



MCDONALD'S GROUND LEASE | ZERO LANDLORD RESPONSIBILITIES

Hard Corner Location | Adjacent to   Anchored Shopping Center



(REPRESENTATIVE PHOTO)



8036 N 55TH AVE | GLENDALE, AZ 85302

Exclusively Listed By



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[STOCK PHOTO]

Property Details

ADDRESS: 8036 N. 55th Ave. Glendale, AZ 85302

LOT SIZE: ±1.48 AC

SIZE: ±3,843 SF

LEASE TYPE: Ground Lease

THE OFFERING

\$3,333,000

PRICE

3.75%

CAP RATE

\$125,000

NOI



[REPRESENTATIVE PHOTO]

Investment Highlights

- ⇒ **MCDONALD'S** | Ground Lease | Zero Landlord Responsibilities
- ⇒ **NEW 20 YEAR LEASE** | Corporate Guarantee | 2025 Construction
- ⇒ **10% RENT BUMPS EVERY 5 YEARS** | 8, 5 Year Options
- ⇒ **#1 RANKED QSR BRAND** | [Source QSR Magazine](#)

LOCATION HIGHLIGHTS



Positioned on a hard corner at the highly-trafficked, signalized intersection of Northern Ave and 55th Ave, seeing ±36,000 VPD.



Located in a densely-populated area with ±500,000 residents within a 5-mile radius.



Adjacent to a Walmart- and Lowe's-anchored shopping center that hosts nearly 3 million visitors annually.

