



20+ YEAR OPERATING HISTORY
RECENTLY EXERCISED 10 YEAR
LEASE EXTENSION

1014 MAIN STREET
TUBA CITY, AZ 86045



Marcus & Millichap
NNN DEAL GROUP

OFFERING MEMORANDUM

REPRESENTATIVE PHOTO

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Lior Regenstreif

EXECUTIVE MANAGING DIRECTOR INVESTMENTS
EXECUTIVE DIRECTOR, NET LEASED DIVISION
EXECUTIVE DIRECTOR, RETAIL DIVISION
ENCINO OFFICE
Tel 818.212.2730
Lior.Regenstreif@marcusmillichap.com
CA 01267761





INVESTMENT SUMMARY

1014 MAIN STREET, TUBA CITY, AZ 86045

PRICE: \$1,998,603

CAP: 6.30%

NOI: \$125,912

OVERVIEW

PRICE	\$1,998,603
GROSS LEASABLE AREA (GLA)	2,486 SF
LOT SIZE	1.13 Acres
BASE RENT	\$125,912
YEAR BUILT	2006

ANNUALIZED OPERATING DATA

BASE TERM	ANNUAL RENT
CURRENT	\$125,912
2031 - 2036	\$138,504
OPTION PERIOD	\$152,354

LEASE ABSTRACT

LEASE TYPE	Absolute NNN
REMAINING LEASE TERM	10+ Years
LEASE COMMENCEMENT	11/22/2006
LEASE EXPIRATION	11/30/2036
RENEWAL OPTIONS	1x10
INCREASES	10% Every 5 Years
LANDLORD OBLIGATIONS	None At All
OPERATOR	Delect Foods (25 Units), Subsidiary of Emerge Inc (185+ Units)

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Tuba City Elementary School

Tuba City Junior High School

Tuba City Boarding School

NAVAJO Land
HOTEL

Tuba City
Regional Health Care Corporation

Tuba City Public Library

Explore Navajo Museum

Navajo Code Talkers Museum

Tuba City Trading Post

DOLLAR GENERAL

AutoZone

3,126 VPD

MOENAVE STREET

11,000 VPD

McDonald's

TACO
BELL

Louise Yellowman County Park

DOLLAR TREE
FAMILY
DOLLAR

INVESTMENT HIGHLIGHTS



LONG-TERM TENANT COMMITMENT

Tenant has successfully operated at this location for more than 20 years and recently executed a new 10-year lease extension



ABSOLUTE NNN LEASE

True absolute NNN lease structure with zero landlord responsibilities, ownership benefits from passive income with no management, maintenance, or capital expenditure obligations



STRONG FRANCHISE OPERATOR

Operated by Delect Foods a 25 unit subsidiary of Emerge, Inc., a large franchisee operating 185+ restaurant locations across 5 national brands (**Strong Performing Location - 6% Rent:Sales**)



PRIME SIGNALIZED CORNER LOCATION

Positioned at a signalized intersection with excellent visibility and accessibility, the site benefits from strong traffic exposure and convenient ingress/egress from multiple directions



REGIONAL TRADE AREA HUB

Located in Tuba City, the primary commercial center serving a large portion of the western Navajo Nation, the property draws from a broad trade area with limited national quick-service competition



STRATEGIC TOURISM CORRIDOR

Situated along a heavily traveled route connecting Flagstaff, Page, Monument Valley, and Grand Canyon destinations, the location benefits from both local consumer demand and visitor traffic throughout the year



RECESSION-RESISTANT QSR TENANT

Taco Bell's value-oriented menu and drive-thru focused business model have historically performed well across varying economic environments, supporting consistent customer traffic

ACTUAL SITE





Greyhills Academy High School

Tuba City High School

Bashas'

Little Caesars
SONIC
Denny's
SUBWAY

160

9,280 VPD

Navajo Nation Police Department

KFC
WELLS FARGO

Tuba City Courthouse

TACO BELL

DOLLAR TREE
FAMILY DOLLAR

DOLLAR GENERAL

AutoZone

MOENAVE STREET

3,126 VPD

MAIN STREET

11,000 VPD

McDonald's

TUBA CITY RETAILER MAP

Tuba City Elementary School

Tuba City Junior High School

Tuba City Regional Health Care

Tuba City Downtown Airport
(Historical Location)

Tuba City Boarding School

Dine College

Explore Navajo Museum

DOLLAR GENERAL

McDonald's

FAMILY DOLLAR

Louise Yellowman County Park

Tuba City High School



Tuba City Courthouse

Navajo Nation Police Department

Greyhills Academy High School

WELLS FARGO



SITE PLAN



TENANT SUMMARY



Taco Bell Corp., a subsidiary of Yum! Brands, Inc., (NYSE: YUM), is the nation's leading Mexican-inspired quick serve restaurant (QSR). Taco Bell serves made-to-order and customizable tacos, burritos, and specialties such as the exclusive Doritos Locos Tacos, gourmet-inspired Cantina Bell Menu and lower calorie Fresco Menu. Reported sales show that on average, Taco Bell serves 40 million customers every week, and each unit generates \$1.5 million in annual sales. Annual revenue system-wide exceeds \$6.9 billion each year.

FRANCHISEE: EMERGE INC. (Delect Foods is a 25+ unit subsidiary of Emerge Inc.) – Emerge Inc. is a franchisor of Taco Bell, KFC, Sonic, and Pizza Hut with over 185 locations throughout Arizona, Colorado, New Mexico, and Texas. Emerge is a growing leader and expert in the QSR industry.

