

SALAD AND GO

2% ANNUAL INCREASES – CORPORATE GUARANTEE

10031 E SOUTHERN AVE, MESA, AZ 85209



OFFERING MEMORANDUM



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Executive Summary

10031 E Southern Ave, Mesa, AZ 85209

FINANCIAL SUMMARY

Price	\$2,830,000
Cap Rate	5.75%
Building Size	800 SF
Net Cash Flow	5.75% \$162,699.09*
Year Built	2021
Lot Size	0.87 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Tenant	And Go Concepts, LLC
Guarantor	Corporate
Lease Commencement Date	October 1, 2021
Lease Expiration Date	September 30, 2041
Lease Term	20 Years
Rental Increases	2% Annually
Renewal Options	3, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
10/1/2026 - 9/30/2027	\$162,699.09	5.75%
10/1/2027 - 9/30/2028	\$165,953.07	5.86%
10/1/2028 - 9/30/2029	\$169,272.13	5.98%
10/1/2029 - 9/30/2030	\$172,657.58	6.10%
10/1/2030 - 9/30/2031	\$176,110.73	6.22%
10/1/2031 - 9/30/2032	\$179,632.94	6.35%
10/1/2032 - 9/30/2033	\$183,225.60	6.47%
10/1/2033 - 9/30/2034	\$186,890.11	6.60%
10/1/2034 - 9/30/2035	\$190,627.92	6.74%
10/1/2035 - 9/30/2036	\$194,440.47	6.87%
10/1/2036 - 9/30/2037	\$198,329.28	7.01%
10/1/2037 - 9/30/2038	\$202,295.87	7.15%
10/1/2038 - 9/30/2039	\$206,341.79	7.29%
10/1/2039 - 9/30/2040	\$210,468.62	7.44%
10/1/2040 - 9/30/2041	\$214,677.99	7.59%



Base Rent	\$162,699.09
Net Operating Income	\$162,699.09
Total Return	5.75% \$162,699.09

FOOTNOTES:

*Based off Oct 2026 Rent Increase



MESA MARKET

KOHL'S



HONORHEALTH
FOUR PEAKS CENTER
[178 BEDS]



128,034 CPD
US-60

JIMMY
JOHN'S



[FUTURE RETAIL]

13,400+ CPD
E SOUTHERN AVE

22,170+ CPD
S CRIMSON RD

*PER PLACER.AI



60 **128,034 CPD**
US-60

CABANA SOUTHERN APARTMENTS
250 UNITS

CHRIST'S CHURCH
OF THE VALLEY
MESA CAMPUS

SKY VISTA
ASSISTED LIVING

STARBUCKS
CUP BAP
KOREAN BBQ
IN A CUP
MESQUITE
FRESH STREET MEX

22,170+ CPD
S CRIMSON RD

WALGREENS

BURGER KING

SUPER STAR
CAR WASH

JIMMY JOHN'S

Culver's

HONORHEALTH
FOUR PEAKS CENTER
[178 BEDS]

[FUTURE RETAIL]

SAAD AND GO

13,400+ CPD
E SOUTHERN AVE

Banner
Urgent Care



*PER PLACER.AI



SKYLINE HIGH SCHOOL
2,130 STUDENTS

THE ASTER AT MOUNTAIN VISTA APARTMENTS
156 UNITS

COYOTE LANDING APARTMENTS
291 UNITS

22,170+ CPD
S CRIMSON RD

13,400+ CPD
E SOUTHERN AVE

Hungry Howie's
FLAVORED CRUST PIZZA

WELLS FARGO

QUIK TRIP
TOP 98% AZ*

SUN LIFE PHARMACY

SONIC

WALGREENS

DUNKIN' DONUTS
TOP 97% AZ*

Banner Urgent Care

STARBUCKS
CUP BOP
KOREAN BBQ IN A CUP
MESQUITE
FRESH STREET MEX

BURGER KING

SA'AD AND GO

[FUTURE RETAIL]

SUPER STAR CAR WASH



*PER PLACER.AI

Property Description



INVESTMENT HIGHLIGHTS

- » **Corporate Guaranteed Abs NNN Lease with Salad and Go**
- » 2% Annual Rental Increases
- » **Top 75% in US for Visits Per Placer AI**
- » Excellent Visibility at Signalized Intersection of E Southern Ave and S Crimson Rd (Combined 35,570+ Cars/Day)
- » **215,437 Residents within a Five-Mile Radius - Densely Populated and Growing Mesa Trade Area in the Phoenix MSA**
- » High Household Income in Immediate Trade Area
- » **Two-and-a-Half Miles from Mesa Community College (16,500+ Students)**
- » Adjacent to HonorHealth Four Peaks Medical Center (178 Beds)
- » **Surrounded by National Tenants: The Home Depot, Starbucks, Walgreens, Wells Fargo, and Many More**
- » Immediate Access to the Superstition Freeway (US-60) (128,000+ Cars/Day)



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2029 Projection	15,573	111,344	223,494
2024 Estimate	14,737	108,108	215,437
Growth 2024 - 2029	5.68%	2.99%	3.74%

Daytime Population

2022 Estimate	12,411	73,270	162,761
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Households

2029 Projections	5,916	45,884	90,090
2024 Estimate	5,566	44,274	86,515
Growth 2024 - 2029	6.29%	3.64%	4.13%

Income

2024 Est. Average Household Income	\$92,932	\$94,656	\$103,311
2024 Est. Median Household Income	\$84,819	\$80,274	\$87,803

Tenant Overview



PHOENIX, ARIZONA
Headquarters



2013
Founded



121+
Locations



SALADANDGO.COM
Website

After spending years in the fast food industry, the creators of Salad and Go set out on a mission – make drive-thru fast food better and healthier. Demographic and social trends are increasingly supporting healthier, better, fast food concepts at the expense of more traditional concepts.

By keeping their menu focused, Salad and Go is able to execute all menu items in under a minute, while their low-cost structure enables them to stay true to their mission to provide high quality, healthy food to customers at fast food prices. Salad and Go has developed every menu item to be as healthy as it is flavorful by purchasing the majority of ingredients from local vendors and, whenever possible, choosing natural and organic produce, dairy, poultry and meat. All food is made and prepped in-house on a daily basis, from homemade salad dressings to freshly cooked meats.

Salad and Go has been featured in numerous publications, including Refinery 29, Food & Wine, Business Insider, and 12News. The chain currently has 121 locations open and in development throughout Arizona, Texas, Oklahoma, and Nevada.

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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