



FOR SALE: STNL INVESTMENT



Native Grill & Wings

1559 S. GILBERT ROAD, MESA, AZ 85204



DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY DETAILS & HIGHLIGHTS

PROPERTY TYPE	Restaurant
SALE PRICE:	\$1,947,500
PRICE/SF:	±\$299.34
LEASE TYPE:	Net Lease
CAP RATE/IN PLACE:	6.00%
INCREASES:	2.5% Annually
APN	140-61-170
BUILDING SIZE	6,506 SF *6,355 SF Per Lease
ORIGINAL LEASE TERM:	December/2020
OPTIONS:	Two (2), Five (5) Year Options
LOT SIZE	0.96 Acres
YEAR BUILT/RENOVATED	1988/2020

SVN Desert Commercial Advisors is pleased to present a NNN leased investment opportunity in Central Mesa, AZ. This 6,506 SF building, zoned LC, is situated in the heart of the East Valley. This is Native Grill & Wings is the second oldest franchise operator in Arizona. The franchise itself, has nearly 20 Arizona locations. This offering includes a NNN lease with multiple guarantors, providing peace of mind for investors. Strategically positioned north of the US-60 Interchange on Gilbert Road, this property benefits from strong east valley demographics and high traffic volume of nearly 45,000 VPD. With an original 5-year lease and two 5-year renewal options, this investment promises stability and growth in a densely populated area.



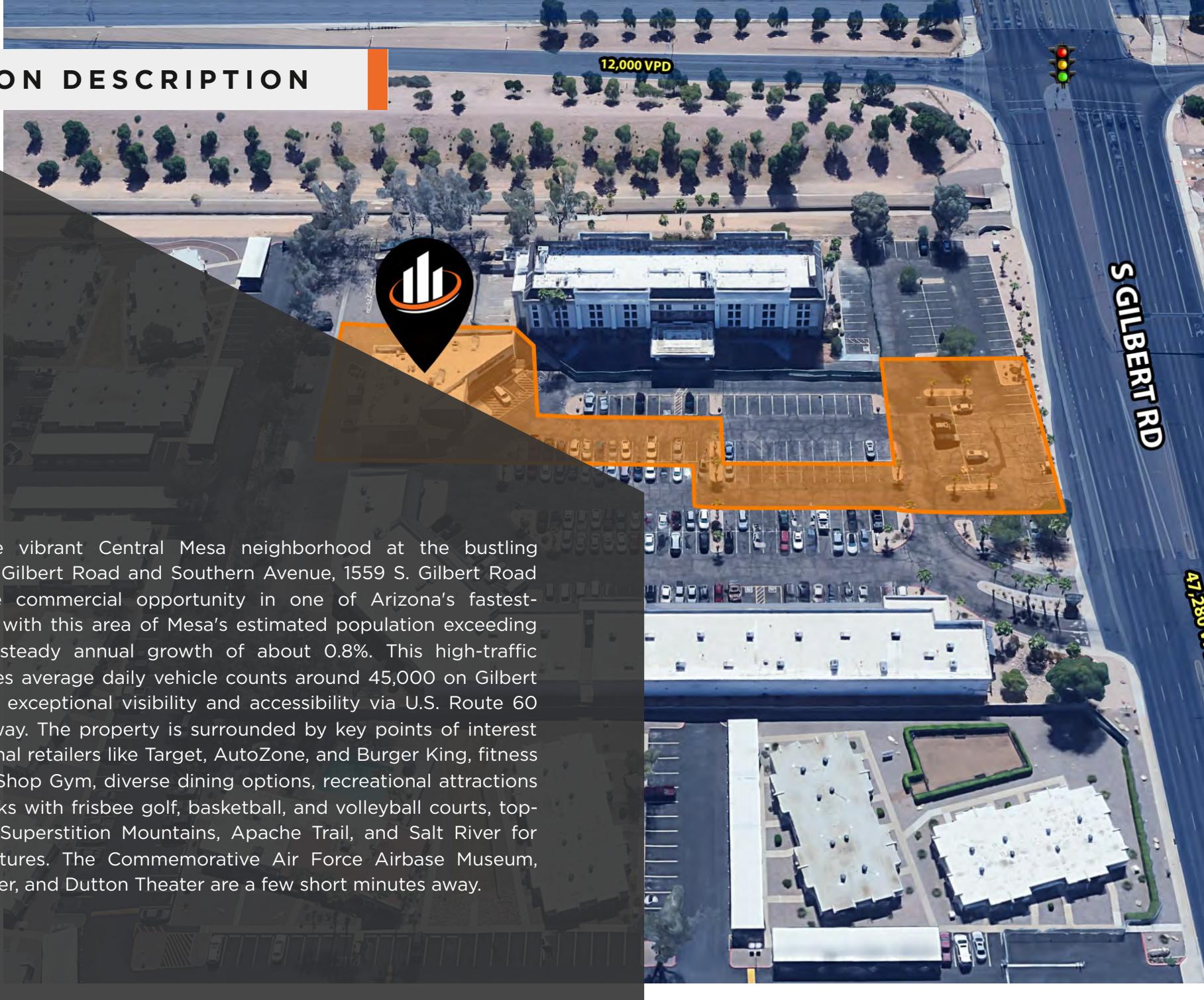
- Popular Restaurant Franchise with Local Roots
- Nearly 20 Arizona Locations
- ±6,506 SF of Building per County: 6,355 SF per Lease Agreement
- NNN Lease - Roof + Structure LL Responsibility
- Multiple Guarantors - Franchisee Guaranty and Corporate Guaranty
- Original 5 year Lease w/ Two 5 Year Renewal Options (Option 1 Formally Exercised)
- 2.5% Annual Rental Increases
- Strategically Located North of the US-60 Interchange on Gilbert Road
- Strong East Valley Demographics
- Densely Populated with Over 400,000 Residents in a 5-mile Radius
- Nearly 45,000 VPD Along Gilbert Road
- Over \$200k of Recent HVAC, Roof, and Restaurant Fixture Improvements