LEASE SUMMARY

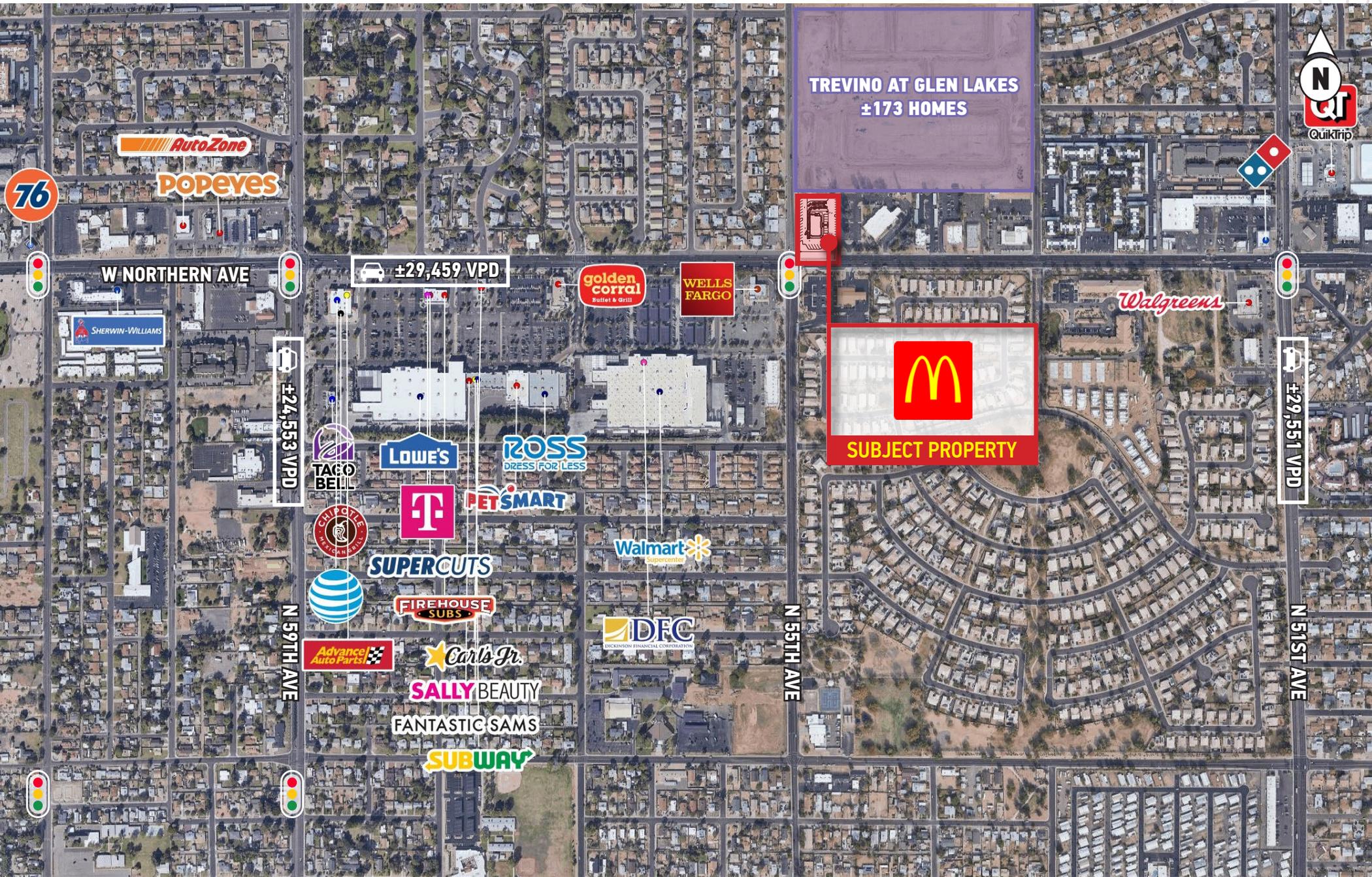


TENANT:	McDonald's USA, LLC	PROPERTY TAXES:	Tenant
GUARANTOR:	Corporate	INSURANCE:	Tenant
LEASE TYPE:	Ground Lease	UTILITIES:	Tenant
LEASE TERM:	20 Years	HVAC:	Tenant
EXTENSION OPTIONS:	Eight (8), Five (5) Year Options	PARKING LOT:	Tenant
NOI:	\$125,000	ROOF & STRUCTURE:	Tenant

Rent Roll

YEARS:	MONTHLY RENT:	ANNUAL RENT:	INCREASE:
1 - 5	\$10,416.67	\$125,000.04	-
6 - 10	\$11,458.34	\$137,500.08	10%
11 - 15	\$12,604.17	\$151,250.04	10%
16 - 20	\$13,864.59	\$166,375.08	10%
OPTION PERIOD 1: 21 - 25	\$15,251.05	\$183,012.60	10%
OPTION PERIOD 2: 26 - 30	\$16,776.15	\$201,313.80	10%
OPTION PERIOD 3: 31 - 35	\$18,453.77	\$221,445.24	10%
OPTION PERIOD 4: 36 - 40	\$20,299.14	\$243,589.68	10%
OPTION PERIOD 5: 41 - 45	\$22,329.06	\$267,948.72	10%
OPTION PERIOD 6: 46 - 50	\$24,561.96	\$294,743.52	10%
OPTION PERIOD 7: 51 - 55	\$27,018.16	\$324,217.92	10%
OPTION PERIOD 8: 56 - 60	\$29,719.98	\$356,639.76	10%

