

ABSOLUTE NNN LEASE

**Filiberto's**  
MEXICAN FOOD

\$2,203,826 | 5.75% CAP

3701 N STOCKTON HILL RD | KINGMAN, AZ



Actual Site



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# DEAL SUMMARY



## Address

3701 N Stockton Hill Rd  
Kingman, AZ 86409

## Asking Price

\$2,203,826

## Cap Rate

5.75%

## Annual Rent

\$126,720

## Year Built

2021

## Lease Type

Absolute NNN



# LEASE SUMMARY



<b>Tenant</b>	Filiberto's Mexican Food
<b>Lease Guarantor</b>	Personal (Sergio Tenorio, Sr.)
<b>Address</b>	3701 N Stockton Hill Rd Kingman, AZ 86409
<b>Annual Rent</b>	\$126,720*
<b>Lease Type</b>	Absolute NNN
<b>Original Lease Term</b>	15 Years
<b>Landlord Responsibilities</b>	None
<b>Rent Commencement</b>	9/17/2021
<b>Lease Expiration</b>	9/31/2036
<b>Lease Term Remaining</b>	10 Years & 8 Months
<b>Building Size</b>	2,500 SF
<b>Lot Size</b>	0.69 AC
<b>Rent Increases</b>	10% Increases Every 5 Years
<b>Renewal Options</b>	Two, 5-Year Options
<b>Year Built</b>	2021



\*Current Annual Rent is \$115,200. Seller to provide a rent credit from close of escrow until 10/1/2026.

# INVESTMENT HIGHLIGHTS



## LONG-TERM LEASE WITH STRUCTURED RENTAL GROWTH

Original 15 year lease with more than ten years of firm term remaining. The lease features attractive ten percent rental increases every five years throughout the initial term and each option period, providing built in income growth and inflation protection.

## PASSIVE NNN STRUCTURE | MANAGEMENT FREE INVESTMENT

The asset is secured by a triple net lease with zero landlord responsibilities. All operating expenses, maintenance, roof and structure obligations are the responsibility of the tenant, offering a truly passive, hands off investment profile.

## DOMINANT RETAIL AND COMMERCIAL CORRIDOR

The property is positioned within Kingman's primary retail and commercial corridor. Within a three mile radius there is approximately 2.4 million square feet of retail, 1 million square feet of office, and more than 1,100 multifamily units. National and regional retailers within one mile include Walmart Supercenter, Safeway, The Home Depot, PetSmart, Petco, Staples, Ross Dress for Less, Boot Barn, O'Reilly Auto Parts, Taco Bell, Big 5 Sporting Goods, Dutch Bros Coffee, True Value, Discount Tire and Jimmy John's, reinforcing the site's strong retail synergy and daily traffic drivers.

## EXCELLENT INTERSTATE ACCESS AND VISIBILITY

The property offers premier frontage along Stockton Hill Road, Kingman's dominant commercial artery, with traffic counts of approximately 23,669 vehicles per day. The site is located just feet from Interstate 40, which carries approximately 38,827 vehicles per day. Full access and drive thru functionality enhance customer convenience and long term tenant performance. The location sits at the center of Kingman's retail, medical and school districts, supporting consistent daytime and commuter traffic.

## KINGMAN MSA GROWTH PROFILE

The Kingman MSA, with a population of approximately 226,479, continues to emerge as a regional economic hub driven by logistics, manufacturing and renewable energy. Its strategic positioning along major transportation corridors and proximity to regional airport infrastructure support distribution and commerce. Workforce growth and strong outdoor recreation amenities further enhance long term economic stability and population growth trends.

## FOUNDER GUARANTY | ESTABLISHED QSR BRAND

The lease is personally guaranteed by one of the original founding members of Filiberto's Mexican Food. The brand operates more than 160 locations nationwide and maintains its headquarters in Arizona, where it has its highest concentration of stores. Additional locations are spread across California, Nevada, New Mexico and other Western states. The company remains privately held and family operated, with continued measured expansion through franchise and affiliated operators.





