

NNN INVESTMENT OPPORTUNITY – CIRCLE K – CAVE CREEK

CIRCLE K LOCATED IN CAVE CREEK, ARIZONA



FOR SALE

6210 E CAVE CREEK RD | CAVE CREEK, AZ 85331

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INVESTMENT HIGHLIGHTS

SALES PRICE:	\$2,200,000
CAP RATE:	5.7%
NOI:	\$125,000
LEASE TYPE:	NNN
LEASE EXPIRATION:	May 2030
OPTIONS:	5 5 - Year Options

PROPERTY OVERVIEW:

Located at 6210 E Cave Creek Road in Cave Creek, AZ, this property offers a prime 0.41-acre lot with a total of 17,960 square feet of land. The property is comprised of a gas station / convenience store with 2,425 SF improvements built in 1998. The property is on a corner lot with strong visibility and has eight fueling positions.

INVESTMENT OVERVIEW:

Positioned in a highly sought after corridor, the property benefits from strong visibility and long term demand for fuel and retail services. Current base rent of \$10,416.67 per month delivers an in place NOI of approximately \$125,000 annually, which is at the low end of market ranges for similar petroleum operators. Circle K is currently in one of their option periods, expiring May 2030, and Circle K has five additional five year options to renew at 10% annual increases.



LEASE INFORMATION

OFFERING PRICE:	\$2,200,000
CAP RATE:	5.7%
2026 NET CASH FLOW:	\$125,000
BUILDING SIZE:	2,425 SF
LOT SIZE:	0.41 AC
YEAR BUILT:	1998

LEASE SUMMARY

LEASE TYPE:	Triple Net (NNN)
TENANT:	Circle K
LEASE EXPIRATION:	May 7, 2030
LEASE COMMENCEMENT:	May 8, 2000
TENANT OPTIONS:	5 5 -Year Options



ANNUALIZED OPERATING DATA

NET OPERATING		
BASE RENT	INCOME	TOTAL RETURN
\$125,000	\$125,000	5.7%

LEASE YEARS:	Current - May 7, 2030
MONTHLY RENT:	\$10,416.67
CAP RATES:	5.7%* (annualized)

OPTION LEASE YEARS:	May 8, 2030 - May 7, 2055
OPTION RENT INCREASES:	10% Every 5 Years
OPTION CAP RATES:	6.25%, 6.8%, 7.5%, 8.3%, 9.1%*