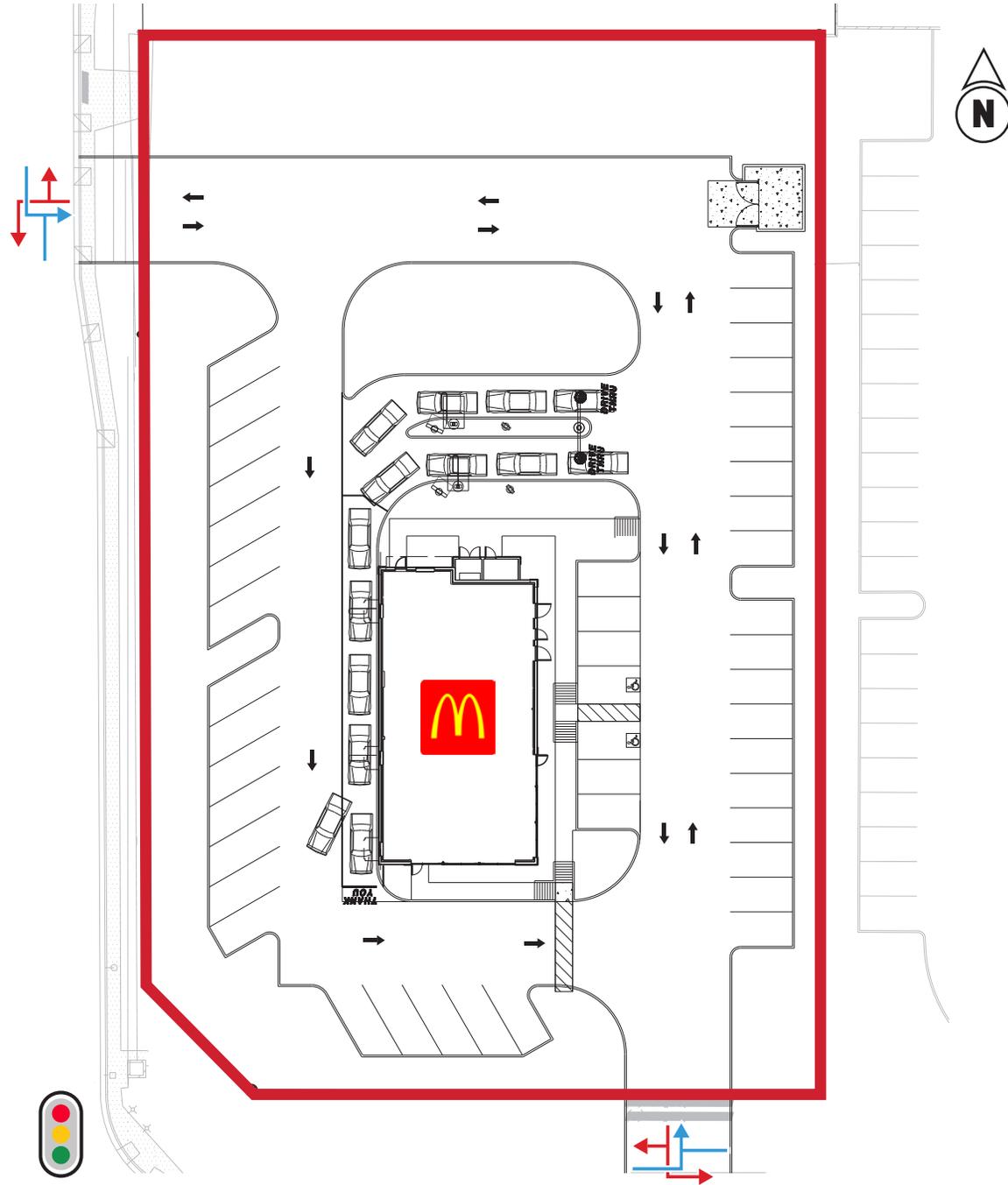
LOCATION AERIAL



TRADE AREA



SITE PLAN



TENANT PROFILE



McDonald's

Founded in 1955, McDonald's Corporation (NYSE: MCD) is the leading quick-service restaurant brand in the United States, serving millions of customers daily through more than 13,500 locations nationwide. Recognized for its iconic Golden Arches and consistent customer experience, McDonald's remains a dominant force in the fast-food industry with a menu that includes favorites such as the Big Mac®, Chicken McNuggets®, and World-Famous Fries. The brand continues to lead the U.S. quick-service restaurant (QSR) market through its focus on quality, convenience, and innovation—embracing advancements in drive-thru efficiency, mobile ordering, and digital loyalty programs to enhance the customer experience.

In the United States, McDonald's operates under a proven business model combining both company-operated and franchised restaurants, with roughly 95% of its U.S. locations owned and operated by independent franchisees. The corporate ground lease structure offers investors the strength and security of McDonald's Corporation as the direct tenant, providing stable, long-term income backed by one of the most creditworthy names in retail real estate. McDonald's holds an investment-grade credit rating of "A" from Standard & Poor's and "A2" from Moody's, reflecting its exceptional financial stability and low default risk.

McDonald's U.S. operations continue to outperform the broader restaurant sector, driven by consistent same-store sales growth and strong brand loyalty. In 2024, U.S. systemwide sales exceeded \$55 billion, reaffirming McDonald's position as the nation's top-performing QSR brand. The company's long history of real estate ownership, strategic site selection, and commitment to operational excellence make McDonald's one of the most desirable and dependable tenants in the net lease market.



