

11395 S. PRESCOTT AVE ■ YUMA, AZ 85367
FORTUNA PALMS

Filiberto's

MEXICAN FOOD



REPRESENTATIVE LOCATION

20-YEAR ABSOLUTE NNN QSR DRIVE-THRU

New Construction ■ Strong Operator

6.25% CAP RATE

IGNITE

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OFFERING MEMORANDUM

480.603.6892 ■ IGNITE-CRE.com

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At Ignite Commercial Real Estate, innovation meets excellence.

Our expertise lies in the dynamic Retail/Mixed-Use sector where we are at the forefront of industry trends.

Our mission is to foster the success of businesses and real estate owners by providing them with unparalleled support and a strategic partnership.

We have a tremendous track record for assisting Buyers and Sellers alike in:

- Acquisitions
- Dispositions
- Evaluations

of single and multi-tenant NNN Properties all across the country.

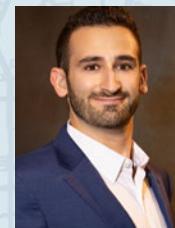
MEXICAN FOOD



Arizona's favorite Mexican food—Every Filiberto's prepares fresh ingredients from scratch daily.

11395 S. PRESCOTT AVENUE ■ YUMA, AZ 85367
FORTUNA PALMS SHOPPING CENTER

..... Exclusively listed by:



Jesse Rozio *Founder & CEO*

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INVESTMENT OVERVIEW

Sale Price:	\$2,682,926. ⁸³
Cap Rate:	6.15%
Initial Lease Term:	20-Years
Options:	Two, 5-Year Options
Rent Increases:	10% Every 5 Years

LEASE STRUCTURE

Lease Type:	Absolute Triple Net (NNN)
Guaranty:	Personal Guaranty from Primary Filiberto's Operator

Filiberto's has 150+ locations throughout Arizona — while the Primary Operator has 30+ locations.

SITE INFORMATION

Location:	11395 S. Prescott Ave Yuma, AZ 85367 Fortuna Palms Shopping Center
Building Size:	2,137 SQ FT
Parcel Size:	0.69 Acres 30,056 SQ FT

LEASE YEAR	ANNUAL RENT	CAP RATE
1-5	\$ 165,000. ⁰⁰	6.25%
6-10	\$ 181,500. ⁰⁰	6.88%
11-15	\$ 199,650. ⁰⁰	7.56%
16-20	\$ 219,615. ⁰⁰	8.32%
21-25 (Option Period)	\$ 241,576. ⁵⁰	9.15%
26-30 (Option Period)	\$ 265,734. ¹⁵	10.07%



Filiberto's is the largest privately owned drive-thru Mexican QSR in the country. Celebrating Mexico's vibrant history and culture; every Filiberto's preps from scratch daily with fresh meat and ingredients.

INVESTMENT HIGHLIGHTS

- **20-year** lease with two **5-year options** and a **Personal Guaranty** from the **Primary Filiberto's Operator**.
- **20-Year Absolute Triple Net (NNN) Lease**.
- **Filiberto's** is still a **family owned business** yet it is a **large expanding corporation** advancing growth into new markets all across the country — currently with 150+ locations.



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	8,267	31,897	46,660
Projected Population (2029)	8,451	32,806	50,120
Daytime Population	7,840	26,435	39,651
Avg Home Value	\$251,302	\$252,924	\$269,688
Avg HH Income	\$77,612	\$76,828	\$78,829
Median Age	55.7	53.3	51.5

2025 Demographics © ESRI.com

LOCATION OVERVIEW

- Excellent Interstate accessibility; positioned off the **full diamond interchange** along **Interstate-8** at Fortuna Road visible to **±128,218 VPD***.
- **Brand new construction** nestled between two new projects: **114-room Extended Stay Hotel** and **70 Class-A Apartments**.
- Strong co-tenants in the immediate area including **Chase Bank, Starbucks, Burger King, Dunkin Donuts, Dutch Bros Coffee** and one of the top performing **Fry's Food Stores** in Arizona.
- Centrally located along **Fortuna Road**, which is experiencing significant **Retail, Hospitality** and **Residential growth**.
- As the **gateway** to **California** and **Mexico**, Yuma is rapidly expanding with numerous **economic incentives** offered.