RENT SCHEDULE

RENT SCHEDULE						
TERM	LEASE DATE	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE	
Current Lease	Primary	12/1/2024-11/30/2025	\$9,500.00	\$114,000.00	2.50%	5.85%
Option 1 (Exercised)	Year 1	12/1/2025-11/30/2026	\$9,737.50	\$116,850.00	2.50%	6.00%
	Year 2	12/1/2026-11/30/2027	\$9,980.94	\$119,771.25	2.50%	6.15%
	Year 3	12/1/2027-11/30/2028	\$10,230.46	\$122,765.53	2.50%	6.30%
	Year 4	12/1/2028-11/30/2029	\$10,486.22	\$125,834.67	2.50%	6.46%
	Year 5	12/1/2029-11/30/2030	\$10,748.38	\$128,980.54	2.50%	6.62%
Option 2	Year 1	12/1/2030-11/30/2031	\$11,017.09	\$132,205.05	2.50%	6.79%
	Year 2	12/1/2031-11/30/2032	\$11,292.51	\$135,510.18	2.50%	6.96%
	Year 3	12/1/2032-11/30/2033	\$11,574.83	\$138,897.93	2.50%	7.13%
	Year 4	12/1/2033-11/30/2034	\$11,864.20	\$142,370.38	2.50%	7.31%
	Year 5	12/1/2034-11/30/2035	\$12,160.80	\$145,929.64	2.50%	7.49%

