

SURMOUNT



419 W. Speedway Blvd
Tucson, AZ 85705

Offering Memorandum
Exclusive Net-Lease Offering

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release NNN Properties (dba) SURMOUNT and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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*In addition to all other advisements, notices, and disclaimers set forth in this Marketing Brochure, NNN Properties (dba) SURMOUNT further advises all prospective purchasers that certain NNN Properties (dba) SURMOUNT related or affiliated parties, including NNN Properties LLC, and/or its independent contractor salespeople, brokers of record, partners, trustees, beneficiaries, shareholders, members, managers, directors, officers, employees, or agents, along with their respective heirs, successors, personal representatives and/or assigns (collectively, the "NNN Properties (dba) SURMOUNT Related Parties") may be acting as principals for the Seller or own a direct or indirect beneficial interest in the Property or in its ownership. By accepting this Marketing Brochure, any prospective purchaser shall thereby waive any claim they may have based on a conflict of interest given the NNN Properties (dba) SURMOUNT Related Parties' role as both agent for the Seller and as the Seller (or as a principal of the Seller).



Desert Drifter
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Offering Memorandum

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Desert Drifter
Investment Overview

LIST PRICE

\$2,050,000

CAP RATE

5.85%

NET OPERATING INCOME

\$120,000



Street	419 W. Speedway Blvd
City, State Zip	Tucson, AZ 85705
Type of Ownership	Fee Simple
Property Type	Retail
Property Subtype	Restaurant - Quick Service
Year Built	2025

Estimated Building SF	800	Lease Expiration	10/2/2040
Estimated Lot Size	0.42	Lease Term Remaining	15.0
Credit Type	Personal	Lease Type	Triple Net (NNN)
Guarantor	Personal	Landlord Responsibilities	None
Original Lease Term	15	Rental Increases	10.00% Every 5 Years
Rent Commencement	10/3/2025	Renewal Options	2, 5-Year Options



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Rent Schedule

Lease Year	Annual Rent	Monthly Rent	Increases	Effective Cap Rate
Current - 9/30/2026	\$120,000	\$10,000	-	5.85%
10/1/2026 - 9/30/2027	\$120,000	\$10,000	-	5.85%
10/1/2027 - 9/30/2028	\$120,000	\$10,000	-	5.85%
10/1/2028 - 9/30/2029	\$120,000	\$10,000	-	5.85%
10/1/2029 - 9/30/2030	\$120,000	\$10,000	-	5.85%
10/1/2030 - 9/30/2031	\$132,000	\$11,000	10%	6.44%
10/1/2031 - 9/30/2032	\$132,000	\$11,000	-	6.44%
10/1/2032 - 9/30/2033	\$132,000	\$11,000	-	6.44%
10/1/2033 - 9/30/2034	\$132,000	\$11,000	-	6.44%
10/1/2034 - 9/30/2035	\$132,000	\$11,000	-	6.44%
10/1/2035 - 9/30/2036	\$145,200	\$12,100	10%	7.08%
10/1/2036 - 9/30/2037	\$145,200	\$12,100	-	7.08%
10/1/2037 - 9/30/2038	\$145,200	\$12,100	-	7.08%
10/1/2038 - 9/30/2039	\$145,200	\$12,100	-	7.08%
10/1/2039 - 10/2/2040	\$145,200	\$12,100	-	7.08%
Option 1 - 10/3/2040 - 10/2/2045	\$159,720	\$13,310	10%	7.79%
Option 2 - 10/3/2045 - 10/2/2050	\$175,692	\$14,641	10%	8.57%



Desert Drifter Investment Highlights

Investment Summary

Surmount is pleased to present the exclusive listing for a Desert Drifter located at 419 W. Speedway Blvd, Tucson, AZ 85705. The site consists of roughly 800 rentable square feet of building space on an estimated 0.42-acre parcel of land. This Desert Drifter is subject to a 15-year Triple Net (NNN) lease, which commenced 10/3/2025. The current annual rent is \$120,000 and has scheduled increases of 10.00% every 5 years.

Brand New 15-Year NNN Lease with Increases

The property is secured by a brand new 15-year Triple Net (NNN) lease with no landlord responsibilities, offering investors stable, long-term cash flow. The lease structure includes 10% rental increases every five years, providing built-in income growth and a strong hedge against inflation throughout the lease term.

New Construction Drive Thru Asset

This investment is secured by a brand new constructed drive thru property on one of the busiest streets in Tucson and near the University of Arizona.

High-Traffic Speedway Blvd Exposure and Proximity to Interstate 10

Located directly on W Speedway Boulevard, the property benefits from an average daily traffic count of approximately 47,000 vehicles, ensuring strong visibility and accessibility. Interstate 10, with 158,000 vehicles per day, is located just minutes away, further enhancing accessibility for both local residents and regional visitors.