*Source: ADOT 2023. AZgeo.com

Arizona Western College



+/- 6,487
students

Mesa Del Sol Golf Club



775,000
visitors/year



SITE

70 Class A
Apartments
Coming Soon

114 Room
Extended-Stay
Hotel Coming Soon

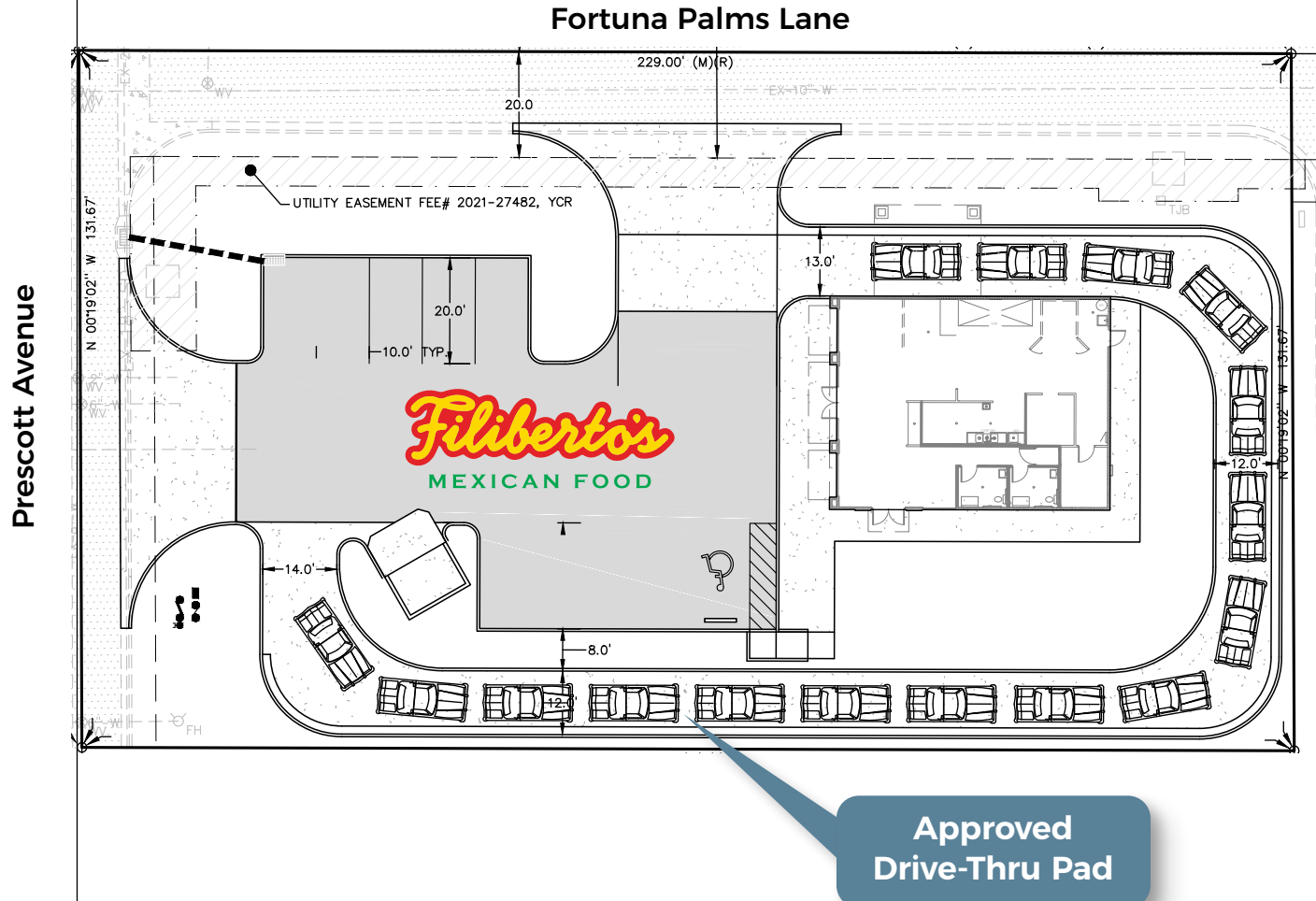


Coming
Soon

Future
Development





