- 19 EXISTING UNDERGROUND STORM
- 20 BICYCLE PARKING
- 21 PROPOSED FUTURE DEVELOPMENT
- 22 VEGETATION
- 23 PEDESTRIAN WALKWAYS WILL BE STAMPED CONCRETE WHERE THE NILES

**PROJECT INFORMATION**

PROJECT LOCATION: 1849 S MESA DRIVE  
MESA, ARIZONA 85210  
APH 13649027C

PROPOSED USE: BLACKROCK COFFEE RESTAURANT W/ DRIVE-THRU

ZONING: LI  
SITE AREA: 104,851 S.F. (2.39 AC)  
LOT COVERAGE: 15,346 (S.U. 57/104,851 SF) (MAX: 80%)

**BLACK ROCK COFFEE:**

BUILDING AREA:	1,946 SF
BUILDING HEIGHT:	28'-10" (MAX: 30'-0")
BUILDING OCCUPANCY:	A2
PARKING:	REQ. PROV.
STANDARD:	20 27
ADA:	2 4
BI-CYCLE:	10 10
PARKING DIMENSIONS:	9' X 18' 9' X 18'

**LEGAL DESCRIPTION**

**SHARDLINO, JR.:**  
A portion of land situated in the Southeast quarter of Section 26, Township 1 North, Range 5 East of the 10th and 10th West Base and Meridian, Maricopa County, Arizona, lying East and West of the 110 feet wide right-of-way for South Mesa Drive as recorded in Deed 12776, page 125, records of Maricopa County, Arizona, and

**CR207:** a tract of land for and site conveyed to Salt River Valley Water Users Association as recorded in Book 122 of Grants, page 100, records of Maricopa County, Arizona, and

**CR207:** a tract of land for and site conveyed to Salt River Project Agricultural Improvement and Power District as recorded in Book 281 of Deeds, page 176, records of Maricopa County, Arizona, and

**CR207:** a tract of land for and site conveyed to Salt River Project Agricultural Improvement and Power District as recorded in Book 281 of Deeds, page 176, records of Maricopa County, Arizona, and

**CR207:** a tract of land for and site conveyed to Salt River Project Agricultural Improvement and Power District as recorded in Book 182-244485, records of Maricopa County, Arizona, and

**CR207:** that portion conveyed to Oakridge Corporation in Recording No. 2001-031226, records of Maricopa County, Arizona, and

**CR207:** that portion conveyed to the City of Mesa in Recording No. 83-046837, records of Maricopa County, Arizona, and

**CR207:** the roadway easement for highway purposes dedicated to Maricopa County, Arizona, as recorded in Deed 10746, page 125, records of Maricopa County, Arizona, described as follows:

**BOUNDARY:** of a round slanting cut, Ash, at the Southeast corner of said Section 26, from which a round base cap is run half of the South quarter corner of said Section 26 north 89 degrees 57 minutes 20 seconds West, a distance of 202.13 feet.

