

TACO BELL

TENANT RECENTLY EXECUTED A 10 YEAR LEASE EXTENSION SHOWING COMMITMENT TO THE SITE

1014 MAIN STREET, TUBA CITY, ARIZONA



OFFERING MEMORANDUM

Marcus & Millichap



TUBA CITY
ELEMENTARY SCHOOL

TUBA CITY
JUNIOR HIGH SCHOOL



TUBA CITY
BOARDING SCHOOL

DOLLAR GENERAL

EXPLORE NAVAJO
MUSEUM
McDonald's



TUBA CITY
COURTHOUSE

TUBA CITY
HIGH SCHOOL

NAVAJO NATION
POLICE DEPARTMENT

GREYHILLS ACADEMY
HIGH SCHOOL



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Executive Summary

1014 Main Street, Tuba City, AZ 86045

FINANCIAL SUMMARY

Price	\$2,015,000
Cap Rate	6.25%
Building Size	2,486 SF
Net Cash Flow	6.25% \$125,912.40
Year Built	2006
Lot Size	1.13 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease
Tenant	Delect Foods (25 Units) - Subsidiary of Emerge Inc. (185+ Units)
Lease Commencement Date	November 22, 2006
Lease Expiration Date	November 21, 2036
Lease Term Remaining	12 Years
Rental Increases	10% Every 5 Years
Renewal Options	1, 10 Year Option Remaining
Right of First Refusal	None
Roof and Structure	Tenant Responsible
Taxes and Insurance	Tenant Responsible

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 11/21/2031	\$125,912.40	6.25%
11/22/2031 – 11/21/2036	\$138,503.64	6.87%
Renewal Option	Annual Rent	Cap Rate
11/22/2036 – 11/21/2041	\$152,354.25	7.56%
11/22/2041 – 11/21/2046	\$167,589.67	8.32%

Base Rent	\$125,912.40
Net Operating Income	\$125,912.40
Total Return	6.25% \$125,912.40



Nearby Attractions & Sites



LEES FERRY
HORSESHOE BEND
ANTELOPE CANYON

89

ELEPHANT'S FEET



GRAND CANYON NATIONAL PARK

NAVAJO MOENAVE DINOSAUR TRACKS

LITTLE COLORADO RIVER GORGE

HOPI RESERVATION

KAIBAB NATIONAL FOREST

RAPTOR RANCH

WUPATKI NATIONAL MONUMENT

LAVA RIVER CAVE

SUNSET CRATER VOLCANO NATIONAL MONUMENT





TUBA CITY
ELEMENTARY SCHOOL

TUBA CITY
JUNIOR HIGH SCHOOL

TUBA CITY
BOARDING SCHOOL

9,450 CPD
MAIN STREET

TUBA CITY
PUBLIC LIBRARY

 Tuba City
Regional Health Care Corporation

NAVAJOland
HOTEL

EXPLORE NAVAJO
MUSEUM

NAVAJO CODE
TALKERS MUSEUM

TUBA CITY
TRADING POST

DOLLAR GENERAL

AutoZone

5,060 CPD
MOENAVE STREET

McDonald's

 TACO BELL

DOLLAR TREE
FAMILY DOLLAR

LOUISE YELLOWMAN
COUNTY PARK



GREYHILLS ACADEMY
HIGH SCHOOL

TUBA CITY
HIGH SCHOOL

Bashas'

160

Little
Caesars SUBWAY
Denny's SONIC

True Value.

