

FOR SALE

CONCEPTUAL PHOTO



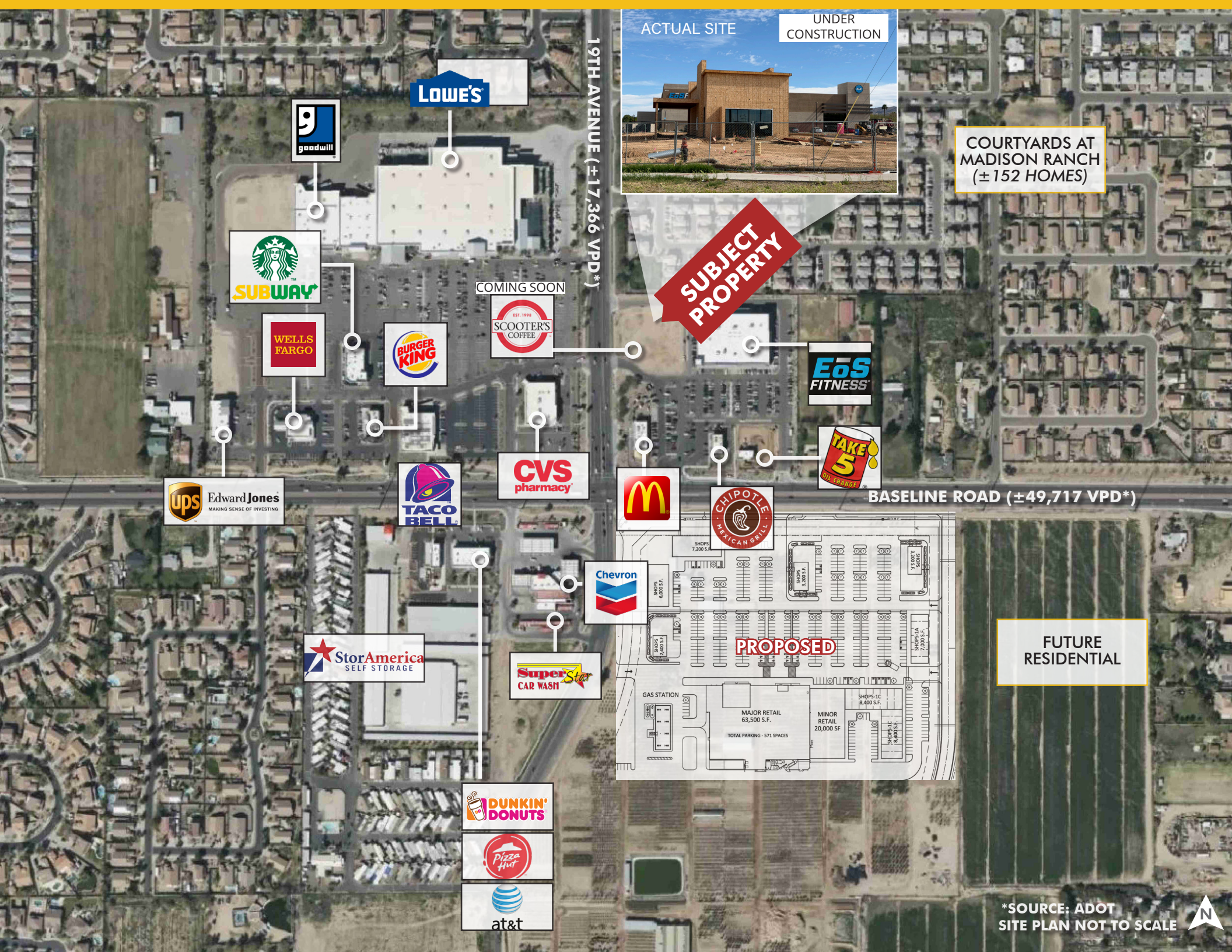
SINGLE TENANT ABSOLUTE NNN

N/NEC 19TH AVE & BASELINE RD | PHOENIX, AZ 85041

TENANT IS PAYING RENT



CBRE



ACTUAL SITE UNDER CONSTRUCTION



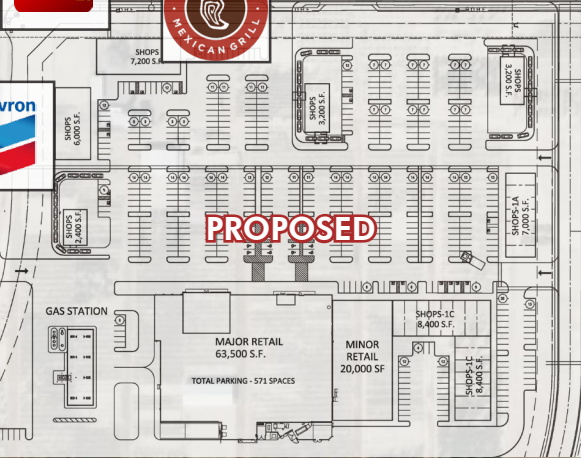
COURTYARDS AT MADISON RANCH (± 152 HOMES)