Thence South 89 degrees 57 minutes 20 seconds West, along the South line of said

of 55.00 feet to

and 55.00 feet

to a point on

line of said

East line of said

North line of said

East line of said

right-of-way the

right-of-way

of 263.50 feet

Southerly line of

records of

the City

122A, records of

where the center

of

are curve, having

to 52 records, for

Northerly line of

body corner of the

of

of 305.00 feet to

of 222.00 feet

the Gateway

area, between

said 24 records,

are 38 minutes 27

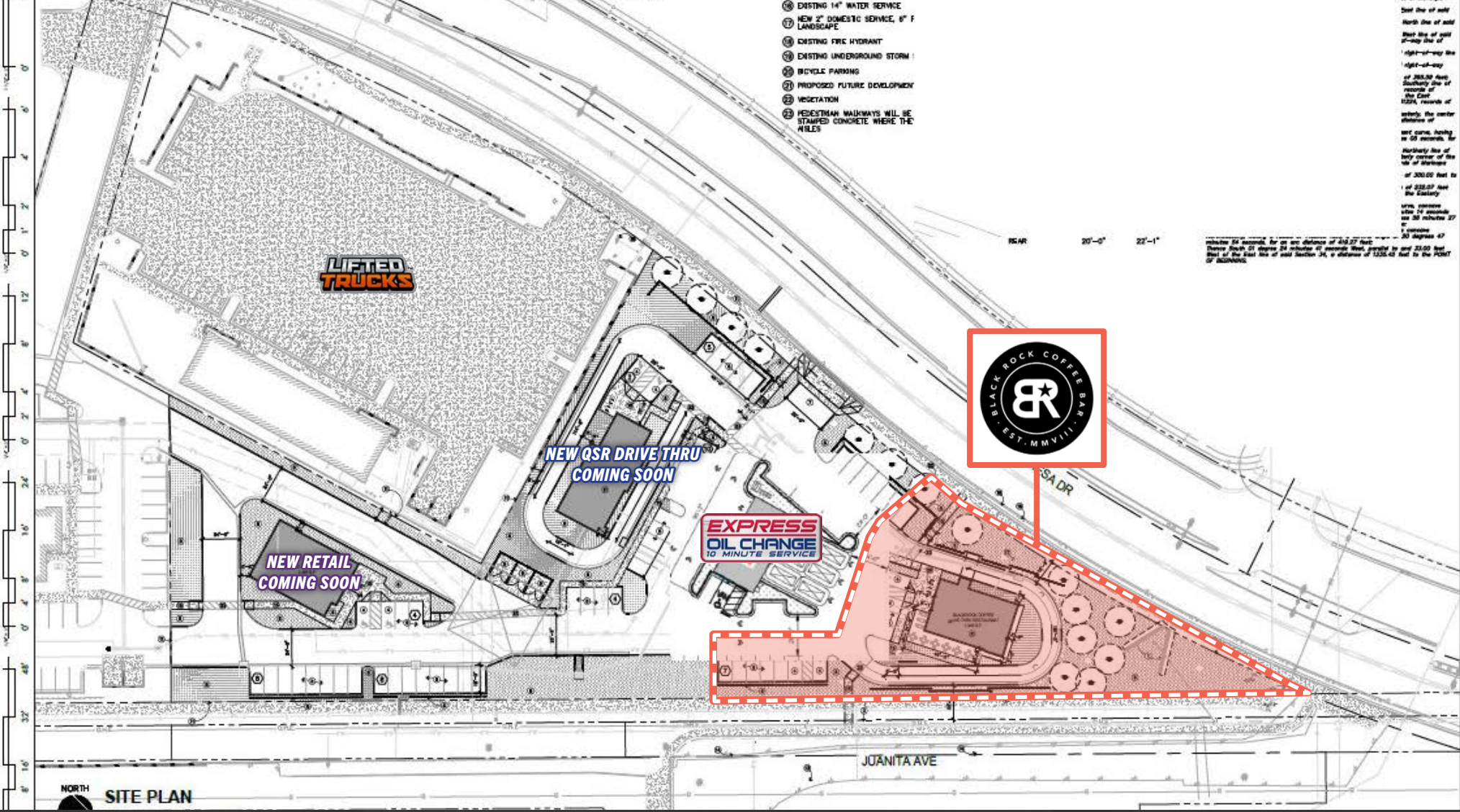
0'

1' minute

30 degrees 47

minutes 24 seconds, for an arc distance of 512.27 feet.

Thence South 21 degrees 24 minutes 41 seconds West, parallel to and 25.00 feet West of the East line of said Section 26, a distance of 1,232.42 feet to the POINT OF BEGINNING.



