

NATIVE GRILL & WINGS

5421 S CALLE SANTA CRUZ, TUCSON, AZ 85706



OFFERING MEMORANDUM

Marcus & Millichap



THE UNIVERSITY OF ARIZONA
54,380+ Students

PimaCommunityCollege

DOWNTOWN TUCSON

REID PARK ZOO

Walmart **ROSS**
DRESS FOR LESS®
THE HOME DEPOT **TARGET**
Office DEPOT
CENTURY THEATRES
Marshalls **PET SMART**
Burlington
EL CON CENTER

CINEMARK **Costco** **DAVE & BUSTERS**
planet fitness **WHOLESALE**
Walmart
POPEYES **WOODSPRING SUITES**
LOUISIANA KITCHEN **WHIMANGER** **AN EXTENDED STAY HOTEL**

macy's **Dillard's**
ULTA BEAUTY **Total Wine & MORE**
CENTURY **FOREVER 21**
THEATRES. AMERICAN EAGLE
PARK PLACE MALL

TARGET **PET SMART**
Marshalls **JCPenney**
Harkins **THE HOME DEPOT** **BEST BUY**
TILLYS
Bath & Body Works **ROSS**
OLD NAVY **DOLLAR TREE**
OfficeMax
LA FITNESS **BED BATH & BEYOND**
KIRKLAND'S
Payless **Michaels**

HOBBY LOBBY **Red Robin**
Chick-fil-A **CHIPOTLE** **MOD**
TACO BELL **planet fitness** **ORZO's** **IN-N-OUT BURGER**
MAIN EVENT **crumbl cookies** **the Habit BURGER GRILL**

DAVIS-MONTHAN AIR FORCE BASE

native
grill **est. 1979** wings

Walmart **9 goodwill**
LOWE'S **99c ONLY STORES**
FRY'S **BIG 5**

TUCSON INTERNATIONAL AIRPORT

PIMA AIR & SPACE MUSEUM



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Executive Summary

5421 S Calle Santa Cruz, Tucson, AZ 85706

FINANCIAL SUMMARY

Price	\$2,989,000
Cap Rate	7.80%
Building Size	5,616 SF
Net Cash Flow	7.80% \$233,115.72 ⁽¹⁾
Year Built	2015
Lot Size	1.45 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease ⁽²⁾
Tenant	Tucson Spectrum Mall NNY LLC, an Arizona Limited Liability Company
Lease Commencement Date	May 25, 2015
Lease Expiration Date	May 31, 2035
Lease Term Remaining	9 Years
Rental Increases	2% Annually
Renewal Options	4, 5 Year Options

(1) - Annual rent is the greater of 8.5% of store sales or \$233,115.72. Currently, the base rent is greater than 8.5% of store sales. The rent amount of \$233,115.72 is as of June 1st, 2026. Seller will credit Buyer the delta between current rent (\$228,554.80) and future scheduled rent at closing, on a prorated basis.

(2) - Landlord is responsible for any repairs related to the building structure or foundation (excluding roof maintenance). The Tenant shall pay the first \$2,500 per occurrence for any repairs required by the Landlord. In addition, Tenant shall be solely responsible for maintaining the Premises in good repair and condition including the (a) the plumbing and other utility systems within the Premises; (b) window glass, plate glass and doors; (c) heating, air conditioning and electrical systems serving exclusively the Premises; (d) the interior surfaces of and fire protection systems; and (e) the roof (except during any warranty period).

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
6/1/2026 - 5/30/2027	\$233,115.72	7.80%
6/1/2027 - 5/30/2028	\$237,778.08	7.96%
6/1/2028 - 5/30/2029	\$242,533.68	8.11%
6/1/2029 - 5/30/2030	\$247,384.32	8.28%
6/1/2030 - 5/30/2031	\$252,332.04	8.44%
6/1/2031 - 5/30/2032	\$257,378.64	8.61%
6/1/2032 - 5/30/2033	\$262,526.16	8.78%
6/1/2033 - 5/30/2034	\$267,776.64	8.96%
6/1/2034 - 5/30/2035	\$273,132.12	9.14%

