

NNN INVESTMENT OPPORTUNITY – CIRCLE K – SEDONA

CIRCLE K LOCATED IN SEDONA, ARIZONA



FOR SALE

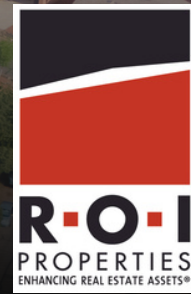
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INVESTMENT HIGHLIGHTS

SALES PRICE: \$1,080,000

CAP RATE: 5.10%

NOI: \$54,988

LEASE TYPE: NNN

LEASE EXPIRATION: July 20th, 2031

OPTIONS: One - 5 Year Option Remaining

PROPERTY OVERVIEW:

The subject property is a ±2,807 square foot convenience store and gas station situated on ±0.51 acres along State Route 179 in Sedona, Arizona, within the highly desirable Village of Oak Creek submarket. Positioned at a prominent roundabout along one of Sedona's primary thoroughfares, the property benefits from consistent vehicular traffic and strong visibility driven by both local commuters and tourism to the nearby Red Rock attractions.

INVESTMENT OVERVIEW:

This offering presents a rare opportunity to acquire a leased fee interest in a Circle K-operated convenience store with a long-standing operating history in one of Arizona's most desirable tourist-driven markets. The property is structured under a triple-net (NNN) lease, providing investors with a passive income stream, as the tenant is responsible for taxes, insurance, and maintenance. Circle K is currently operating within an option period set to expire in July 2031, with an additional extension option remaining.



Strong Historical Occupancy

Circle K for Sale



OFFERING PRICE:	\$1,080,000
CAP RATE:	5.10%
2026 NET CASH FLOW:	\$54,988
BUILDING SIZE:	2,807 SF
LOT SIZE:	0.51 AC
YEAR BUILT:	1986

ANNUALIZED OPERATING DATA

BASE RENT	NET OPERATING INCOME	TOTAL RETURN
\$54,988	\$54,988	5.10%

LEASE SUMMARY

LEASE TYPE:	Triple Net (NNN)
TENANT:	Circle K
PRIMARY LEASE EXPIRATION:	July 20th, 2031
LEASE COMMENCEMENT:	May 21st, 1981
TENANT OPTIONS:	One - 5 Year Option Remaining

LEASE YEARS:	July 2026 - July 2031
MONTHLY RENT:	\$4,662
CAP RATES:	5.10%

LEASE YEARS:	July 2031 - July 2036
MONTHLY RENT:	\$4,895 (5% Increase)
CAP RATES:	5.10%

*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 SEDONA



Sedona offers a unique and compelling environment for commercial real estate investment, combining strong tourism demand, an affluent visitor base, and a distinctive natural setting. Located within northern Arizona’s scenic red rock country, Sedona attracts millions of visitors annually, drawn by iconic landmarks such as Cathedral Rock and Bell Rock. This consistent influx of travelers supports a robust hospitality, retail, and service economy. The local market is characterized by a high concentration of boutique hotels, wellness retreats, art galleries, and specialty dining establishments. Sedona’s reputation as a premier destination for outdoor recreation and wellness tourism—supported by attractions like Red Rock State Park and the scenic Oak Creek Canyon—creates sustained demand for experiential retail and upscale commercial offerings.

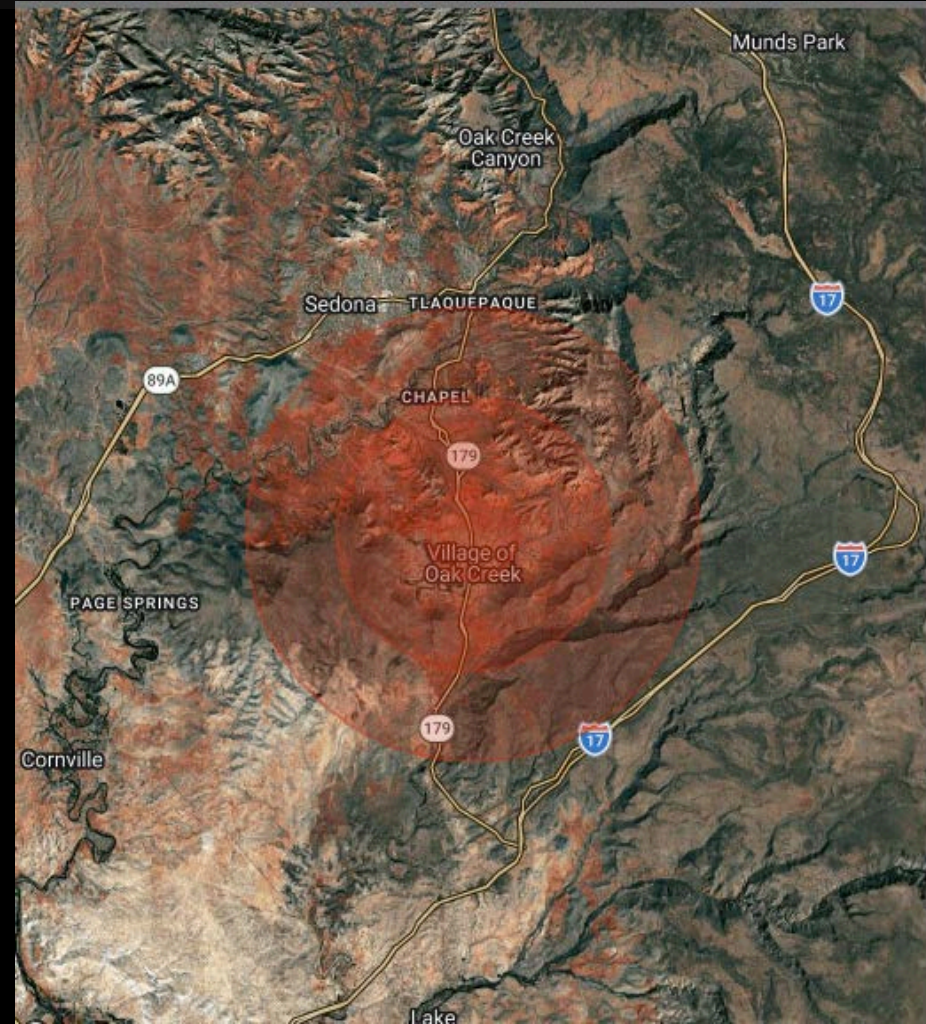
Sedona also benefits from a strong demographic profile, with a mix of affluent residents, second-home owners, and high-spending visitors. The city’s emphasis on preserving its natural beauty and limiting overdevelopment has resulted in constrained commercial inventory, enhancing long-term value and stability for well-positioned assets. In addition, Sedona’s thriving arts and cultural scene—including events such as the Sedona International Film Festival—drives year-round foot traffic and reinforces its appeal as a lifestyle destination. Businesses aligned with wellness, hospitality, and experiential retail are particularly well-suited to succeed in this market.

For investors and operators, Sedona represents a rare opportunity to enter a supply-constrained, high-demand market with strong fundamentals. Its blend of natural beauty, consistent tourism, and affluent consumer base positions it as a premier location for distinctive, high-performing commercial real estate assets in the Southwest.

DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,095	6,544	9,185
Average Age	66.7	66.4	65.0
Average Age (Male)	59.3	63.5	63.6
Average Age (Female)	69.1	67.0	65.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,751	3,602	4,961
# of Persons per HH	1.8	1.8	1.9
Average HH Income	\$96,249	\$107,477	\$107,051
Average House Value	\$624,699	\$705,288	\$740,971





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