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Whataburger Ground Lease For Sale Gilbert Warner Outparcel

WHATABURGER | GILBERT AND WARNER | 905 S GILBERT ROAD, GILBERT, ARIZONA 85296

EXECUTIVE SUMMARY

Remington Nevada is pleased to present a brand new Whataburger Ground Lease Investment to market. This Ground lease is situated in Gilbert Warner, a 95,000 SF shopping center anchored by Planet Fitness Gym. The project is adjacent to the Town of Gilbert's city hall, as well as dense residences and retailers. Notable nearby retailer's include Lowe's, LifeTime Fitness, and Bank of America.

The Tenant, Whataburger is a 1,000+ unit chain founded in Corpus Christi, TX with stores throughout the Southwest. Whataburger is known for their made-to-order 100% pure, never frozen patties and served on a big toasted five-inch bun with all "the extras" to suit your taste.

DEMOGRAPHICS & AREA PROFILE

The Town of Gilbert, AZ was incorporated in 1920 and quickly became known as the "Hay Shipping Capital of the World." Fast forward today and Gilbert has received nods like, "Phoenix's Coolest Suburb," and a "Top 5 Foodie Neighborhood in Metro Phoenix." Gilbert's nationally recognized downtown, the award-winning Heritage District, offers 30-plus restaurants, live theater, a farmers' market, art walk, a giant illuminated water tower, and a stunning collection of public art. In 2023, Architectural Digest named Gilbert one of the nation's best hidden gem destinations for winter travelers – earning first place for activities and dining.

The Town of Gilbert was ranked highly on three national surveys related to safety, livability and family life; it was named the fourth-safest (of 182 communities), 12th-most livable town, and seventh-best place to raise a family in the U.S.

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ACCESS

Situated next to Gilbert Civic center, where City Hall is located. Outparcel to busy Planet Fitness Gym



TRAFFIC COUNTS

40,000 +/- cars per day



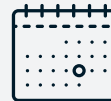
PROPERTY SIZE

Building area is 3,044 square feet



PARKING

There are 55 Spaces provided (31 required)



YEAR BUILT

Estimated Completion Q1 2025



PARCEL

Parcel #: 313-12-914

Acres: 1.41

Land SF: 61,637



ADDRESS

905 S Gilbert Road, Gilbert, Arizona 85296

Maricopa County



INVESTMENT HIGHLIGHTS

- New 15-year Net Lease
- No Landlord Responsibility
- What-A-Burger Corporate Guaranty
- Outparcel to busy Planet Fitness Gym
- Highly trafficked intersection with over 40,000 cars per day
- Densely Populated Area
- Situated next to Gilbert Civic Center, where City Hall is located





INVESTMENT PROFILE

Property	Whataburger
Address	905 S Gilbert Road Gilbert, Arizona 85296
Parcel No.	313-12-914
Pricing	\$2,777,777
Net Operating Income	\$125,000
Cap Rate	4.50%
Price Per SF	\$912.54

PROPERTY SPECS

Premises	61,637 SF 1.41 Acre Outparcel
Building Size	3,044 SF
Parking	55 Spaces Provided (31 Required)
Year Built	Estimated Completion Q1 2025

INVESTMENT SUMMARY

Tenant Trade Name	Whataburger Restaurants LLC A Texas limited liability Company - Corporate Guaranty
Address	905 S Gilbert Road, Gilbert, Arizona 85296
Parcel No.	313-12-914
Price	\$2,777,777
Cap Rate	4.50%
Lease Term	15 Years With Three 5-Year Options
Rent	
Years 1-5	\$125,000
Years 6-10	\$137,500
Years 11-15	\$151,250
Years 16-20 (Option 1)	\$166,375
Years 21-25 (Option 2)	\$183,012.50
Years 26-30 (Option 3)	\$201,313.75
Rent Commencement	Estimated Q1 2025
Options	Three (3) Consecutive Periods Of Five-Years 10 Percent Rent Increases





TENANT PROFILE

On Aug. 8, 1950, an adventurous and determined entrepreneur named Harmon Dobson opened up the world's first Whataburger on Ayers Street in Corpus Christi, Texas. He had a simple goal: to serve a burger so big it took two hands to hold and so good that after one bite customers would say, "What a burger!" He succeeded on both counts and turned that one little burger stand into a legend loved throughout Texas and the South.