Base Rent	\$233,115.72
Net Operating Income	\$233,115.72
Total Return	7.80% \$233,115.72





HOBBY LOBBY
 Chick-fil-A IN-N-OUT TACO BELL
 Planet fitness MOD
MAIN EVENT Original's

DOWNTOWN TUCSON

Walmart Supercenter
 Cane's
 Dave & Buster's COSTCO WHOLESALE

FOOD CITY target

Olive Garden Starbucks

verizon

KAY

THE HOME DEPOT

Michael's OfficeMax
 Marshalls HIBBETT SPORTS
 PETSMART ROSS DRESS FOR LESS

FAMOUS FIVE BEL'W
 SALLY BEAUTY GameStop

MEDICAL OFFICES

75,750+ CPD
 INTERSTATE 19

TILLY'S Burlington
 SPORTSMAN'S ULTA Bath Works
 JCPenney SKECHERS

BEST BUY

RED LOBSTER

TORRID FIVE GUYS
 BURGERS and FRIES

NikeFactoryStore

DOLLAR TREE
 PLATOS CLOSET

DISCOUNT TIRE

Cosmo Prof

peter piper pizza

NextCare URGENT CARE

FIREHOUSE SUBS

HANA TOKYO

native
 grill est. 1979 wings

Harkins
 THEATRES
 PHO SAIGON
 A VIETNAMESE KITCHEN
 State Farm



DESERT
DIAMOND
CASINO
TUCSON

TUCSON INTERNATIONAL
AIRPORT

75,750+ CPD
INTERSTATE 19

Walmart Supercenter

LOWE'S

ihop

FRY'S FOOD STORES

Wendy's

DUTCH BROS

Starbucks

HARBOR FREIGHT TOOLS

TRACTOR SUPPLY CO

PAPA JOHN'S

Pizza Hut

Wamenchery

Cart's Jr.

chij's

TACO BELL

PimaCommunityCollege
DESERT VISTA CAMPUS

Harkins
THEATRES

PHO SAIGON
A VIETNAMESE KITCHEN
State Farm

FIREHOUSE
SUBS
HANA TOKYO

native
grill est. 1979 wings

DOLLAR TREE

PLATO'S CLOSET

NikeFactoryStore

peter piper pizza.

BEST BUY



Property Description



INVESTMENT HIGHLIGHTS

- » 9 Years Remaining on an Triple-Net (NNN) Lease - Seasoned Location
- » **2% Rent Increases Every Year Throughout Initial Term and Each Option Period**
- » Ability to Earn Additional Rent when 8.5% of Store Sales Exceeds Base Rent
- » **212,210+ Residents Within a 5-Mile Radius**
- » Easily Accessible by Interstate-19 (75,750+ Cars Per Day)
- » **Situated Within Tucson Spectrum, a 960K+ Square-Foot Retail Power Center Serving South Tucson**
- » Outparcel to Harkins Theatres, one of the Busiest Theatres in the Tucson MSA
- » **Surrounded by National Retailers - Target, JCPenney, The Home Depot, Ross, Best Buy, Discount Tire, and More**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2029 Projection	14,902	98,181	214,612
2024 Estimate	14,915	97,732	212,214

Households

2029 Projections	5,045	35,422	61,178
2024 Estimate	5,006	34,769	60,054
Growth 2024 - 2029	0.77%	1.88%	1.87%

Income

2024 Est. Average Household Income	\$61,840	\$59,526	\$62,924
2024 Est. Median Household Income	\$54,985	\$48,323	\$51,205

Tenant Overview



NATIVEGRILLANDWINGS.COM

Website



23+
Locations



1979
Founded



CHANDLER, ARIZONA

Headquarters

In 1978, Floyd and Judy Anderson and their daughters set off from Buffalo, New York to Arizona to follow their dream of owning and running a restaurant. They purchased a small local pizza joint, renamed it "Native New Yorker." The Andersons were the first to bring wings to Arizona, and almost immediately Native New Yorker began receiving awards for their wings.

