

NATURAL GROCERS

EARLY 5 YEAR LEASE EXTENSION - HIGH PERFORMING LOCATION

5600 E. RIVER ROAD, TUCSON, AZ 85750



OFFERING MEMORANDUM

Marcus & Millichap



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petco
Walgreens
WHOLE FOODS MARKET



NATURAL GROCERS

copenhagen

Bashas'
CIRCLE K
McDonald's

goodwill

TUCSON COUNTRY CLUB
1947

TUCSON MEDICAL PARK

COSTCO WHOLESALE
target
Albertsons
Carl's Jr.
Mercedes-Benz
CHIPOTLE MEXICAN GRILL

Walmart
THE HOME DEPOT
ROSS DRESS FOR LESS
TARGET
Office DEPOT
CENTURY THEATRES
Marshall's
Burlington
PET SMART
EL CON CENTER

TRADER JOE'S
RoadHouse CINEMAS
Panera BREAD
BED BATH & BEYOND
OUTBACK STEAKHOUSE
PET SMART
CHIPOTLE MEXICAN GRILL
fru's
FIRST WATCH THE DAYTIME CAFE

CHUCK E. CHEESE
TRADER JOE'S
Starbucks

macy's Dillard's
ULTA BEAUTY
Total Wine & MORE
CENTURY THEATRES
FOREVER 21
AMERICAN EAGLE
PARK PLACE MALL

Walmart
LOWE'S

HomeGoods
ROSS DRESS FOR LESS
MICHAEL'S
FLOOR & DECOR



Executive Summary

5600 E. River Road, Tucson, AZ 85750

FINANCIAL SUMMARY

Price	\$6,312,000
Cap Rate	6.25%
Building Size	15,100 SF
Net Cash Flow	\$394,500
Year Built	2016
Lot Size	1.66 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Roof and Structure	Tenant Responsible
Tenant	Vitamin Cottage Natural Food Markets, Inc.
Guarantor	Corporate
Lease Commencement Date	October 1, 2016
Lease Expiration Date	September 30, 2036
Lease Term Remaining	11+ Years
Rental Increases	Flat for Initial Term; 3% First Option Period; 4% in Options 2 & 3
Renewal Options	3, 5 Year Options
Right of First Refusal	15 Days

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 9/30/2036	\$394,500	6.25%
Renewal Options	Annual Rent	Cap Rate
Option 1 (10/1/2036 – 9/30/2041)	\$406,500	6.44%
Option 2 (10/1/2041 – 9/30/2046)	\$422,760	6.70%
Option 3 (10/1/2046 – 9/30/2051)	\$439,670	6.97%

Base Rent	\$394,500
Net Operating Income	\$394,500
Total Return	\$394,500







TUCSON COUNTRY CLUB
1947

FORT LOWELL PARK

Tucson
Medical
Center

Castlehill
Country Day School

Gregory School

THE PLACE AT RIVERWALK
±210 UNITS

Blake's
LOTABURGER

32,390 CPD
N CRAYCROFT RD

BASIS Tucson North

NATURAL
GROCERS

CHASE

QuikTrip

ARIZONA
SELF STORAGE

WELLS
FARGO

IMMEDIATECARE
ARIZONA
Move care. Better caring.

18,900 CPD
E RIVER RD



Property Description



INVESTMENT HIGHLIGHTS

- » More Than 11 Years Remaining on an Absolute Triple-Net (NNN) Lease
- » High Performing Location - Inquire With Broker
- » **Tenant Recently Executed a Five-Year Early Lease Extension, Demonstrating a Strong, Long-Term Commitment to the Site**
- » Natural Grocers Operates 169 Stores in 21 States
- » **Natural Grocers Reported Record-Breaking Q2 2025 Net Sales of \$335.8 Million, a 9 Percent Increase Year-Over-Year**
- » 212,214 Residents in Growing Tucson Trade Area
- » **Average Household Income Exceeds \$128,000 within a One-Mile Radius**
- » Easily Accessible Location at a Busy Intersection - Over 51,200 Cars per Day at the Corner of River Road and Craycroft Road
- » **Immediate Proximity to 1,036 Multifamily Units**
- » Surrounded by National Retailers - Petco, Chase Bank, Whole Foods, Walgreens, and QuikTrip



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2029 Projection	4,700	74,745	214,612
2024 Estimate	4,681	73,812	212,214
Growth 2024 - 2029	0.41%	1.26%	1.13%

Households

2029 Projections	2,538	37,301	105,736
2024 Estimate	2,518	36,732	104,150
Growth 2024 - 2029	0.78%	1.55%	1.52%

Income

2024 Est. Average Household Income	\$128,898	\$89,879	\$89,339
2024 Est. Median Household Income	\$100,336	\$70,291	\$70,329

