

FOR SALE

CONCEPTUAL PHOTO



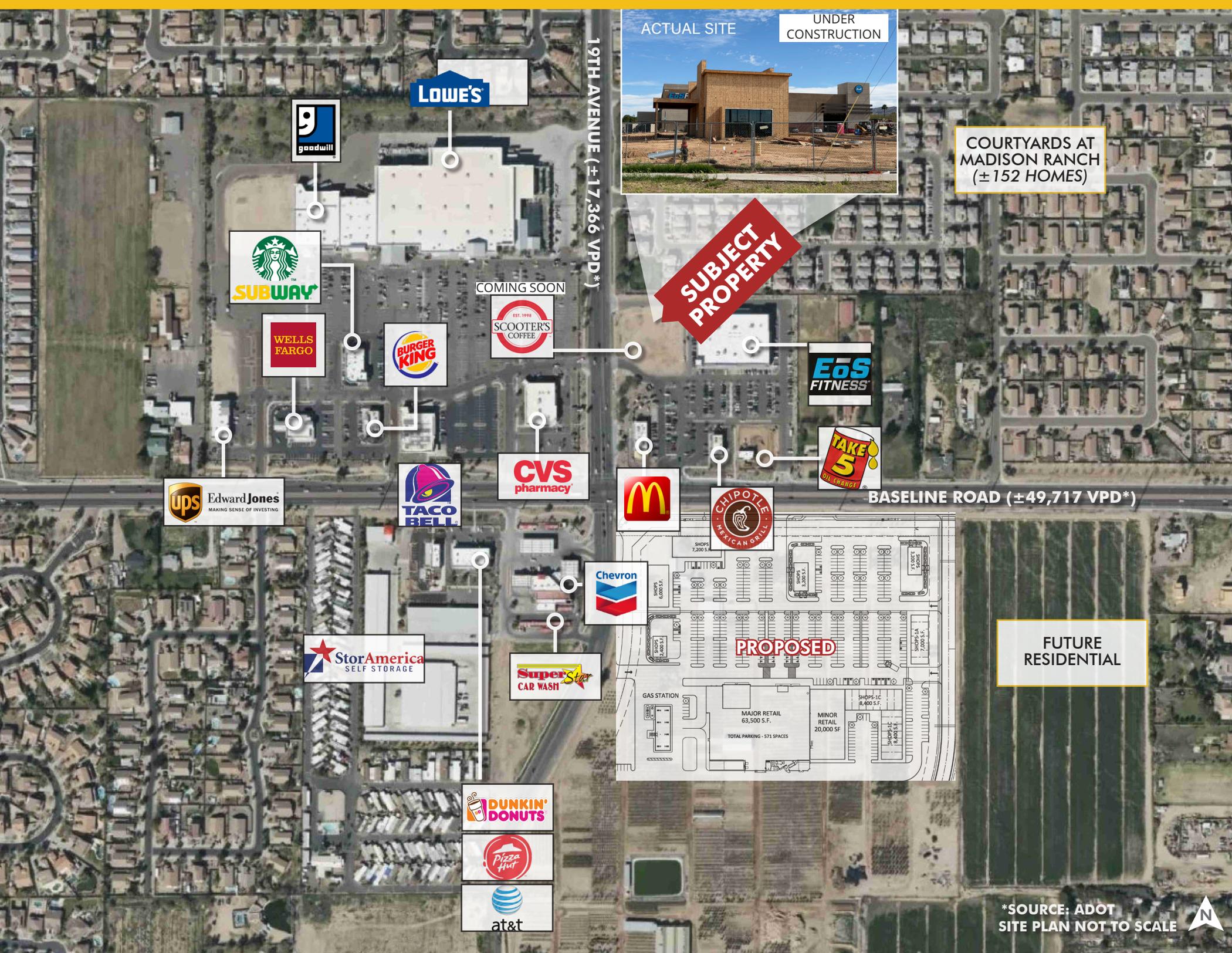
SINGLE TENANT ABSOLUTE NNN

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

TENANT IS PAYING RENT



CBRE



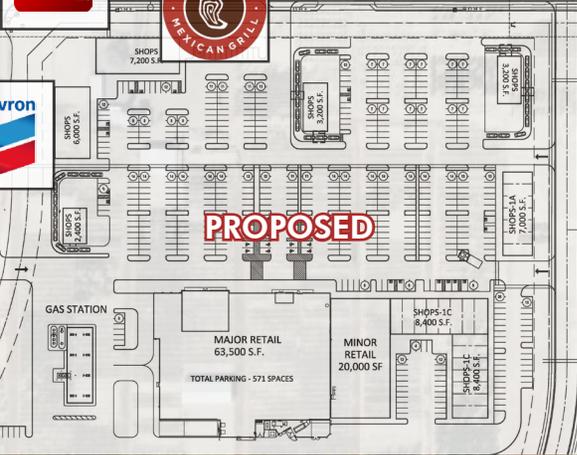
COURTYARDS AT
MADISON RANCH
(± 152 HOMES)

**SUBJECT
PROPERTY**

19TH AVENUE (±17,366 VPD*)

BASELINE ROAD (±49,717 VPD*)

FUTURE
RESIDENTIAL



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

*SOURCE: ADOT
SITE PLAN NOT TO SCALE



FINANCIAL SUMMARY

PRICE	\$3,083,333
NET OPERATING INCOME	\$185,000
CAP RATE	6.0%

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
OPTION PERIODS (IF EXERCISED):		
1 (16-20)	\$20,519.58	\$246,235.00
2 (21-25)	\$22,571.54	\$270,858.50
3 (26-30)	\$24,828.70	\$297,944.35
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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CONCEPTUAL PHOTO



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1901

Angie's
LOBSTER

PICK UP HERE

NO SERVICE
AT THIS
WINDOW

NO
CASH

LOBSTER MEALS
BREAKFAST MEALS

QR WALK-UP
ORDERING

HOW TO ORDER AT THE WALK-UP DRIVE-THRU

1. SCAN THE QR CODE TO ORDER ONLINE
2. SCAN THE QR CODE TO ORDER ONLINE
3. SCAN THE QR CODE TO ORDER ONLINE
4. SCAN THE QR CODE TO ORDER ONLINE