# TENANT PROFILE



## ARIZONA'S FAVORITE MEXICAN FOOD!

In 1993, Filiberto's opened its first Mexican fast-food restaurant located in Mesa, AZ. This restaurant still serves Mexican food to the entire valley of the Sun. Their gamble paid off and within a few short years, the Tenorio Family opened 10 new Mexican fast-food restaurants that offered a great Mexican food selection, friendly service, clean facilities and carry-out. Filiberto's carry-out and drive-thru quickly became an Arizona favorite and a household name.

Fast forward to present day and Filiberto's now boasts more than **160 Mexican fast-food restaurants** and is known as the celebration of Mexico's vibrant history and culture. Every Filiberto's prepares fresh ingredients from scratch daily. All of the tacos, burritos, & carne asada area ll made with fresh meat and ingredients. The Filiberto's pride doesn't lie in their fast and successful growth, but rather that they have been able to maintain a high level of quality, respect, and professional commitment to their staff, customers, and food.



Actual Site

WEBSITE	<a href="http://www.filiberto's.com">www.filiberto's.com</a>
HEADQUARTERS	Phoenix, AZ
FOUNDED IN	1986



NO. OF RESTAURANTS  
**160+ Restaurants**



LOCATED IN  
**AZ, CA, & NM**



GUARANTY  
**Personal**



FOUNDED BY  
**The Tenorio Brothers**

# PROPERTY AERIAL



CHASE

planet fitness

Valvoline

STARBUCKS COFFEE

chijis

SAFeway  
Aaron's  
DOLLAR TREE  
maurices  
ANYTIME FITNESS

SONIC  
America's Drive-In

HONDA

THE HOME DEPOT

CHEVROLET

Filiberto's  
MEXICAN FOOD

TAKE 5  
OIL CHANGE

DUTCH BROS  
Coffee

Stockton Hill Rd - 23,669 VPD

Future Retail

# PROPERTY AERIAL



# PROPERTY AERIAL





# DEMOGRAPHICS - Kingman, AZ

DRIVE TIME TO PHOENIX, AZ  
**3 HOURS**



DRIVE TIME TO LAS VEGAS, NV  
**1 HOUR 40 MINS**



## Population Trends

1 Mile

3 Miles

5 Miles

2024 Population

6,140

34,921

50,035

## Household Trends

2024 Households

2,629

14,225

20,413

Average Household Income

\$68,095

\$58,581

\$63,058

## 2024 Annual Spending

Total Consumer Spending

\$74M

\$380.2M

\$571M

**34 MILLION**  
PEOPLE WITHIN  
A DAY'S DRIVE

**#1 LOCATION**  
ON ROUTE 66 FOR  
GLOBAL TOURISTS

**50,000+**  
VEHICLES PASS BY  
KINGMAN DAILY

**#1 LARGEST**  
INDUSTRIAL PARK IN  
NORTHERN ARIZONA

# LOCATION OVERVIEW - Kingman, AZ



Kingman is the county seat of Mohave County and a key commercial hub in Northwestern Arizona. Positioned strategically along Interstate 40 and Route 66, Kingman offers access to major Southwestern markets including Las Vegas, Phoenix, and Southern California. The region is home to approximately **35,000 residents** and benefits from steady population growth driven by housing affordability, regional logistics expansion, and continued migration into Arizona.

Kingman's strategic location places it within an easy drive of several high-traffic destinations including the Las Vegas metro, Lake Havasu, and the Grand Canyon region, supporting both tourism and service-based economic activity. With comparatively low operating costs, available land, and proximity to key freight corridors, Kingman continues to attract investment across industrial, warehousing, transportation, and retail sectors. As Arizona continues to expand outward from its major population centers, Kingman has emerged as a compelling secondary market with increasing demand for workforce housing, regional distribution infrastructure, and retail services.

- **Located ~105 miles southeast of Las Vegas** and approximately **200 miles northwest of Phoenix**, providing access to two of the Southwest's most important economic hubs.
- **Served by Interstate 40**, a major east-west freight corridor connecting Southern California to the central U.S., **supporting industrial and logistics demand.**
- **Home to Kingman Airport & Industrial Park**, offering infrastructure and land availability for business expansion and industrial development.
- **Regional growth fueled by migration and affordability**, as residents and employers seek lower-cost alternatives to Phoenix and Las Vegas.
- **Tourism and travel activity supported by Route 66**, Grand Canyon traffic, and nearby outdoor recreation, benefiting hospitality and retail.





# ECHOWEST

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