Tenant Overview



NATURALGROCERS.COM

Website



169
Locations



LAKEWOOD, CO
Headquarters



1969
Founded

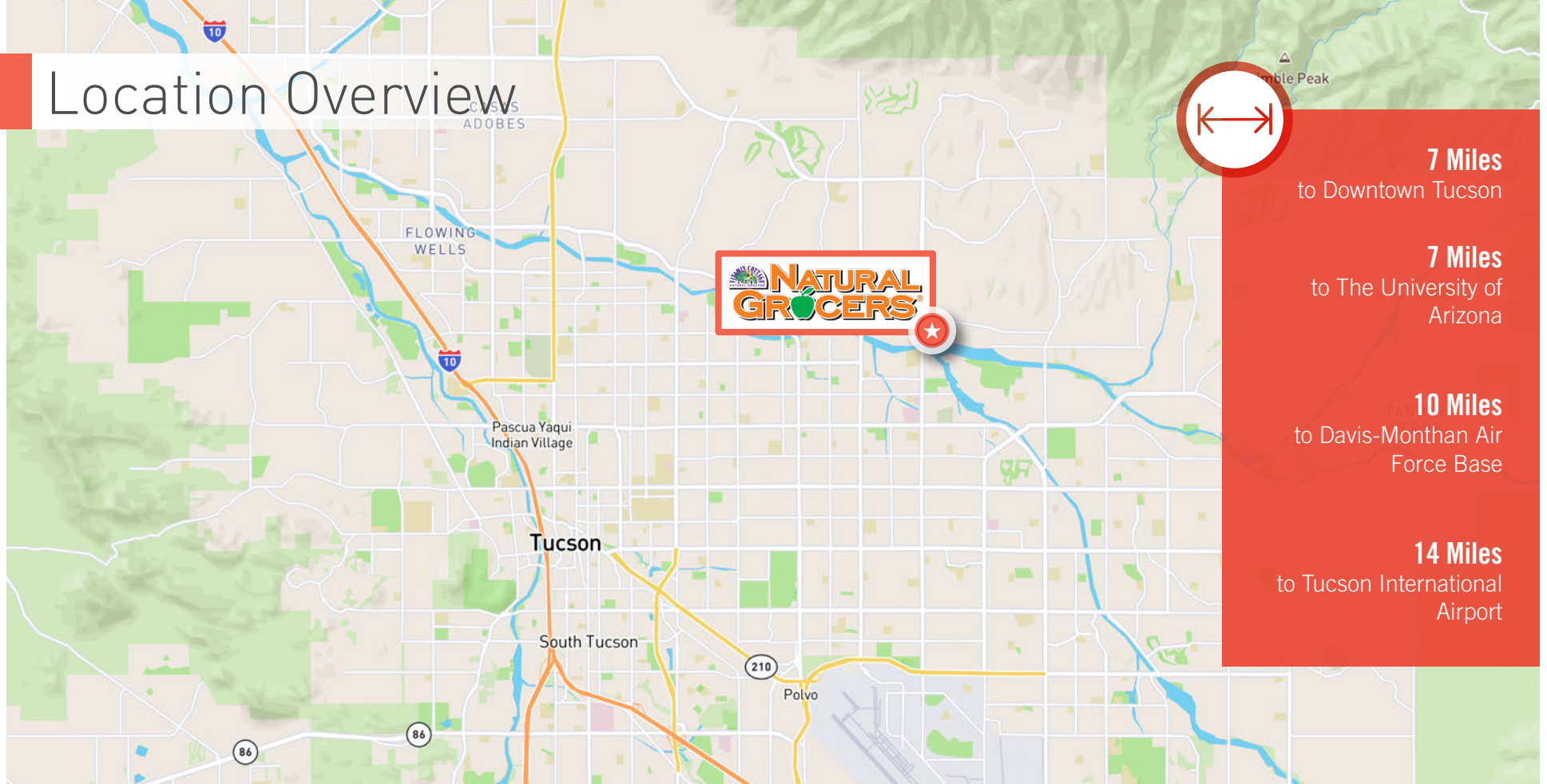


NYSE: NGVC
Stock Symbol

Natural Grocers by Vitamin Cottage, Inc. (NYSE: NGVC) is a rapidly expanding specialty retailer of natural and organic groceries and dietary supplements whose products meet strict quality guidelines. Natural Grocer's flexible smaller-store format (5,000 - 16,000 square feet) allows it to offer affordable prices in a shopper-friendly retail environment.