NAVAJO NATION
POLICE DEPARTMENT

KFC WELLS
FARGO

5,060 CPD
MOENAVE STREET

TUBA CITY
COURTHOUSE

9,450 CPD
MAIN STREET

TACO BELL

DOLLAR TREE
FAMILY DOLLAR

AutoZone

McDonald's



Property Description



INVESTMENT HIGHLIGHTS

- » **Tenant Recently Executed a 10 Year Lease Extension Showing Commitment to the Site**
- » Tenant is a Growing Franchisee with 185+ Locations Under Multiple Brands (Taco Bell, KFC, Sonic, and Pizza Hut)
- » **Long Term Tenancy - Taco Bell has Operated at this Location for 18 Years, Showing Commitment to the Site**
- » Growing Trade Area with Nearly 9,500 Residents within a 5-Mile Radius
- » **Conveniently Located Just Off U.S. Route 89, the Primary Route to Access the Numerous Attractions and Sites in Northern Arizona**
- » Signalized Hard Corner Location in Close Proximity to National Retailers: McDonald's, Bashas', KFC, Subway, and More
- » **Tuba City is the Largest Community on the Navajo Nation**
- » Average Household Income Exceeds \$82,000 in the Immediate Area



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

	1-mile	3-miles	5-miles
2028 Projection	5,105	9,465	9,583
2023 Estimate	5,052	9,356	9,470
Growth 2023 – 2028	1.05%	1.16%	1.19%

Households

	1-mile	3-miles	5-miles
2028 Projection	1,427	2,644	2,691
2023 Estimate	1,405	2,601	2,647
Growth 2023 – 2028	1.57%	1.65%	1.67%

Income

	1-mile	3-miles	5-miles
2023 Est. Average Household Income	\$82,560	\$75,572	\$75,214
2023 Est. Median Household Income	\$63,480	\$57,559	\$57,215

Tenant Overview



IRVINE, CA
Headquarters



TACOBELL.COM
Website



7,500+
Locations



YUM! BRANDS
Parent Company

Taco Bell Corp., a subsidiary of Yum! Brands, Inc., (NYSE: YUM), is the nation's leading Mexican-inspired quick serve restaurant (QSR). Taco Bell serves made-to-order and customizable tacos, burritos, and specialties such as the exclusive Doritos Locos Tacos, gourmet-inspired Cantina Bell Menu and lower calorie Fresco Menu. Reported sales show that on average, Taco Bell serves 40 million customers every week, and each unit generates \$1.5 million in annual sales. Annual revenue system-wide exceeds \$6.9 billion each year.

