

**For Sale**

Single Tenant - Denny's in Camp Verde, AZ



1630 West State Route 260  
Camp Verde, Arizona

**AVISON  
YOUNG**

Confidential offering memorandum



## Exclusively Listed by

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# Investment summary

Avison Young is pleased to present the opportunity to acquire a single tenant Denny's located at 15586 W State Route 260, Camp Verde, Arizona. This  $\pm 5,169$  SF building sits on a  $\pm 1.17$  AC lot. This building is strategically located off of the 17 freeway and has an 8 year net lease to 1620 Arizona CA, LLC. This Denny's location is surrounded by several other QSR tenants such as Starbucks and McDonalds. This location is also in close proximity to 3 motels in the Camp Verde area.

## Highlights

- $\pm 5,169$  SF building on 1.7 AC
- Single tenant Denny's with 8 year net lease
- Ideally situated near other QSR tenants and 3 motels
- Close to 17 freeway
- Ample parking
- NNN with no landlord responsibility
- QK Holdings, LLC is guarantor
- Healthy rent to sales at 8%





# Offering summary

## \$1,570,000

Offering price



*Building Price/SF:*  
\$303.73



*Land Price/SF:*  
\$30.81



*NOI:*  
\$102,047



*Cap Rate:*  
6.5%



*Building Area:*  
±5,169 SF



*Land Area:*  
±1.17 Acres



*Property Type:*  
Freestanding Retail



*Year Built/Renovated:*  
1993



*APN:*  
403-22-029U



*Zoning:*  
C

# Location overview

## Demographics (5 mile radius)

**9,331**

Population

**3,833**

Households

**4,311**

Daytime employees

**\$74,807**

Average household income

**74%**

Renter occupied

**494**

Daytime businesses

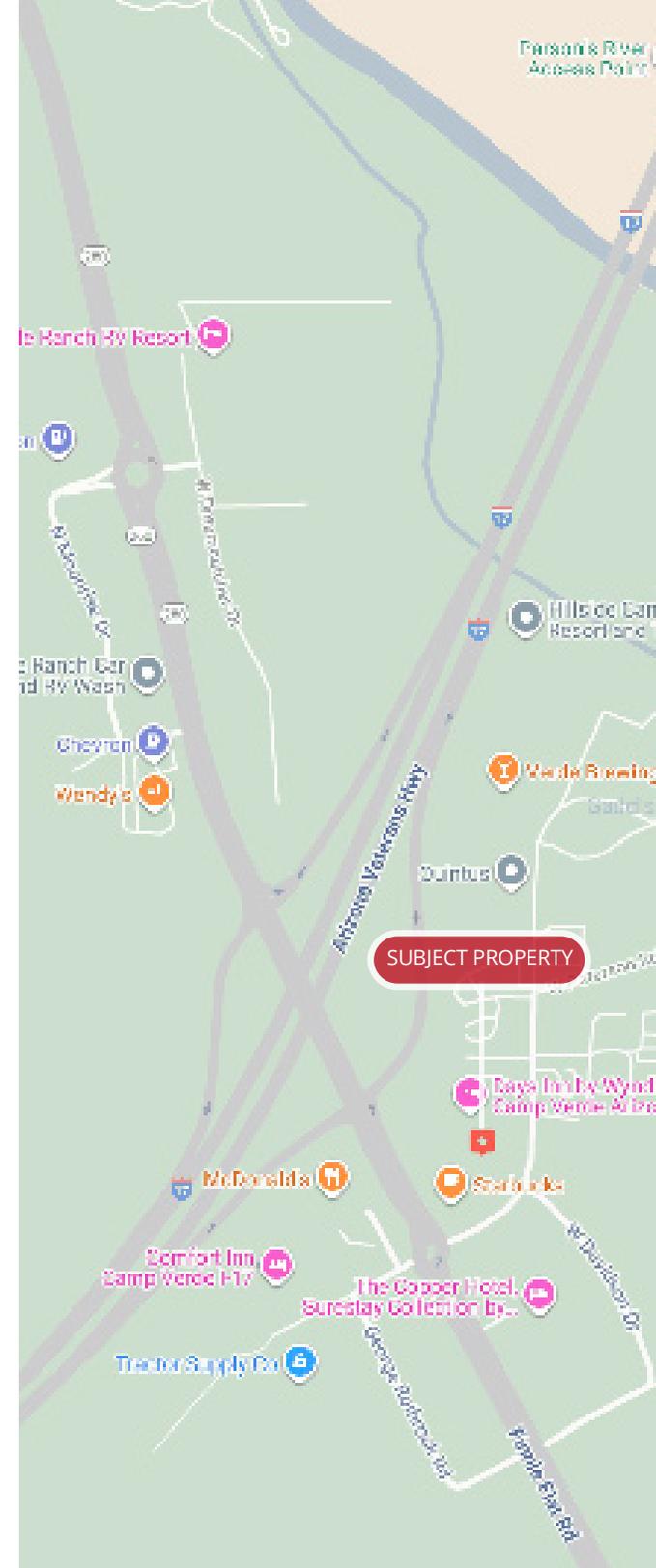
## About Camp Verde, Arizona

Camp Verde is a town in Yavapai County, Arizona. The residents of Camp Verde consider themselves lucky to live in the lush Verde River Valley. Their winding waterway creates a habitat for bald eagles, hawks, blue heron, beavers, and otters. Surrounded by the Bradshaw Mountains and Prescott National Forest, there's spectacular scenery in every direction.

Getting outdoors in such a beautiful area is a must—try horseback riding, off-roading, jeep tours, hiking, camping, canoeing, kayaking, and fishing.

The explorations don't end there. Camp Verde also holds incredible cultural attractions. Montezuma Castle National Monument—a historic five-story American Indian dwelling in a limestone cliff—is located in town, and Fort Verde State Historic Park is in Camp Verde's historic downtown.

<https://www.visitarizona.com/places/cities/camp-verde>



# Denny's Lease Abstract

**Tenant:** Denny's - QK Holdings, LLC



<b>Lease Commencement:</b>	August 9, 2013
<b>Lease Termination:</b>	August 8, 2033
<b>Original Term:</b>	Twenty (20) Years
<b>Term Left on Lease:</b>	Eight (8) Years
<b>Current Net Operating Income:</b>	\$102,047.00
<b>Options:</b>	Four (4), Five (5) Year Options to Renew
<b>Rent Schedule:</b>	Fixed as follows: 1 - 5 Years   \$7,208.00/month   \$84,336.00/year 6 - 10 Years   \$7,730.00/month   \$92,770.00/year 11 - 15 Years   \$8,503.88/month   \$102,047.00/year 16 - 20 Years   \$9,354.27/month   \$112,251.00/year Extention Terms: Two (2) Five (5) Year Options
<b>Lease Type:</b>	NNN
<b>Landlord Expense:</b>	None
<b>Guarantor:</b>	QK Holdings, LLC

QK Holdings, LLC, founded in 1993 by Robbie Qualls and Doug Koch in Holbrook, Arizona, grew into the largest Denny's franchisee in the U.S., at its peak operating nearly 95 restaurants across multiple states plus several Del Taco units. Backed by a \$43M leveraged recapitalization in 2013 with Cave Creek Capital, Seacoast Capital, and Stewart Capital, the company professionalized its operations, added units, and boosted revenue by ~30% and EBITDA by ~50%. In 2019, QK sold 94 Denny's locations to WKS Restaurant Group, effectively exiting the system and completing its investor-backed growth cycle.

<https://www.cavecreekcapital.com/current-investments/qk-holdings-llc/>



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Avison Young



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