



# FOR SALE: STNL INVESTMENT



## Native Grill & Wings

1559 S. GILBERT ROAD, MESA, AZ 85204



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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

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

	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%



## PROPERTY PHOTOS



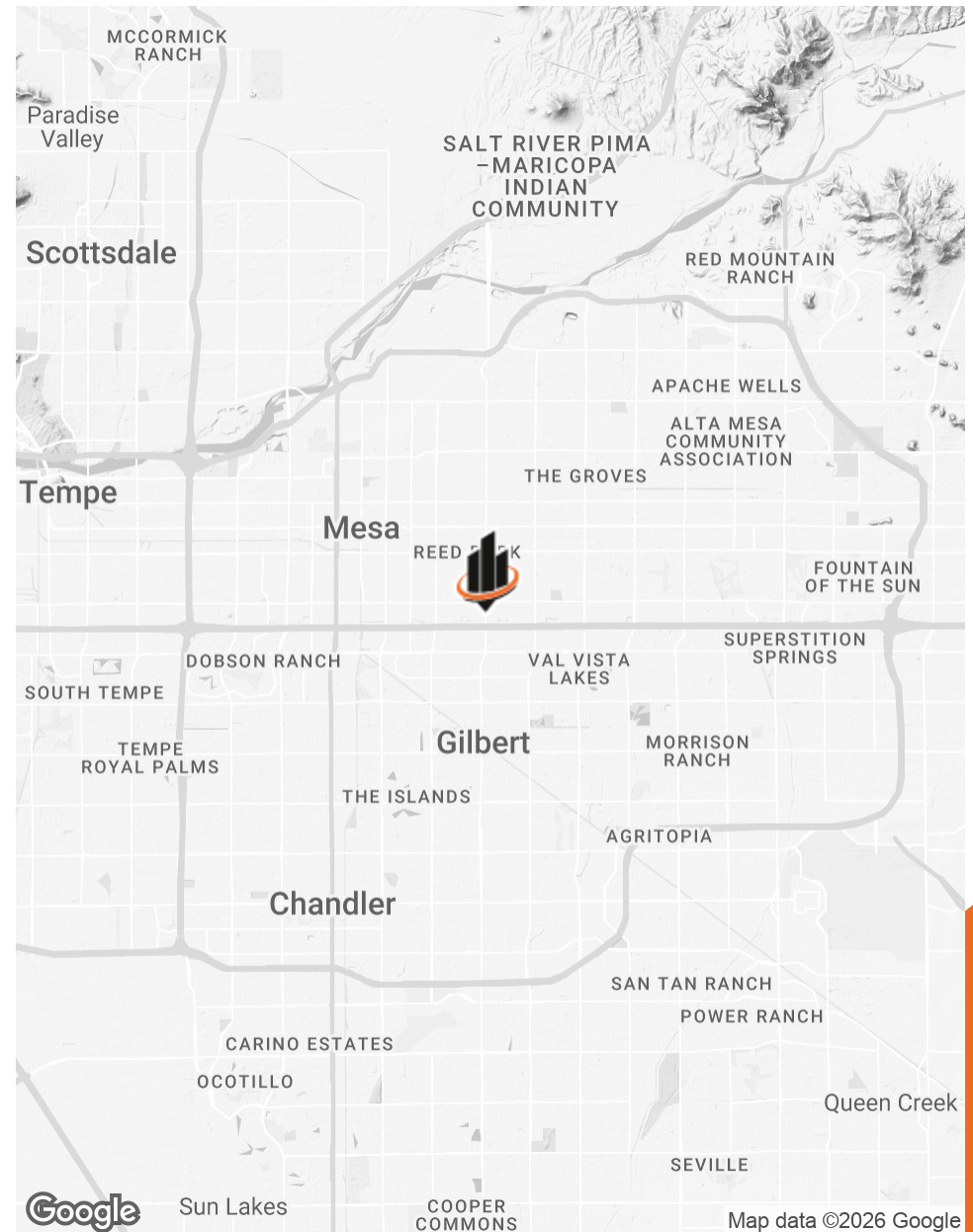
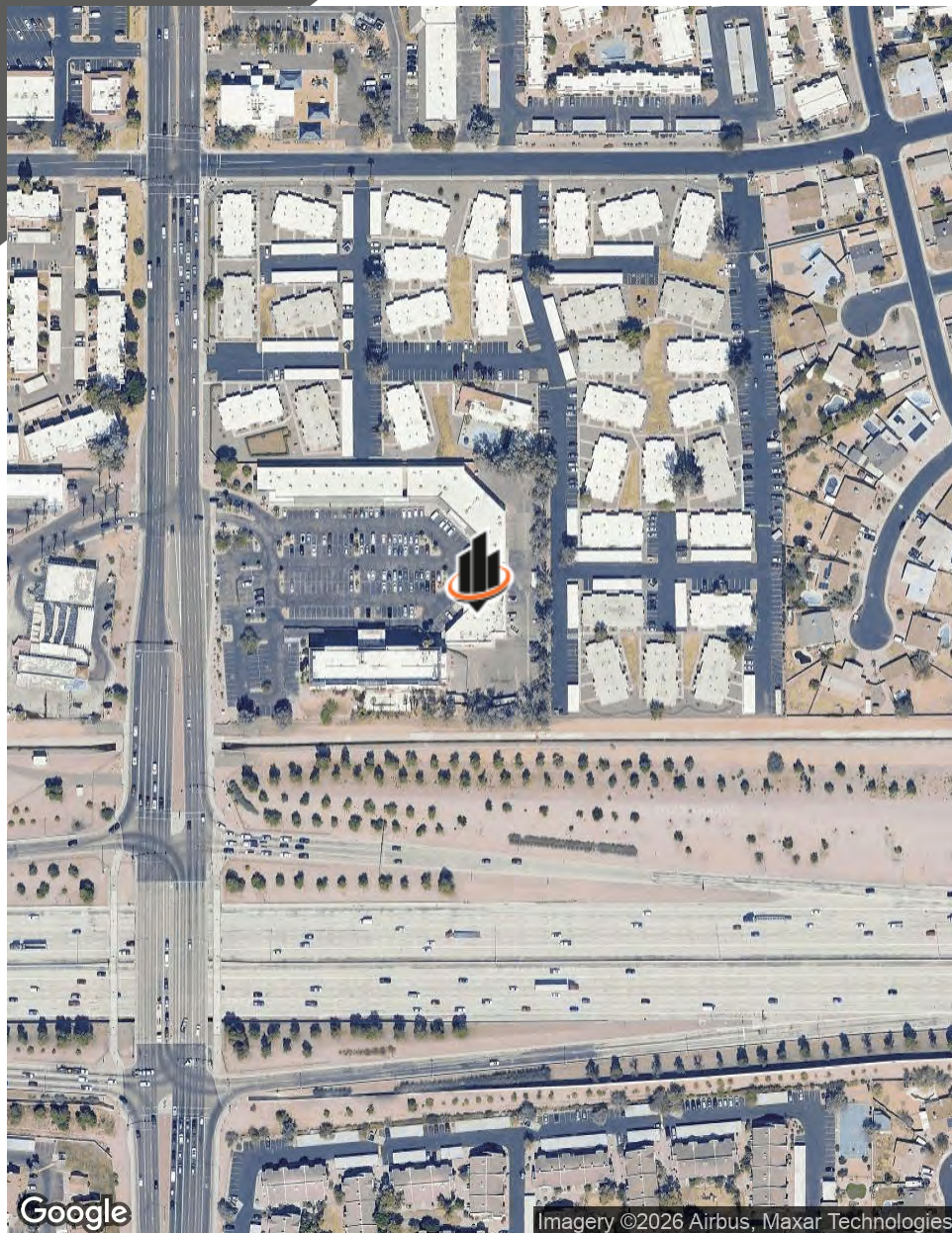


## LOCATION DESCRIPTION

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.