SUBJECT PROPERTY

19TH AVENUE (±17,366 VPD*)

BASELINE ROAD (±49,717 VPD*)

FUTURE RESIDENTIAL



- goodwill
- LOWE'S
- Starbucks
- SUBWAY
- WELLS FARGO
- BURGER KING
- COMING SOON
- SCOOTER'S COFFEE
- CVS pharmacy
- McDonald's
- CHIPOTLE MEXICAN GRILL
- ups Edward Jones
- TACO BELL
- Chevron
- StorAmerica SELF STORAGE
- Super Star CAR WASH
- DUNKIN' DONUTS
- Pizza Hut
- at&t

EoS FITNESS

TAKE 5

*SOURCE: ADOT
SITE PLAN NOT TO SCALE



FINANCIAL SUMMARY

PRICE	\$2,950,000
NET OPERATING INCOME	\$185,000
CAP RATE	6.27%

RETURN SCHEDULE

YEAR	MONTHLY RENT	ANNUAL RENT
YEARS 1-5	\$15,416.67	\$185,000.00
YEAR 6-10	\$16,958.34	\$203,500.00
YEAR 11-15	\$18,654.17	\$223,850.00
YEAR 16-20	\$20,519.58	\$246,235.00
OPTION PERIODS (IF EXERCISED):		
1 (21-25)	\$22,571.54	\$270,858.50
2 (26-30)	\$24,828.70	\$297,944.35
3 (31-35)	\$27,311.57	\$327,738.84
ABSOLUTE NNN		



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ASSET PROFILE

TENANT	Angie's Lobster
GUARANTEE	Antonios Christofellis & Roushan Christofellis
ADDRESS	7425 S 19 TH Ave Phoenix, AZ 85041
RENT COMMENCEMENT	November 1, 2024
LEASE TERM	Approximately 18 years left
BUILDING SIZE	±1,915 SF
OCCUPANCY	Under Construction but paying rent
YEAR BUILT	Under Construction. Planning to open May 2026
DESCRIPTION	Fast Food Restaurant with Drive Thru
PARCEL NUMBER	105-97-796A
PARCEL SIZE	±33,826 SF/0.78 Acres
COUNTY	Maricopa
ZONING	C-2, City of Phoenix

SITE PLAN



Property Highlights

- Join a Top Performing   
- Opening May 2026
- Zoned C-2, City of Phoenix
- High Traffic Counts with ±49,717 VPD* on Baseline Road (source: ADOT)
- New Home Communities Now Under Construction Surrounding Subject Project
- Excellent location in the rapidly growing market of the South Mountain area.

Demographics

	±1 MILE	±3 MILES	±5 MILES
2025 Population	14,839	103,880	203,922
2030 Population	15,468	109,536	217,644
2025 Median Age	33.00	33.10	33.50
2025 Average Household Income	\$108,015	\$105,819	\$108,405
2030 Average Household Income	\$125,651	\$123,739	\$126,339
2025 Businesses	164	1,302	5,079
2025 Employees	1,622	18,175	110,698

Source: Esri



N/NEC 19th Ave & Baseline Rd Phoenix AZ | 85041

TENANT PROFILE

TENANT	Angie's Lobster
WEBSITE	www.angieslobster.com

Angie's is a restaurant chain that aims to make luxury foods affordable to everyone by disrupting the traditional restaurant business model. They have achieved this through a vertically integrated and horizontally integrated business model, which allows them to control their supply chain and cut out middlemen. By doing so, they can offer high-end ingredients like Maine lobster and USDA Prime steak at affordable prices.

Vertical integration: Angie's has gained end-to-end control of their supply chain, from purchasing lobster directly from their own wharf in Maine to processing and shipping to their restaurants.

Efficient business model: By cutting out middlemen, Angie's has reduced costs and increased efficiency, allowing them to offer luxury foods at affordable prices.

Streamlined operations: Angie's has designed their restaurants to be efficient, with features like self-ordering kiosks, self-service drink stations, and minimal staff required.

High employee compensation: By needing fewer staff, Angie's can pay their employees higher wages than the industry average.

COMPANY TYPE	Private
LOCATIONS	17



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