

McDONALD'S GROUND LEASE

BRAND NEW ABSOLUTE NNN 20 YEAR CORPORATE GROUND LEASE

LONGSTANDING SUCCESSFUL SITE - 45 YEAR OPERATING HISTORY AT SUBJECT LOCATION - McDONALD'S CORP CURRENTLY IN PROCESS OF BRAND NEW RE-BUILD

6105 EAST BROADWAY BOULEVARD, TUCSON, ARIZONA



OFFERING MEMORANDUM



JCPenney ★ macy's
KREI Dillard's H&M
 The Container Store
TUCSON MALL

SPROUTS FARMERS MARKET
ACE Hardware
BEST BUY petco
 LA FITNESS
Walmart
 OfficeMax

TRADER JOE'S
 RoadHouse CINEMAS
 BED BATH & BEYOND
PET SMART
fray's FIRST WATCH

Tucson Medical Center

COSTCO WHOLESALE
TARGET
 Carls Jr.
 Albertsons Chick-fil-A

SAFEWAY
 Reilly AUTO PARTS
 goodwill ROSATT'S
ACE Hardware
 cegees
 ANY TIME FITNESS
DOLLAR TREE

Banner University Medical Center

Walmart **ROSS** DRESS FOR LESS!
THE HOME DEPOT **TARGET**
Office DEPOT
CENTURY THEATRES
 Marshalls **PET SMART**
Burlington
EL CON CENTER

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

SPROUTS FARMERS MARKET
Ashley HOMESTORE
LA BOY
ihop **PET SMART**
KOHL'S

THE UNIVERSITY OF ARIZONA
 44,800 STUDENTS

★ **McDonald's**

DOWNTOWN TUCSON

CINEMARK
COSTCO WHOLESALE
 planet fitness **Walmart**
POPEYES **DAVE & BUSTERS**
 LOUISIANA KITCHEN WOODSPRING SUITES

REID PARK ZOO

RANDOLPH
 NORTH • DELL URICH

DAVIS-MONTHAN AIR FORCE BASE

NORDSTROM
rack **DICK'S** SPORTING GOODS
TJ-maxx **Cane's**
BEST BUY **DUTCH BROS**
TEXAS **O'Reilly** AUTO PARTS
MOD **WORLD MARKET**
orangetheory FITNESS

DSW **ROSS** DRESS FOR LESS!
 Designer Shoe Warehouse
HomeGoods
NATURAL GROCERS **IN-N-OUT** BURGER
Michael's **bealls** OUTLET
Freddy's **JOANN**
 STEAKBURGERS **cegees**
FLOOR DECOR **SKECHERS**

Walmart Neighborhood Market
DOLLAR TREE
BUCK'S **BR** baskin robbins
U-HAUL **Bowlero**



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Executive Summary

6105 East Broadway Boulevard, Tucson, AZ 85711

FINANCIAL SUMMARY

Price	\$3,750,000
Cap Rate	4.0%
Net Cash Flow	4.0% \$150,000
Building Size	4,252 SF
Year Built	2025
Lot Size	1.08 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Ground Lease
Tenant	McDonald's Corporation
Guarantor	Corporate
Rent Commencement Date	November 6, 2023
Lease Expiration Date	November 6, 2044
Lease Term Remaining	19+ Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	None

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current – 11/6/2029	\$150,000.00	4.00%
11/7/2029 – 11/6/2034	\$165,000.00	4.40%
11/7/2034 – 11/6/2039	\$181,500.00	4.84%
11/7/2039 – 11/6/2044	\$199,650.00	5.32%
Renewal Options	Annual Rent	Cap Rate
Option 1 (11/7/2044 – 11/6/2049)	\$219,615.00	5.86%
Option 2 (11/7/2049 – 11/6/2054)	\$241,576.56	6.44%
Option 3 (11/7/2054 – 11/6/2059)	\$265,734.12	7.09%
Option 4 (11/7/2059 – 11/6/2064)	\$292,307.52	7.79%

Base Rent	\$150,000
Net Operating Income	\$150,000
Total Return	4.0% \$150,000



REPRESENTATIVE PHOTO



W. ARTHUR SEWELL
ELEMENTARY SCHOOL

MEDICAL
OFFICES

Carondelet
St. Joseph's Hospital

40,700 CPD
S WILMOT ROAD

COST PLUS
WORLD MARKET
peter piper pizza
savers JARED
The Galleria Of Jewelry

BEST
BUY

McDonald's

NORDSTROM
rack DICK'S
SPORTING GOODS
Costa Vida
FRESH MEXICAN GUELL
T.J. MAXX MOD
Orangetheory
FITNESS