*Assuming Tenant Exercises Remaining Option

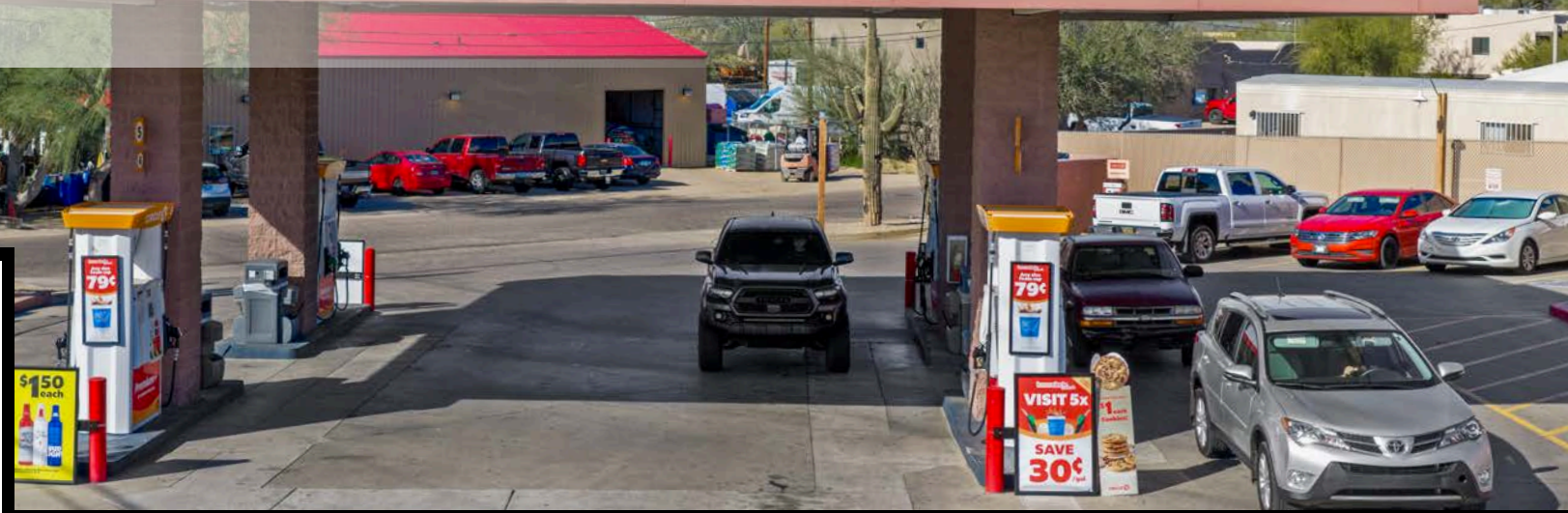
HIGH VISIBILITY RETAIL FUELED BY A GLOBAL LEADER



CIRCLE K INVESTMENT OPPORTUNITY – SERVICE STATION



TENANT OVERVIEW



Over 14,250
Locations
Worldwide



**Laval, Quebec,
Canada**
Headquarters



**Alimentation
Couche-Tard, Inc.**
Parent Company



Circlek.com
Website



1951
Founded

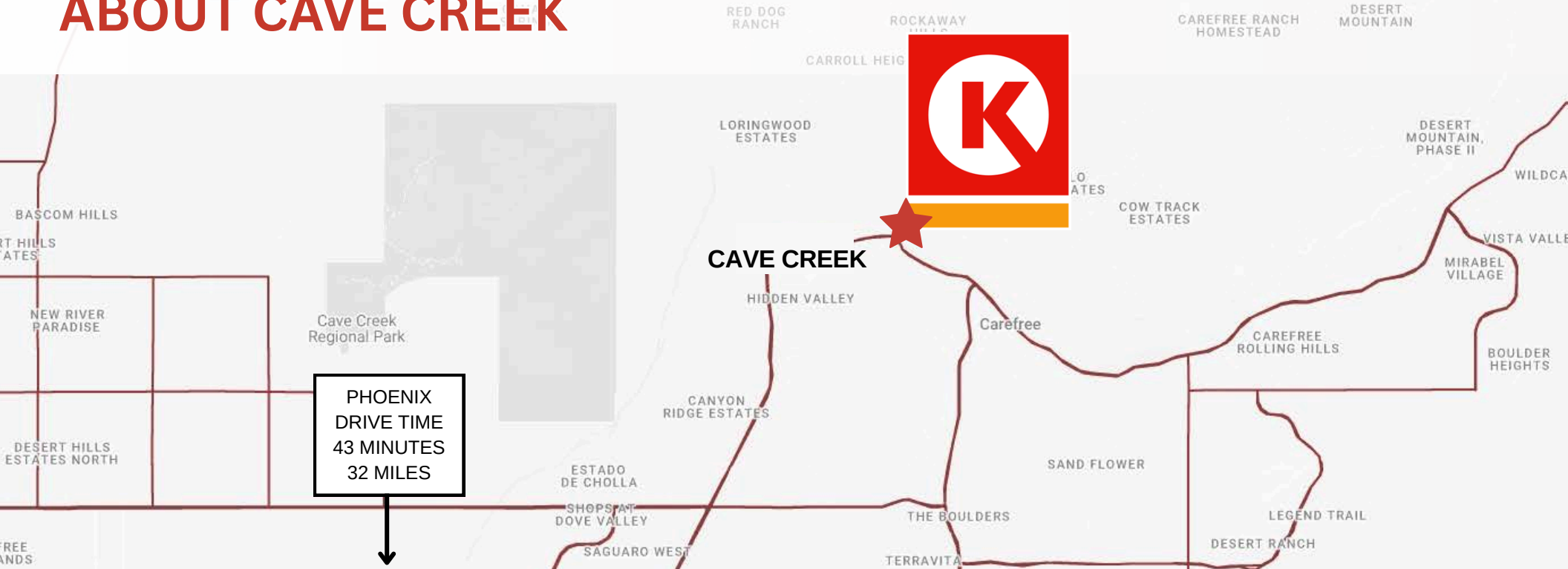


S&P BBB+
Credit Rating

Circle K is a leading global convenience retailer recognized for its commitment to customer satisfaction, strong brand presence, and innovative retail solutions. With thousands of locations worldwide, Circle K has built a reputation for providing a comprehensive one-stop experience delivering high quality fuel options, fresh food and beverage selections, and everyday convenience products.

Circle K's business model focuses on high traffic accessibility and quick, reliable service that caters to commuters, local residents, and travelers alike. The brand's emphasis on modern store formats, bright welcoming environments, and loyalty programs strengthens customer retention and drives consistent sales performance. Circle K strategically positions its stores in high visibility, high accessibility locations ensuring strong daily customer flow.

ABOUT CAVE CREEK



Cave Creek, Arizona is a small town in Maricopa County located in the foothills of the Sonoran Desert, about 33 miles north of downtown Phoenix and just west of Carefree. Known for its rugged scenery and relaxed atmosphere, Cave Creek offers a close knit community feel with a population of just under 5,000 residents. The town traces its roots back to the 1870s when it was settled by gold prospectors and cavalry patrols, and it officially incorporated in 1986. Today, Cave Creek proudly preserves its Old West character through historic buildings, local shops, art galleries, saloons, and live music venues that give the town a distinctive charm and personality.

Surrounded by natural beauty, Cave Creek is a gateway to outdoor adventure, with easy access to destinations like Cave Creek Regional Park and Spur Cross Ranch Conservation Area, both offering miles of hiking, biking, and horseback riding trails with sweeping desert views. Black Mountain and nearby ridgelines provide popular hiking spots, while the broader area attracts nature lovers, photographers, and wildlife enthusiasts. Residents and visitors also enjoy Western style dining, local museums such as the Cave Creek Museum, and a calendar of community events that celebrate the town's heritage. With its blend of scenic desert landscapes, rich history, and authentic Western spirit, Cave Creek offers a unique lifestyle that feels worlds away from the city, while still being part of the greater Phoenix metro area.

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,924	8,878	31,686
Average Age	56	59	55
Average Age (Male)	56	59	55
Average Age (Female)	57	59	55

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	936	4,279	13,896
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$128,716	\$169,123	\$196,975
Average House Value	\$1,054,431	\$1,110,384	\$1,022,793





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