



## OFFERING MEMORANDUM

# Salad And Go | Absolute NNN Investment

10071 E Old Vail Rd Tucson, AZ 85747

BRAND NEW CONSTRUCTION

**\$1,695,000 5.52% CAP**

- Limited local competition
- High traffic area along regional corridor
- Rapidly growing community
- 20-year lease
- 10% increases every 5 years



For more information, please contact:

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Aerial



Houghton Rd 20,939 VPD (2023)

Old Vail Rd 9,605 VPD (2023)





**Executive Summary**

**FINANCIAL SUMMARY**

PRICE	\$1,695,000
CAP RATE	5.52%
NET CASH FLOW	\$93,650.00
BUILDING SIZE	1,000 SF
YEAR BUILT	2024

**LEASE SUMMARY**

LEASE TYPE	Triple Net
TENANT	And Go Concepts, LLC
GUARANTOR	Corporate
LEASE TERM	20 Years
LEASE COMMENCEMENT DATE	June 1, 2024
LEASE EXPIRATION DATE	May 31, 2044
RENTAL INCREASES	10% Every 5 Years
RENEWAL OPTIONS	4, 5 Year Options





## Tenant Profile

<b>Company Type</b>	Private
<b>Revenue</b>	\$206 Million (2023)
<b>Store Count</b>	155 (US as of July 2024)
<b>Employees</b>	Est. 2,700
<b>Website</b>	saladandgo.com
<b>Headquartered</b>	Phoenix, AZ
<b>Founded</b>	2013

- The first Salad and Go location opened in Gilbert, Arizona in 2013.
- Salad and Go offers fresh, made-to-order salads, wraps, soups, and organic drinks at affordable prices through a convenient drive-thru format.
- In addition to their in-house crafted recipes, Salad and Go emphasizes using high-quality ingredients, including responsibly sourced proteins and organic produce, offering a healthy alternative to traditional fast food.
- Salad and Go has earned a strong reputation for delivering fresh, nutritious meals quickly and at a price point significantly lower than competitors in the healthy fast-casual space.
- Ranked as a growing leader in the health-conscious, fast-casual restaurant segment.
- Salad and Go is rapidly expanding with locations across multiple states, aiming to provide healthy, convenient meals to busy communities.





## Property Description



## Investment Highlights

- Brand new 20-year absolute triple-net (NNN) corporate ground lease
- 10 percent rental increases every five years
- 35,586 residents within a 10-minute drive time
- Rapidly growing trade area with households and population projected to increase 2% annually
- Average household income exceeds \$135,000 within a three-mile radius
- Surrounded by new development and major national retailers, including Walmart, The Home Depot, Ross, Petco, McDonald's, Dutch Bros, and More

DEMOGRAPHICS	1 Mile	2 Mile	3 Mile	10 Min Drive Time
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Population				
2029 Projection	4,442	16,529	21,513	35,586
2024 Estimate	4,419	15,458	19,699	39,357
Growth 2024-2029	0.1%	1.4%	1.8%	3,771 (2.1%)

Households				
2029 Projection	1,557	5,700	7,335	13,679
2024 Estimate	1,534	5,269	6,652	12,286

Income				
2029 Projection	\$173,674	\$143,101	\$138,886	\$136,538
2024 Estimate	\$166,388	\$139,215	\$135,400	\$132,140







Aerial







Location Overview

Vail, Arizona, located southeast of Tucson, is a growing suburban area known for its proximity to both the Davis-Monthan Air Force Base and Raytheon Missile Systems, which employ a significant number of military and civilian personnel. The Tucson MSA population is approximately 1 million. The population within 10 miles of the site at 10071 E Old Vail Road is approximately ±45,000 people, with approximately ±25,000 people within 5 miles of the site.



Demographics	5 Mile Radius
Est. Population 2024	47,671
Avg Household Income	\$137,455

Source: Regis Online, <https://regis.sitesusa.com/>

**THE UNIVERSITY OF ARIZONA**  
**TECH PARKS ARIZONA**  
 ±6,500 Employees  
 Raytheon IBM citi

**Rita Ranch**  
 ±4,900 Homes

**Desert Sky Middle School**  
 ±764 Students

**Desert Willow**  
 ±353 Homes

**Desert Willow Elementary**  
 ±712 Students

**fray's**  
 Carl's Jr. BRUEGGERS  
 Great Clips Bank of America PIZZA HUT

**Empire Heights**  
 ±241 Homes

**Faribault Foods**  
 Distribution Center

**SALAD AND GO**

**NORTHWEST PRIMARY & SPECIALTY CARE**  
 verizon eegee's DUNKIN' DONUTS AutoZone

**BIG O TIRES**  
 Dutch Bros Arby's TACO BELL Freddy's

**Empire High School**  
 ±876 Students

**Hampton Inn**  
 Burger King Pilot

**TARGET**  
 Distribution Center

**Walmart**  
 Supercentre

**TJ-maxx petco**

**Papa Murphy's DISCOUNT TIRE**

**Denny's**  
 crumbl cookies