In 2014, Native New Yorker officially updated its name to Native Grill & Wings, and gave the logo a much-needed facelift. Today, a strong leadership team has majority ownership of the company. Together with the founding family and a growing group of franchisees, the new owners are working toward expanding Native Grill & Wings and receiving nationwide recognition. Recently named on Restaurant Business Magazine's Future 50, Native has become known as a polished family-friendly sports grill that proudly offers over 20 wing flavors. With strong ties to local organizations, including youth sports leagues, and school partnerships, Native Grill & Wings is strongly invested in Arizona communities, with locations in Texas and Illinois as well.

The subject location is operated by a 4-unit Franchisee of Native Grill & Wings.

Location Overview



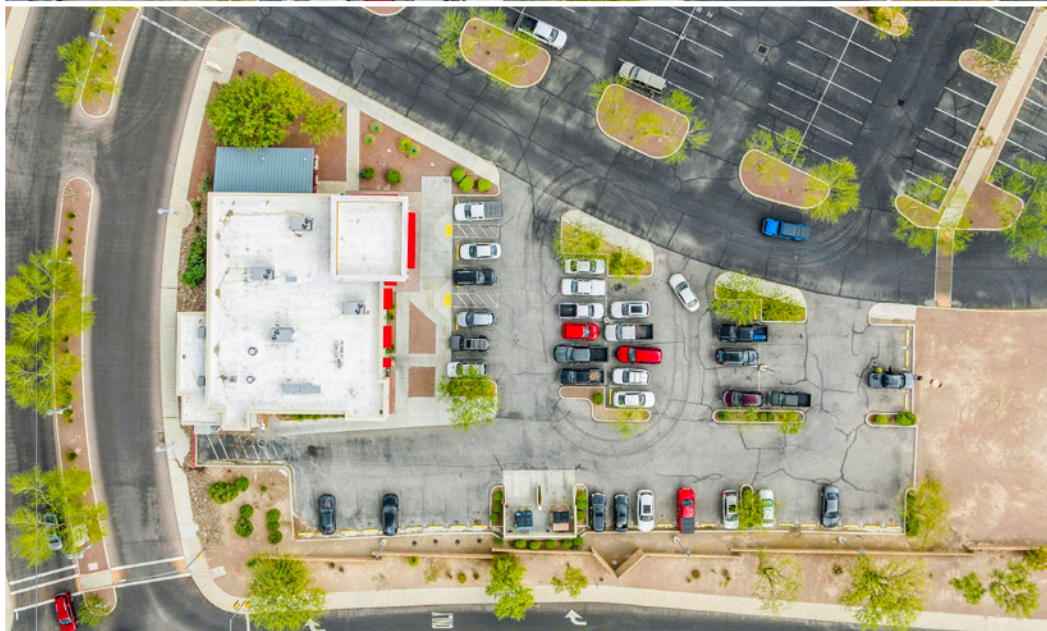
Tucson is the second largest metropolitan area in Arizona with just over one million residents and serves as an anchor to businesses located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life along with a low cost of doing business. Over the next five years, the metro is projected to add roughly 37,000 new residents.

Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Amazon, Raytheon Missile Systems, IBM, Texas Instruments, Intuit Inc., Universal Avionics and the University of Arizona are some of the top employers in Tucson where each has a significant presence within the community. In addition to Caterpillar and Amazon, Comcast and HomeGoods, all Fortune 500

companies, have added Tucson locations recently. Davis-Monthan Air Force Base, home to 15,000 employees, is a significant driver of Tucson's local economy.

The University of Arizona is an integral part of Tucson. It has been named a Top 20 US public research institution, and enjoys a large student enrollment of 51,000 students and 16,000 administration staff members and faculty. As the city's largest employer, the University of Arizona is a significant economic driver in the metro. In addition to the campus, the university also oversees Tech Parks Arizona, which operates the UA Tech Park at Rita Road, UA Tech Park at The Bridges, and the Arizona Center for Innovation. These facilities offer more than 2 million square feet of high-tech office, R&D and laboratory space.

Property Photos



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