Dense Population Base

The surrounding area features a population of 113,081 within a three-mile radius, supported by over 50,159 households, providing a strong customer base for the tenant.

Experience Coffee Operator

Key Coffee LLC principals have a long standing history in expanding coffee brands in Arizona and the Pacific Northwest. Their background in site selection, staffing and development aids in their strategy to grow throughout Southern Arizona and beyond.

Passive Real Estate Investment with a High Net Worth Personal Guaranty

Desert Drifter is an investment property for local and out of state investors, providing passive cash flow, depreciation benefits and is secured by a high net worth personal guaranty providing long term security and future credit enhancement as new store opens continue in the coming months and years. Please contact listing agents for further details.

Strategic Tucson Location Near The University of Arizona

Desert Drifter benefits from a high-profile position along Speedway Boulevard, one of Tucson's busiest thoroughfares, only 1-mile from The University of Arizona and located on the going to school/work side of the street.

Surrounded by Major Employers, Government, and Retail

Located near Downtown Tucson, the property is positioned close to significant employment and demand drivers such as The University of Arizona, Tucson Arena, Arizona Supreme Court, and major employers like Caterpillar and Raytheon.



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Desert Drifter Concept Overview



About the Company

Over 15 years in coffee. This time, we built it for you. Founded by a pair of high school sweethearts that shared a love for coffee, community and a good time. We got our start in Portland, opening 13 coffee shops across the Northwest and Tucson under a corporate franchise. Our mission is people before profits. We let go of the franchise life to create something with heart. Desert Drifter isn't about rules or templates. Drinks made with local ingredients, real fruit, and a commitment to you! We built the shop we always wished existed. Coffee you crave, smoothies that nourish, community you'll love. See you soon, we can't wait to meet you! desertdriftercoffee.com

About the Tenant

Edward Yunkherr a former franchisee and President of Operational Services with a nationally recognized coffee company has a vision and goal to become the best local coffee shop in the United States, based and rooted in the City of Tucson as well as the Pacific Northwest. Mr. Yunkherr's experience spending almost 10-years with in a corporate coffee operation starting as a barista and two short years later opening his first franchised store which quickly became the busiest location in the company leading corporates expansion into Arizona. Mr. Yunkherr operated from 2016 through 2023 as a top franchisee with 13 total units, 9 in the Pacific Northwest and 4 in Tucson before he was bought out by corporate and hired as President of Operational Services, aiding corporate in their Arizona expansion and technology advancements.



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Location Overview

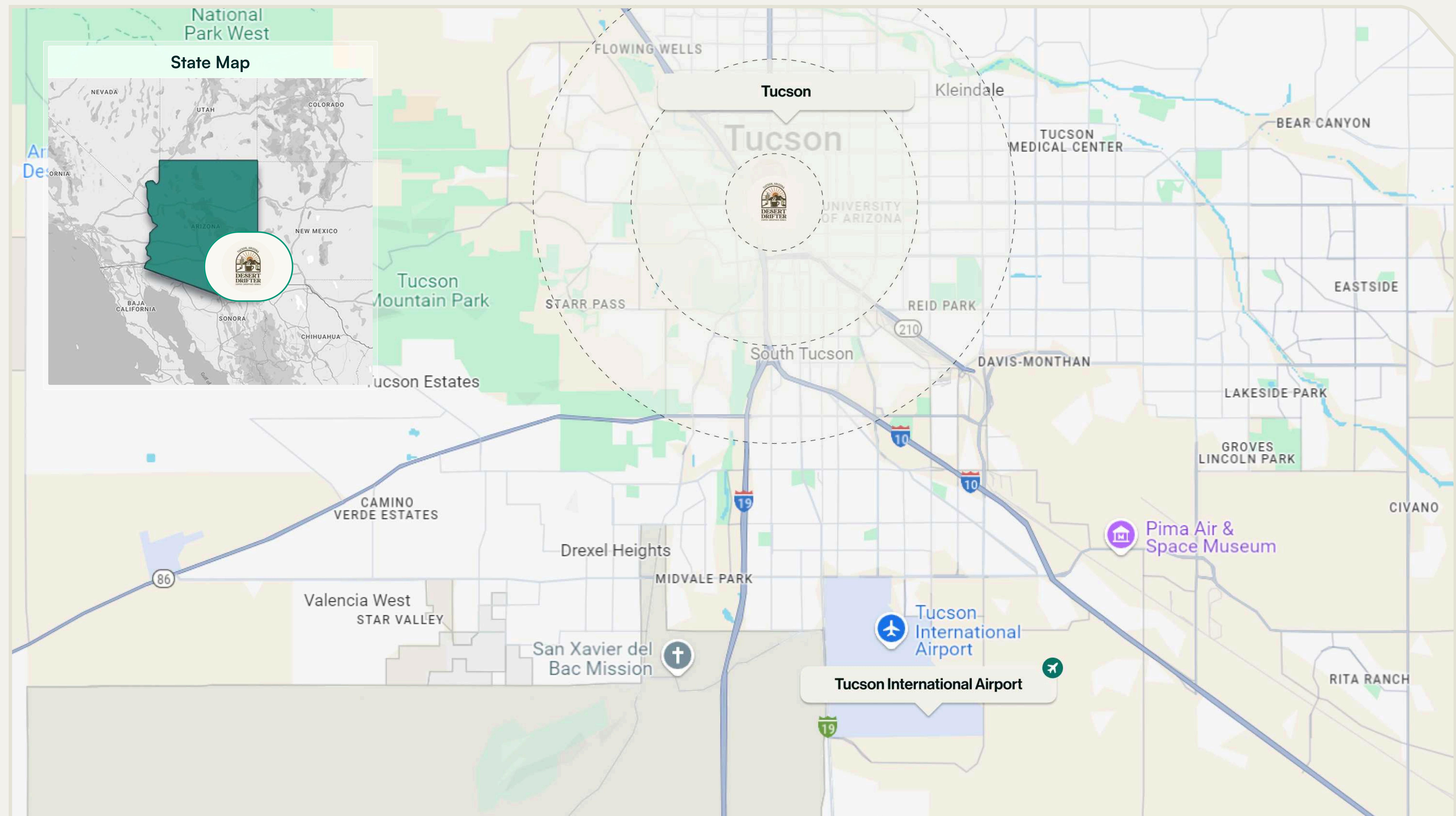
The subject investment property is a Desert Drifter located on W Speedway Boulevard, which experiences an average daily traffic count of approximately 47,000 vehicles. Additionally, N Main Avenue, just east of the property, sees an additional 18,000 vehicles daily. Situated in the heart of Tucson, the property is surrounded by more than 113,000 residents within a three-mile radius and over 256,000 individuals within five miles. The area's demographic strength is supported by an average household income within a three-mile radius exceeding \$56,000.