**SITE PLAN**



**DOWNTOWN MESA**

**FOOD CITY**

**SEQUOIA CHARTER SCHOOL**

**242,800 CPD**  
US-60 FREEWAY

  
**LINCOLN**



**OFFICE BUILDING**

**OFFICE BUILDING**

  
**MARICOPA COUNTY**

  
**RUSH TRUCK CENTERS**

**OFFICE BUILDING**

**44,750 CPD**  
S MESA DRIVE

  
**EXPRESS OIL CHANGE**  
10 MINUTE SERVICE

**NEW QSR DRIVE THRU**  
**COMING SOON**

  
**BLACK ROCK COFFEE BAR**  
EST. MMVIII

**NEW RETAIL**  
**COMING SOON**

  
**LIFTED TRUCKS**



INDUSTRIAL

EL DORADO LAKES GOLF COMMUNITY

WinCo COSTCO FOODS WHOLESALE

INDUSTRIAL



QuikTrip



MARICOPA COUNTY

OFFICE BUILDING



NEW RETAIL COMING SOON

NEW QSR DRIVE THRU COMING SOON



MARICOPA COUNTY



OFFICE BUILDING



44,750 CPD S MESA DRIVE

OFFICE BUILDING



Walmart  
Michael's  
AMC THEATRES  
PET SMART

KOHL'S  
TJ-maxx  
HomeGoods  
OLD NAVY

ExtraSpace  
Storage

INDUSTRIAL

29,100 CPD  
E BASELINE RD

INDUSTRIAL

Ford

RUSH  
TRUCK CENTERS

OFFICE  
BUILDING

WOODSPRING  
SUITES  
AN EXTENDED STAY HOTEL

OFFICE  
BUILDING

LIFTED  
TRUCKS

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S MESA DRIVE

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OFFICE  
BUILDING

BLACK ROCK COFFEE BAR  
EST. MMVIII

MARICOPA  
COUNTY

MARICOPA  
COUNTY



# Property Description



## INVESTMENT HIGHLIGHTS

- » Brand New 15-Year Modified Triple-Net (NNN) Lease with National Coffee Tenant - 140+ Locations in 7 States
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **New 2024 Construction with a Drive-Thru**
- » Black Rock Coffee is One of the Largest Privately-Held Coffee Companies in the U.S. and Operates 44 Locations in Arizona
- » **Site Includes a Billboard with a 10-Year Lease**
- » 431,613 Residents within a 5-Mile Radius in Dense Mesa Infill - Phoenix MSA
- » **Situated Immediately Off the US-60 Freeway (242,800+ Cars per Day)**
- » Excellent Visibility Along South Mesa Drive Near the High Traffic Intersection of South Mesa Drive and East Baseline Road (73,850+ Combined Cars per Day)
- » **Average Household Income Exceeds \$90,000 in the Surrounding Area**



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2028 Projection	8,430	165,952	449,930
2023 Estimate	8,157	159,746	431,613
Growth 2023 – 2028	3.34%	3.88%	4.24%

### Households

2028 Projection	2,610	60,507	172,562
2023 Estimate	2,519	58,057	164,803
Growth 2023 – 2028	3.63%	4.22%	4.71%

### Income

2023 Est. Average Household Income	\$81,714	\$80,844	\$90,300
2023 Est. Median Household Income	\$62,547	\$59,937	\$67,606