As of March 31, 2025, Natural Grocers operates approximately 169 stores in 21 U.S. states, with plans to open between 4 and 6 new stores in 2025 and relocate or remodel between two and four stores. In 2024, the company reported net sales of \$1.24 billion, an 8.9% increase compared to the prior year. This marks the company's 21st consecutive year of positive comparable store sales growth. For the second quarter of 2025, Natural Grocers reported net sales of \$335.8 million, a 9.0% increase compared to the prior year. Commenting on the success of this second quarter, company Co-President Kemper Isley stated, "We believe there is a continuing trend in consumers' prioritization of health and wellness, including a heightened focus on food and nutrition, and that we are well positioned to capitalize on this dynamic." Based on the strong second quarter results, the company increased its fiscal 2025 outlook for daily average comparable store sales growth and diluted earnings per share.

Location Overview



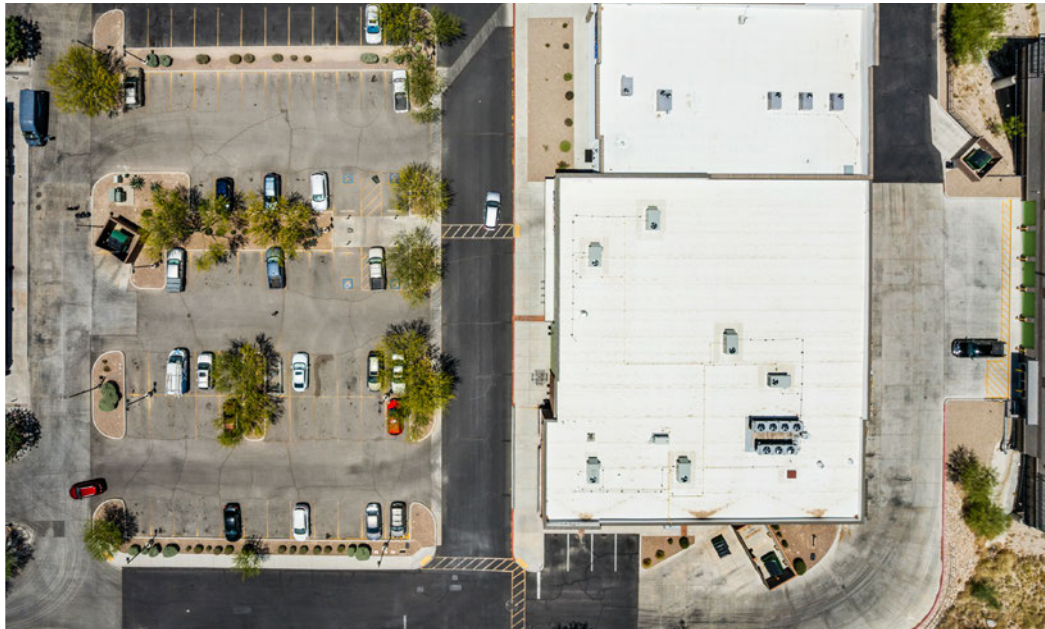
Tucson is the second largest metropolitan area in Arizona with just over one million residents and serves as an anchor to businesses located in the Southern Arizona corridor. Tucson offers its community an outstanding quality of life along with a low cost of doing business. Over the next five years, the metro is projected to add roughly 37,000 new residents.

Tucson is known for an innovative manufacturing industry in a variety of different sectors such as biotech, aerospace, healthcare, defense, optics, solar, information technology and water. Amazon, Raytheon Missile Systems, IBM, Texas Instruments, Intuit Inc., Universal Avionics and the University of Arizona are some of the top employers in Tucson where each has a significant presence within the community. In addition to Caterpillar and Amazon, Comcast and HomeGoods, all Fortune 500

companies, have added Tucson locations recently. Davis-Monthan Air Force Base, home to 15,000 employees, is a significant driver of Tucson's local economy.

The University of Arizona is an integral part of Tucson. It has been named a Top 20 US public research institution, and enjoys a large student enrollment of 51,000 students and 16,000 administration staff members and faculty. As the city's largest employer, the University of Arizona is a significant economic driver in the metro. In addition to the campus, the university also oversees Tech Parks Arizona, which operates the UA Tech Park at Rita Road, UA Tech Park at The Bridges, and the Arizona Center for Innovation. These facilities offer more than 2 million square feet of high-tech office, R&D and laboratory space.

Property Photos



[exclusively listed by]

Nick Christifulli

Director

602 687 6694

nick.christifulli@marcusmillichap.com

Chris N. Lind

Senior Managing Director

602 687 6780

chris.lind@marcusmillichap.com

Mark J. Ruble

Executive Managing Director

602 687 6766

mruble@marcusmillichap.com

Zack House

Managing Director Investments

602 687 6650

zhouse@marcusmillichap.com

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Ryan Sarbinoff

Arizona Broker of Record

602 687 6700

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