AVERAGE UNIT VOLUME
\$3.96 M+



LOCATIONS
± 13,500

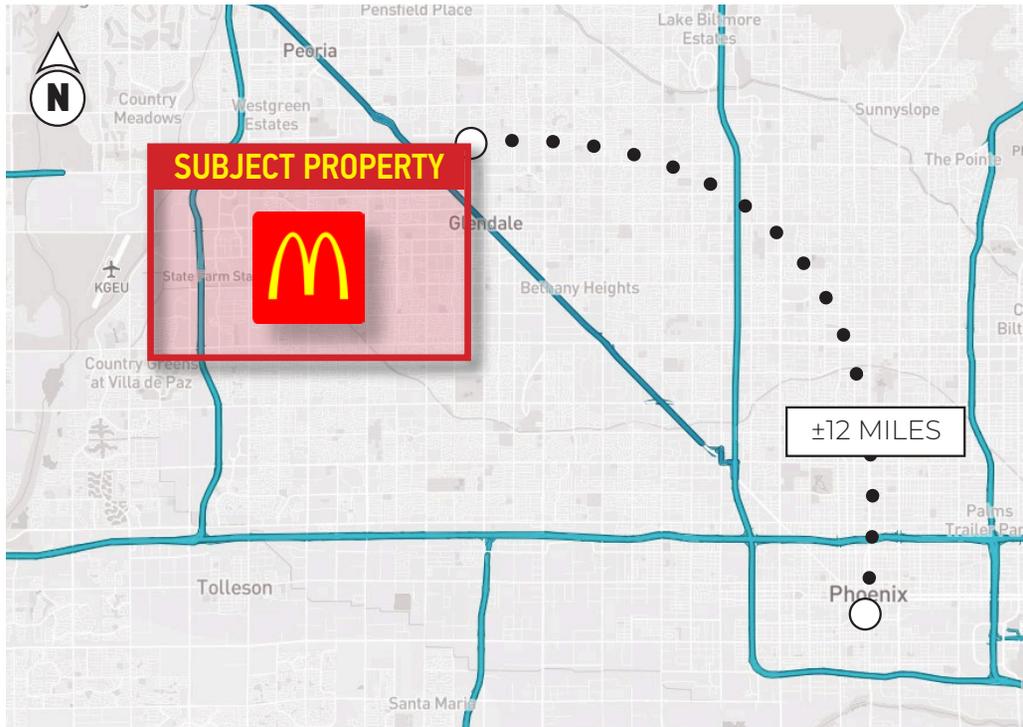


WEBSITE
www.mcdonalds.com

LOCATION OVERVIEW



Glendale, AZ



Glendale, Arizona is a dynamic and rapidly growing city located just nine miles northwest of downtown Phoenix, serving as a key economic and cultural hub within the West Valley. Home to over 250,000 residents, Glendale is the fifth-largest city in Arizona and continues to see strong population and commercial growth supported by its strategic position along the Loop 101 freeway. This connectivity provides excellent access to major employment corridors, retail destinations, and entertainment venues throughout the greater Phoenix area. The city's development momentum is further fueled by significant infrastructure investment and continued expansion of housing and business opportunities across the region.

A premier destination for sports, entertainment, and tourism, Glendale hosts State Farm Stadium (home of the Arizona Cardinals), the Gila River Arena, and the Westgate Entertainment District, a major retail and dining hub that attracts millions of annual visitors. The area also benefits from growing employment bases in logistics, advanced manufacturing, and technology along the Loop 303 corridor and Northern Parkway. Supported by strong household incomes, an expanding residential base, and proximity to major employers such as Luke Air Force Base, Banner Health, and Honeywell, Glendale offers an ideal environment for national retailers and quick-service restaurants like McDonald's. Its blend of established neighborhoods and emerging master-planned communities creates long-term stability and continued retail demand within this high-growth market.





DEMOGRAPHICS

POPULATION 2025



1-Mile Radius: 16,876
3-Mile Radius: 198,394
5-Mile Radius: 543,129

AVERAGE HOUSEHOLD INCOME 2025



1-Mile Radius: \$65,162
3-Mile Radius: \$80,509
5-Mile Radius: \$85,867

DAYTIME EMPLOYEES



1-Mile Radius: 6,176
3-Mile Radius: 35,093
5-Mile Radius: 119,702





15

YEARS

24

STATES

758+

LEASE DEALS

304+

PROJECTS

\$1.43B+

TOTAL VALUE



(REPRESENTATIVE PHOTO)

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