MEDICAL OFFICES

OFFICES

RED LOBSTER
Applebee's
GRILL + BAR

MACY'S DILLARD'S
ULTA BEAUTY Total WINE & MORE
CENTURY 21 FOREVER 21
THEATRES. AMERICAN EAGLE
PARK PLACE MALL

BURGER
KING

LA QUINTA
INNS & SUITES
Denny's

40,600 CPD
E BROADWAY BLVD

BevMo!
FAMOUS
footwear

Black Bear Diner
Panera
BREAD

CVS
pharmacy

Cane's
CICKEN PINES

CHEVROLET

LA FITNESS

DUTCH BROS
Coffee
TEXAS
ROADHOUSE

HAWAIIAN BROS
ISLAND GRILL

RIGHTSPACE
STORAGE

Hampton
by MILITON



Property Description



INVESTMENT HIGHLIGHTS

- » **Absolute NNN Corporate Ground Lease with McDonald's (NYSE: MCD) with Recent 20-Year Lease Extension**
- » Property Undergoing Complete Reconstruction to McDonald's Newest Prototype
- » **10% Rental Increases Every 5 Years with Multiple Renewal Options**
- » Longstanding Tenant - 45+ Year Operating History
- » **Located Across from Park Place Mall - 6.2 Million Visits Reported Over the Past 12 Months per Placer.ai**
- » Excellent Frontage Along East Broadway Boulevard with Approximately 81,000 Cars per Day at the Corner of Wilmot Road and Broadway Boulevard
- » **262,271 Residents and 283,617 Daytime Population within a 5-Mile Radius - Dense Tucson Infill**
- » Central Location within a 20-Minute Drive of Tucson International Airport, Downtown Tucson, and The University of Arizona



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2028 Projection	12,410	132,011	268,229
2023 Estimate	12,115	128,771	262,271
Growth 2023 - 2028	2.44%	2.52%	2.27%

Daytime Population

2023 Estimate	23,703	163,588	283,617
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Households

2028 Projection	5,955	60,714	122,176
2023 Estimate	5,758	58,837	118,800
Growth 2023 - 2028	3.43%	3.19%	2.84%

Income

2023 Est. Average Household Income	\$71,101	\$64,578	\$73,436
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Tenant Overview



McDonald's



CHICAGO, IL
Headquarters



1954
Founded



NYSE: MCD
Stock Symbol



40,000+
Locations



WWW.MCDONALDS.COM
Website

McDonald's Corporation (NYSE: MCD) is an American fast food chain, well-known for its hamburgers. From humble beginnings as a small restaurant, McDonald's has grown to become one of the world's leading food service brands with nearly 40,000 restaurants in more than 100 countries.

The success of McDonald's business model lies in the power of its franchisees, suppliers and employees working together toward a common goal. While a global brand, the vast majority of McDonald's restaurants – more than 95% worldwide – are owned and operated by independent local business owners.

In 2024, global systemwide sales were over \$130 billion for the full year, with full year growth of more than \$1 billion. Compared to 2023, consolidated revenues in 2024 increased 2% and systemwide sales increased 1%. In 2020, McDonald's launched their *Accelerating the Arches* growth strategy, which continues to enable the brand to increase market share and systemwide sales.

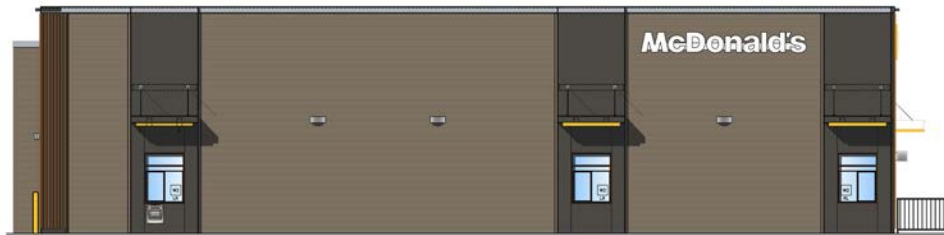
Building Elevations & Construction Schedule



NON-DRIVE-THRU ELEVATION



FRONT ELEVATION

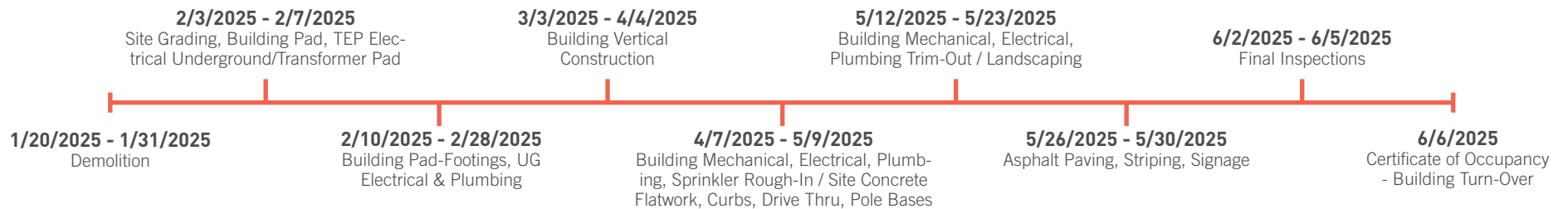


DRIVE-THRU ELEVATION



REAR ELEVATION

CONSTRUCTION SCHEDULE



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.

[exclusively listed by]

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