To learn more, visit www.emergeinc.net



Headquarters
IRVINE, CA



Year Founded
1962



Parent Company
**YUM!
BRANDS**



Locations
7,500+



Employees
170,000+

LOCATION OVERVIEW

TUBA CITY, ARIZONA

Gateway to Navajo Nation

Tuba City serves as the commercial, governmental, healthcare, and tourism hub of the western Navajo Nation, making it one of the most important retail centers in Northern Arizona. As the largest community on the Navajo Nation, Tuba City draws residents, workers, and visitors from a broad regional trade area where retail alternatives are limited.

Strategically positioned at the intersection of U.S. Highways 160 and 264, Tuba City benefits from year-round traffic generated by local residents, regional travelers, and tourists visiting some of the Southwest's most iconic destinations. The community serves as a gateway connecting Flagstaff, Page, Monument Valley, Lake Powell, and Grand Canyon National Park.

Tuba City's role as the primary commercial center of the western Navajo Nation, combined with its strategic location along major tourist and transportation corridors, creates a durable foundation for retail demand. The area's unique blend of cultural significance, regional service infrastructure, and tourism-driven traffic supports long-term tenant success and investment stability.



LOCATION HIGHLIGHTS



COMMERCIAL HUB OF THE NAVAJO NATION: Tuba City serves as a primary retail, healthcare, educational, and government center for surrounding communities across the western Navajo Nation, creating consistent demand for national retailers and restaurant operators.



ESTABLISHED REGIONAL SERVICE CENTER: The community is home to schools, government offices, healthcare facilities, and regional services that generate daily traffic and provide a stable economic foundation beyond tourism.



GATEWAY TO WORLD-RENOWNED TOURIST DESTINATIONS: The area benefits from visitors traveling to Grand Canyon National Park, Monument Valley, Glen Canyon National Recreation Area, Lake Powell, and Horseshoe Bend, all of which help drive year-round tourism activity.



STRATEGIC NORTHERN ARIZONA LOCATION: Located along major regional highways, Tuba City captures both local consumer traffic and travelers moving between Flagstaff, Page, Utah, and the Grand Canyon region.



RICH NATIVE AMERICAN CULTURAL HERITAGE: Tuba City is home to significant Navajo cultural attractions including the Explore Navajo Museum, Navajo Code Talkers Museum, and the historic Tuba City Trading Post, which attract visitors from around the world.



PROXIMITY TO UNIQUE NATURAL ATTRACTIONS: Nearby attractions include Coal Mine Canyon, the Painted Desert, and the Moenkopi Dinosaur Tracks, featuring preserved footprints dating back approximately 200 million years.



DEMOGRAPHICS / TUBA CITY, AZ

POPULATION	1 MILE	3 MILES	5 MILES
2030 Projection	4,861	9,022	9,134
2025 Estimate	4,871	9,044	9,155
2010 Census	5,409	10,062	10,174
2020 Census	5,048	9,350	9,464

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2030 Projection	1,415	2,621	2,667
2025 Estimate	1,405	2,601	2,647
Growth 2025 - 2030	0.73%	0.75%	0.75%
2010 Census	1,432	2,625	2,666
2020 Census	1,385	2,565	2,609

2025 EST. HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$200,000 or More	5.18%	3.58%	3.52%
\$150,000 - \$199,999	7.34%	6.63%	6.62%
\$100,000 - \$149,999	20.21%	16.89%	16.74%
\$75,000 - \$99,999	12.45%	10.67%	10.53%
\$50,000 - \$74,999	17.12%	16.77%	16.69%
\$35,000 - \$49,999	15.83%	13.69%	13.60%
\$25,000 - \$34,999	7.99%	8.83%	8.91%
\$15,000 - \$24,999	6.28%	7.84%	7.89%
\$10,000 - \$14,999	2.39%	3.47%	3.52%
Under \$9,999	5.22%	11.63%	11.99%

2025 Est. Average Household Income	\$85,812	\$72,973	\$72,608
2025 Est. Median Household Income	\$70,286	\$58,694	\$58,292
2025 Est. Per Capita Income	\$25,611	\$21,573	\$21,465

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2025 Estimated Population by Age	4,871	9,044	9,155
Under 4	6.7%	6.5%	6.5%
5 to 14 Years	15.6%	15.5%	15.5%
15 to 17 Years	5.1%	5.0%	5.0%
18 to 19 Years	2.7%	2.8%	2.8%
20 to 24 Years	7.4%	7.3%	7.3%
25 to 29 Years	6.9%	7.2%	7.2%
30 to 34 Years	7.6%	7.6%	7.6%
35 to 39 Years	6.8%	6.3%	6.3%
40 to 49 Years	12.7%	12.6%	12.6%
50 to 59 Years	10.6%	10.7%	10.7%
60 to 64 Years	5.3%	5.2%	5.2%
65 to 69 Years	4.5%	4.7%	4.7%
70 to 74 Years	3.4%	3.3%	3.3%
Age 75+	4.6%	5.3%	5.3%
2025 Median Age	33.0	33.0	33.0

2025 Population 25 + by Education Level	3,039	5,692	5,763
Elementary (0-8)	4.98%	5.12%	5.14%
Some High School (9-11)	9.62%	10.19%	10.21%
High School Graduate (12)	28.98%	32.65%	32.70%
Some College (13-15)	22.29%	22.52%	22.50%
Associates Degree Only	10.33%	10.01%	10.07%
Bachelors Degree Only	8.75%	7.56%	7.52%
Graduate Degree	13.60%	10.05%	9.94%

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LIOR REGENSTREIF

EXECUTIVE MANAGING DIRECTOR INVESTMENTS

EXECUTIVE DIRECTOR, NET LEASED DIVISION

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ENCINO OFFICE

Tel 818.212.2730

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