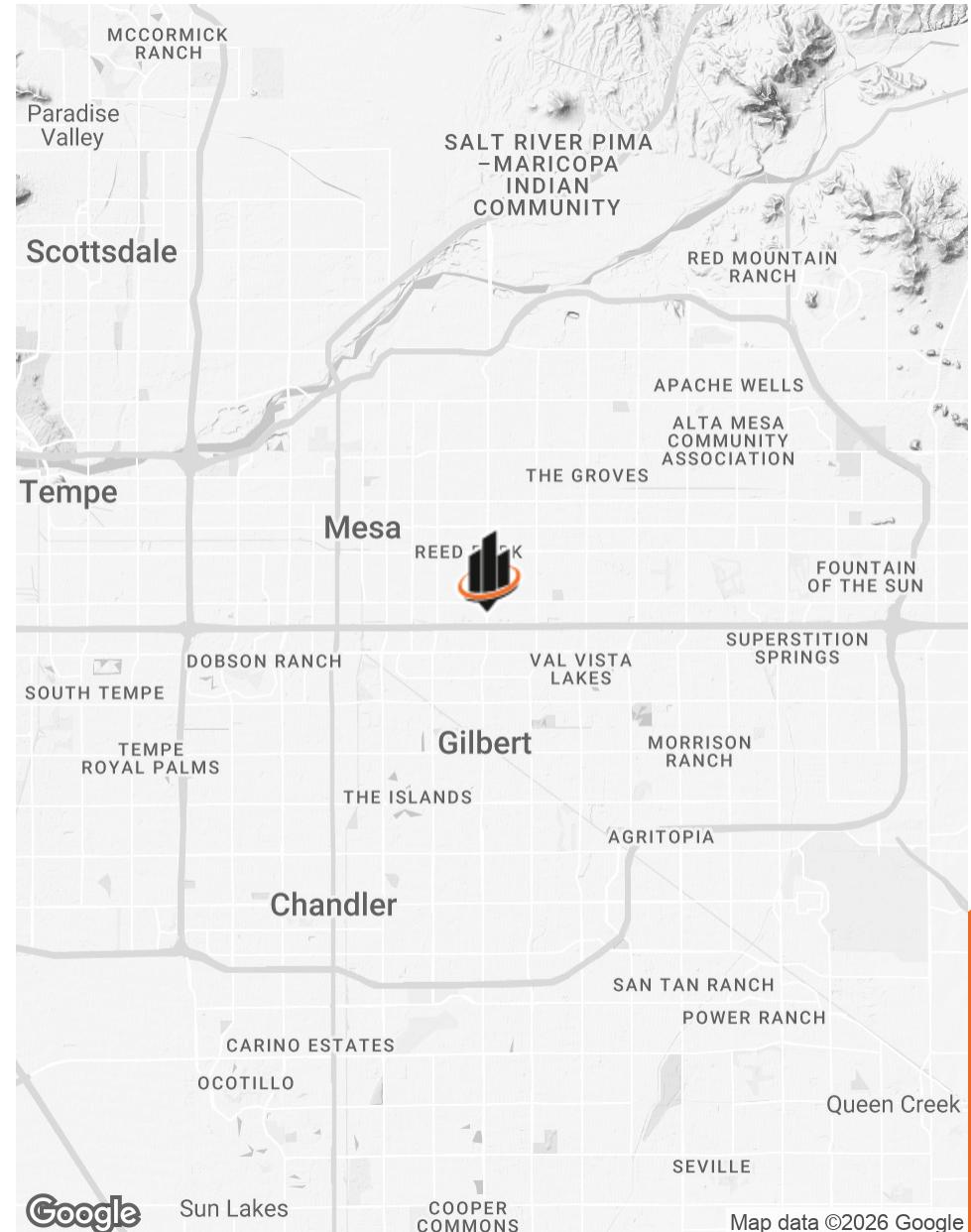
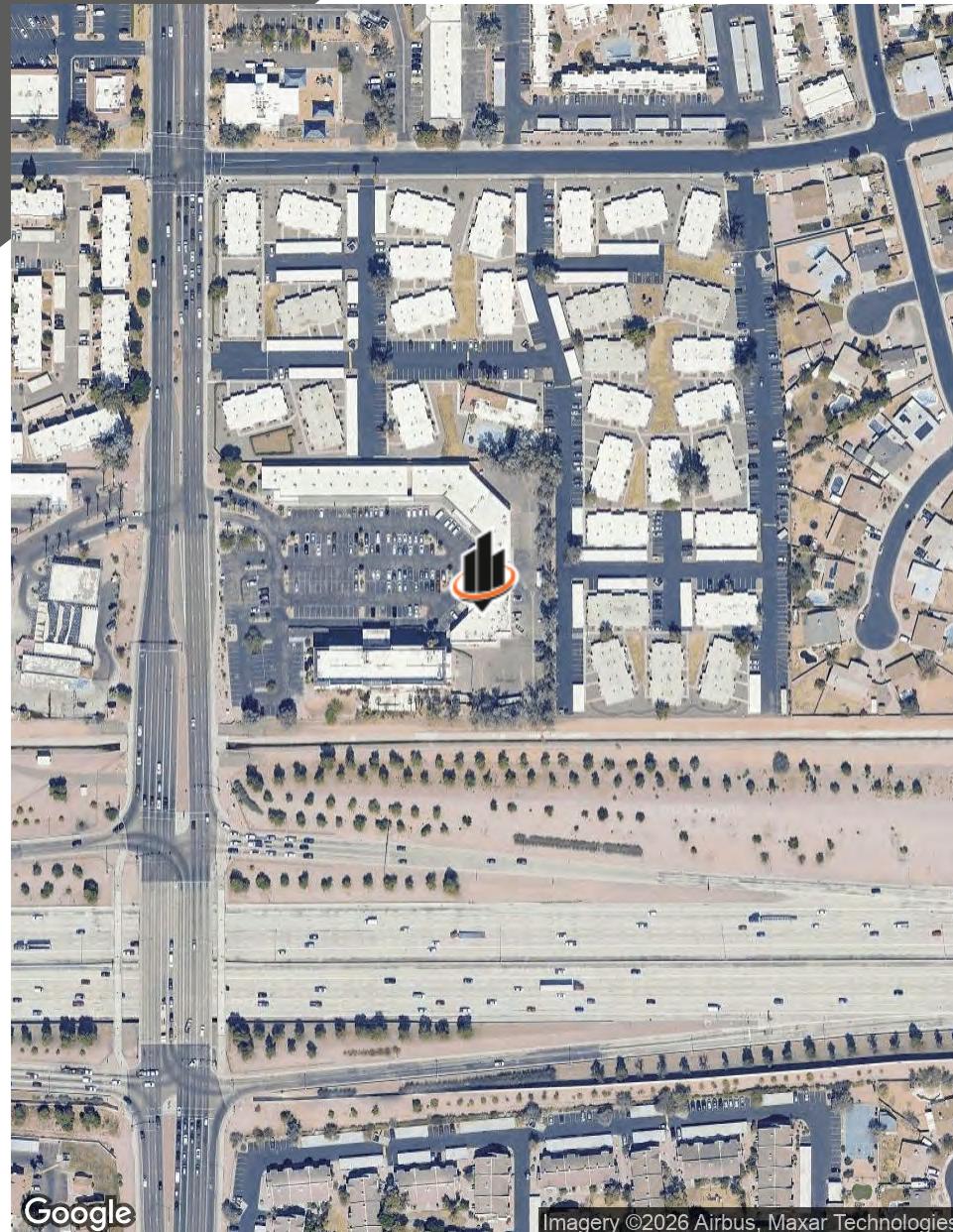


LOCATION DESCRIPTION



Nestled in the vibrant Central Mesa neighborhood at the bustling intersection of Gilbert Road and Southern Avenue, 1559 S. Gilbert Road offers a prime commercial opportunity in one of Arizona's fastest-growing cities, with this area of Mesa's estimated population exceeding 400,000 and steady annual growth of about 0.8%. This high-traffic corridor features average daily vehicle counts around 45,000 on Gilbert Road, ensuring exceptional visibility and accessibility via U.S. Route 60 just minutes away. The property is surrounded by key points of interest including national retailers like Target, AutoZone, and Burger King, fitness spots like The Shop Gym, diverse dining options, recreational attractions like nearby parks with frisbee golf, basketball, and volleyball courts, top-rated schools, Superstition Mountains, Apache Trail, and Salt River for outdoor adventures. The Commemorative Air Force Airbase Museum, Mesa Arts Center, and Dutton Theater are a few short minutes away.

LOCATION MAPS



RETAIL MAP





Offering Memorandum



Native Grill & Wings

1559 S. GILBERT ROAD, MESA, AZ 85204