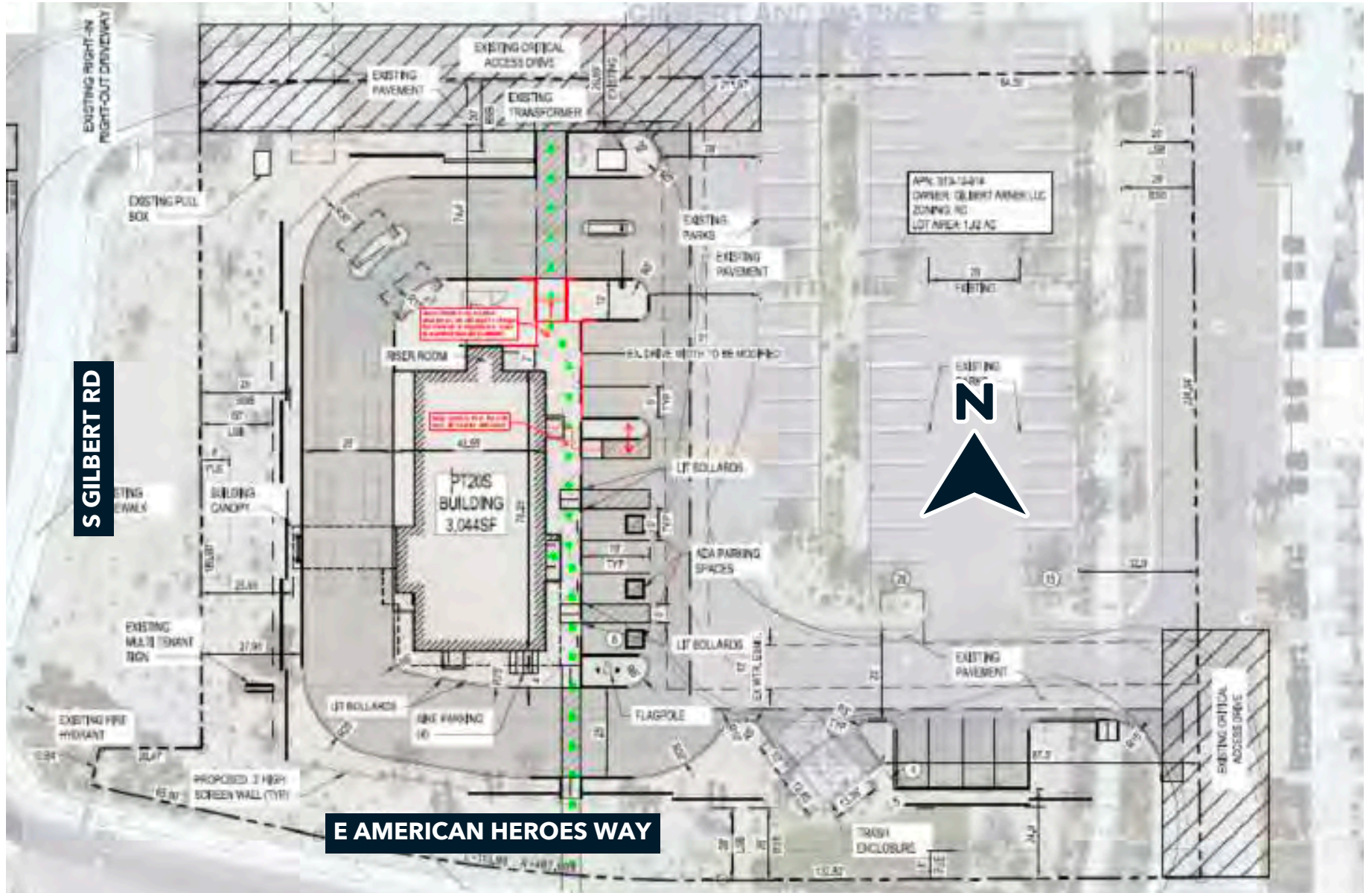
Today, each and every Whataburger is made to order, right when it's ordered. And they're still made with 100 percent pure, never-frozen beef and served on a big toasted five-inch bun with all "the extras" to suit your taste. Grilled jalapeños, extra bacon, three slices of cheese, no tomatoes, extra pickles? No problem. Your Whataburger will be made just like you like it, 24 hours a day, seven days a week.



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SITE PLAN

WHATABURGER | GILBERT AND WARNER | 905 S GILBERT ROAD, GILBERT, ARIZONA 85296




AERIAL MAP

WHATABURGER | GILBERT AND WARNER | 905 S GILBERT ROAD, GILBERT, ARIZONA 85296




DEMOGRAPHICS

2024 Estimated Population




1MI	20,359
3MI	135,574
5MI	351,002

2024 Estimated Households



1MI	7,239
3MI	51,327
5MI	134,327

2024 Estimated Average Household Income



1MI	150,134
3MI	143,805
5MI	137,981

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