# Tenant Overview



**PORTLAND, OREGON**

Headquarters



**140+**

Locations



**2008**

Founded



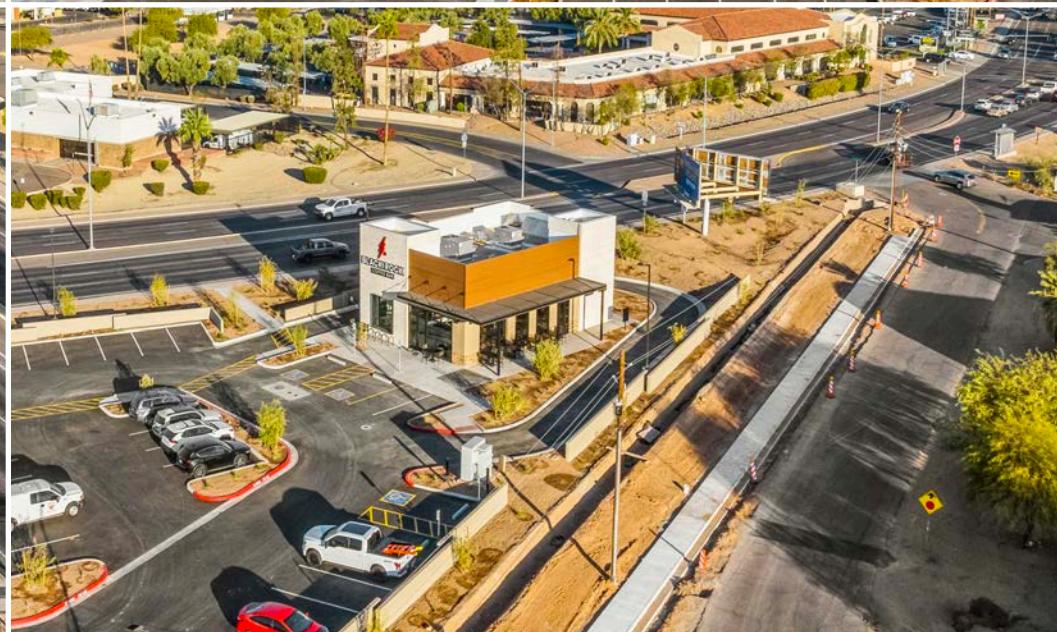
**WWW.BR.COFFEE**

Website

Based in Portland, Oregon, Black Rock Coffee Bar is a contemporary coffee chain with locations throughout the West Coast. Through their employee franchise program, employees have the opportunity to open their own locations, ensuring that Black Rock's culture is maintained and consistent at each new location. Currently, there are over 140 locations open and in development throughout Oregon, Arizona, California, Washington, Idaho, Texas, and Colorado.

In 2008, three families with experience ranging from construction to coffee teamed up to found Black Rock Coffee Bar. The success of Black Rock can be attributed to its consistent culture; regardless of where the franchise exists, customers are guaranteed a hip, stylish, positive brand experience inside the store and beyond. Black Rock has a variety of store types, including one- and two-window drive thru locations, sit-down/drive thru locations, and sit-down only locations.

# Property Photos



# Location Overview



Mesa is the third largest city in Arizona, after Phoenix and Tucson, and the 38th largest city in the U.S. It is home to numerous higher education facilities, including the Polytechnic campus of Arizona State University. The city's top employers include Banner Health, Boeing, Walmart, Fry's Food & Drug, and The Home Depot.

With dynamic recreational, educational and business opportunities, Mesa enjoys the best in a variety of amenities including parks within easy walking distance from home, a variety of sports facilities that cater to athletes young and old, highly rated golf courses for every skill level, a diversity of special events and community festivals, and Mesa's ever-popular Chicago Clubs and Oakland A's Spring Training baseball.

The Phoenix metro consists of Maricopa and Pinal counties, and includes more

than 30 incorporated and more than 30 unincorporated towns and cities. Since 2000, the population in the metro increased by more than 38 percent. The largest city is Phoenix, which encompasses about 520 square miles, is the capital city and boasts a population of more than 1.5 million.

As one of the primary beneficiaries of the massive shift in the U.S. population from north to south, the Phoenix metro has had little difficulty finding workers; the challenge, though, is attracting high-paying jobs. Phoenix claims five Fortune 500 headquarters, including Freeport-McMoRan, Republic Services, Insight Enterprises, Avnet and PetSmart. Construction, high-tech manufacturing, healthcare and tourism dominate the Phoenix economy. The local economy has strengthened since the recession, with retail sales projected above 8 percent this year and hotel occupancy levels rising.

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