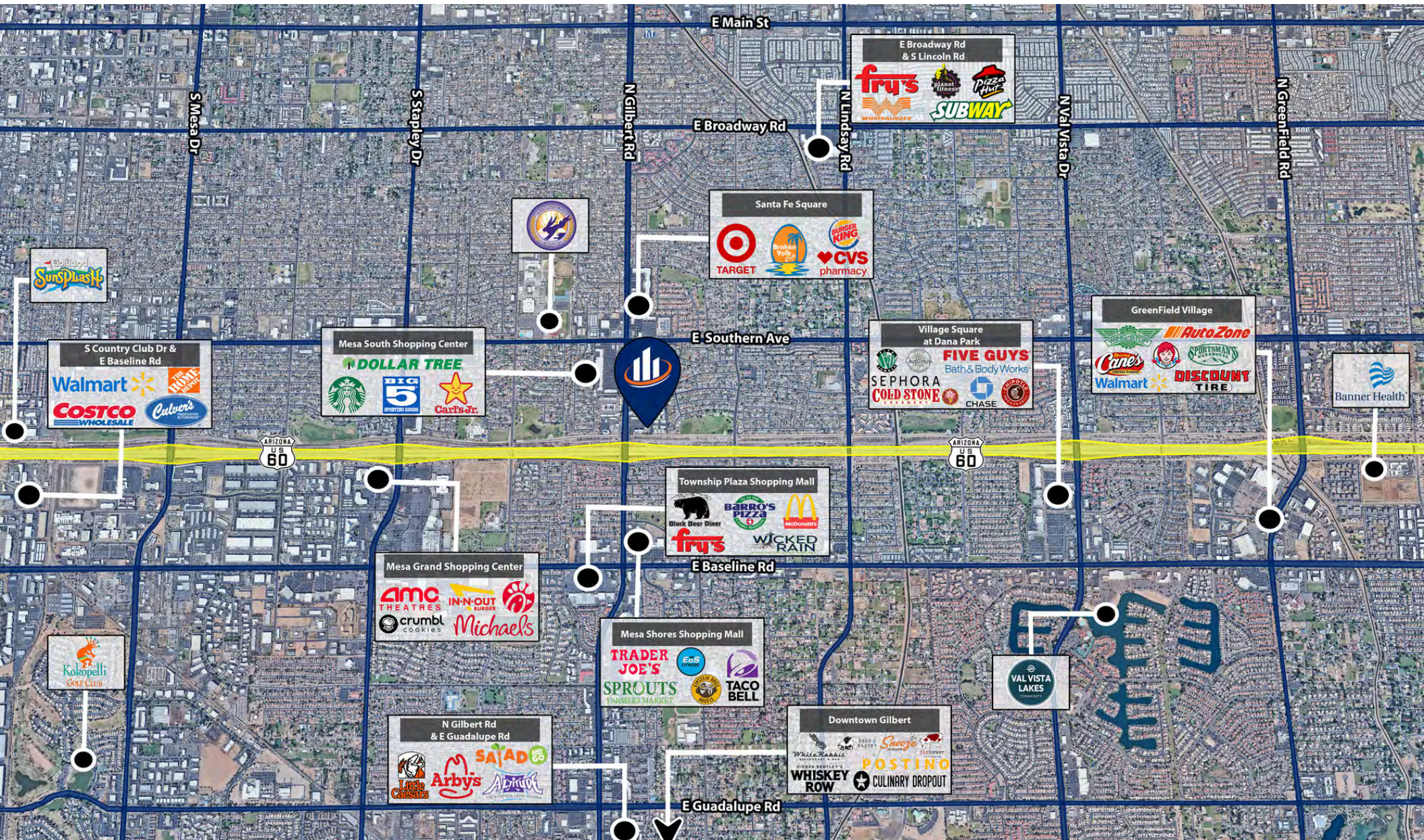


## LOCATION MAPS





# RETAIL MAP







# Offering Memorandum



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