This Desert Drifter is strategically positioned near Interstate 10, providing regional connectivity and exposure to over 158,000 vehicles per day. The property sits within proximity to major employers, government buildings, and higher education, including The University of Arizona, Tucson Arena, Caterpillar, Pima County Government Center, and the Supreme Court of Arizona.

	1 Mile	3 Miles	5 Miles
Population Trends			
2020 Population	11,909	110,435	251,527
2024 Population	12,126	113,081	256,197
2029 Population	12,578	117,401	265,745
Growth '20 - '24	0.50%	0.60%	0.50%
Growth '24 - '29	0.70%	0.80%	0.70%
Household Trends			
2020 Households	5,790	48,846	111,079
2024 Households	5,860	50,159	113,137
2029 Households	6,075	52,134	117,419
Growth '20 - '24	0.50%	0.60%	0.40%
Growth '24 - '29	0.70%	0.80%	0.80%
Household Income			
Avg HH Income	\$53,108	\$56,175	\$61,105
Median HH Income	\$38,024	\$38,024	\$41,816







Desert Drifter Market Overview

Tucson is a city with a deeply rooted history, a diverse and steadily growing population, a dynamic economy, and a unique blend of culture and natural splendor that set it apart in the American Southwest. The city's historical significance is tangible through well-preserved landmarks like the San Xavier del Bac Mission, a stunning Spanish mission dating back to the late 18th century. As of the 2020 US census, Tucson's population had reached approximately 550,000 residents, creating a vibrant and diverse community where Hispanic and Native American heritage hold a prominent place.

Tucson's economy reflects its adaptability and strengths in sectors like technology, education, healthcare, and aerospace and defense. The city has steadily grown into a burgeoning technology hub, attracting startups and research institutions that contribute to innovation and economic expansion. Educational institutions like the University of Arizona and Pima Community College play pivotal roles in the local economy, fostering research opportunities and providing a well-educated workforce. Tucson is home to major healthcare institutions, with Banner - University Medical Center Tucson being a significant contributor to the local economy. The aerospace and defense industry also play a vital role, with notable employers such as Raytheon Technologies, which maintains a substantial presence in the region.

Tucson's designation as a UNESCO City of Gastronomy underscores its unique culinary heritage, which beautifully fuses Native American, Mexican, and European influences. The city's natural surroundings, including the captivating Saguaro National Park and the rugged Santa Catalina Mountains, make it a haven for outdoor enthusiasts, hikers, and nature lovers.



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#1 Net-Lease Advisory Firm

Over \$38 billion of transaction volume, specializing in single-tenant, net lease investment services. We know net lease better than anyone.

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