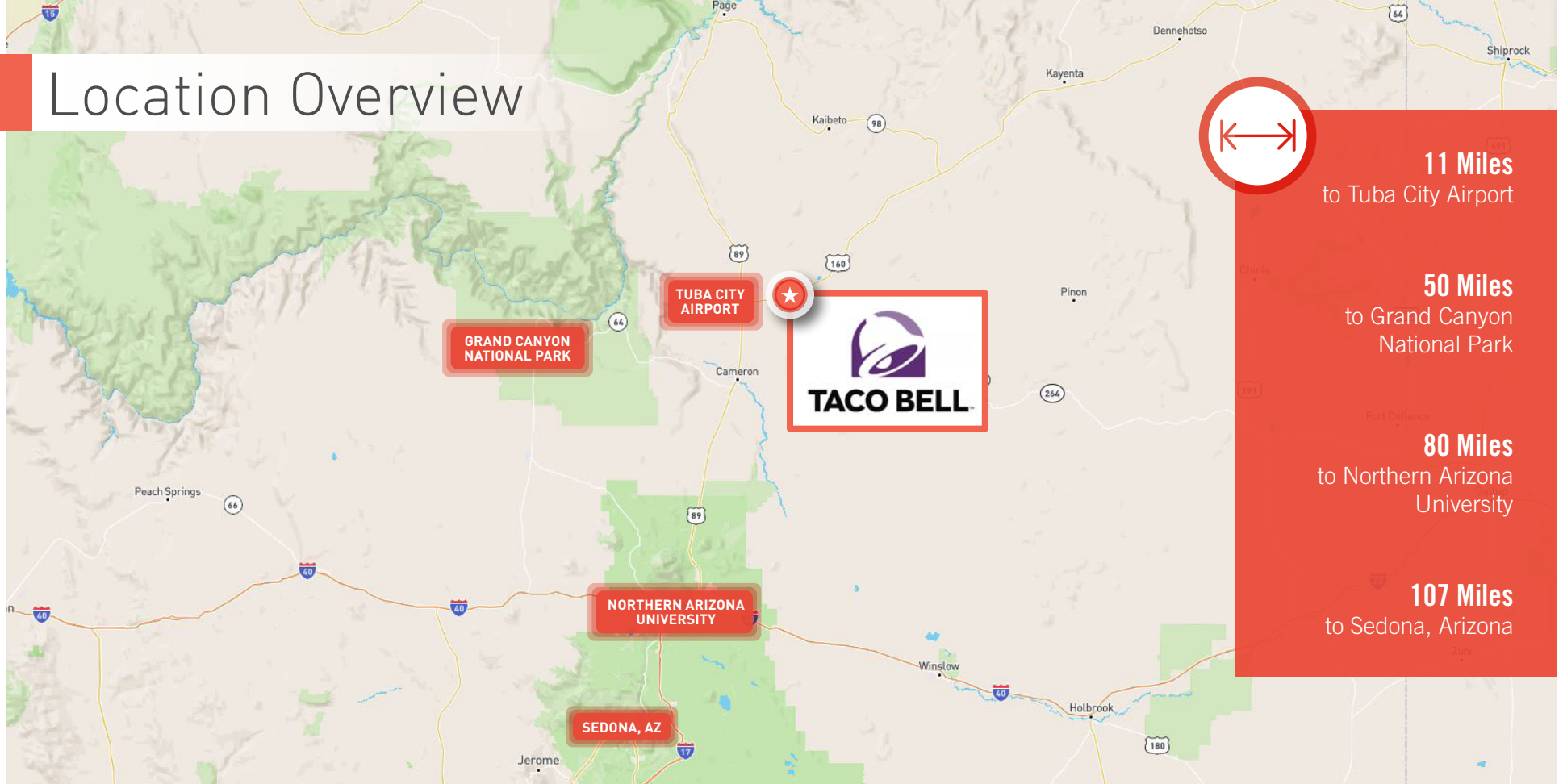
FRANCHISEE: EMERGE INC. (Delect Foods is a 25+ unit subsidiary of Emerge Inc.) – Emerge Inc. is a franchisor of Taco Bell, KFC, Sonic, and Pizza Hut with over 185 locations throughout Arizona, Colorado, New Mexico, and Texas. Emerge is a growing leader and expert in the QSR industry.

To learn more, visit www.emergeinc.net

Property Photos



Location Overview



Tuba City is a town located in Arizona's Coconino County on the Navajo Nation. As the largest community on the Navajo Nation, Tuba City also has a small Hopi population since it shares a border with two Hopi villages. The town is the site of the headquarters of the Western Navajo Agency. Home to more than 8,000 residents, Tuba City is the second-largest community in Coconino County, behind Flagstaff.

Located north of Flagstaff and 50 miles east of the Grand Canyon, the area's vast desert features the majestic Painted Desert, a remote canyon and 200-million-

year-old dinosaur tracks. The town is home to two local history museums and a popular trading post. The Navajo Code Talkers Museum and the Explore Navajo Interactive Museum both highlight the American Indian history and culture. The Tuba City Trading Post, established in 1906, features artisans selling handmade arts and crafts, such as jewelry, textiles, pottery, Kachina dolls, and clothing.

The area is served by the Tuba City Unified School District, as well as several tribal/federal schools in the area. Tuba City Airport, as well as U.S. Route 160 and Arizona State Route 264, serve as the town's main transportation networks.

[exclusively listed by]

Chris N. Lind

Senior Managing Director
602 687 6780
chris.lind@marcusmillichap.com

Mark J. Ruble

Executive Managing Director
602 687 6766
mruble@marcusmillichap.com

Zack House

First Vice President
602 687 6650
zhouse@marcusmillichap.com

Alex Frankel

First Vice President
602 687 6697
alex.frankel@marcusmillichap.com

George (Scott) Ruble

Director
602 687 6845
scott.ruble@marcusmillichap.com

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