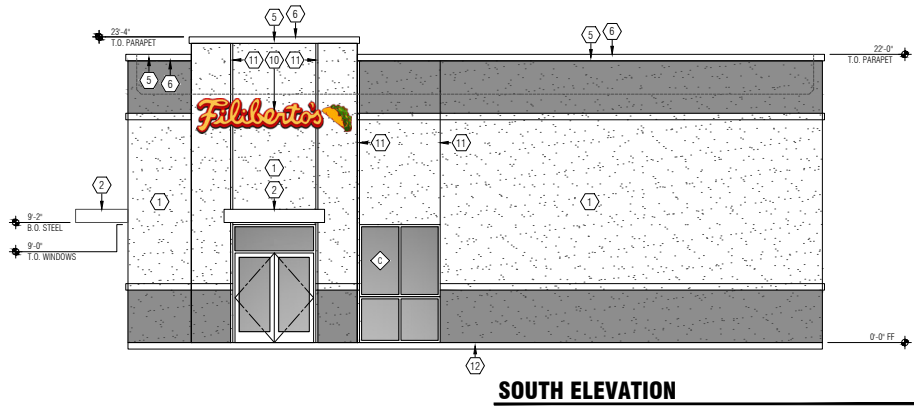


SITE

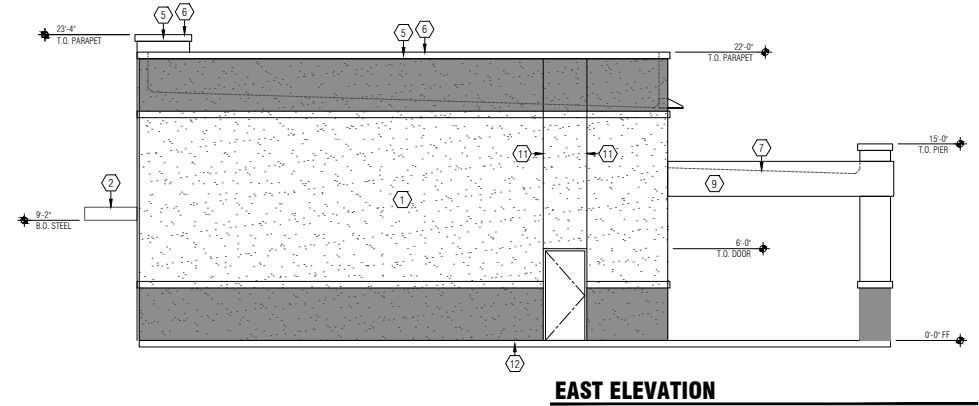
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Yuma, AZ 85367
Fortuna Palms

PROPERTY

Building: 2,137 SQ FT
Parcel: 0.69 Acres
30,056 SQ FT



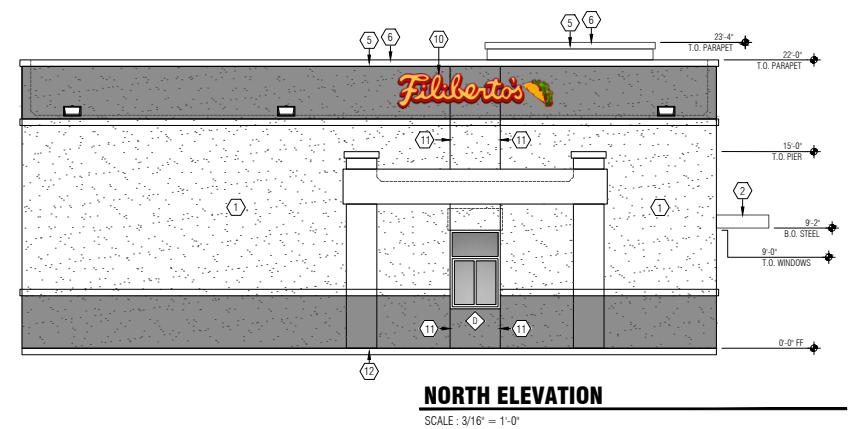
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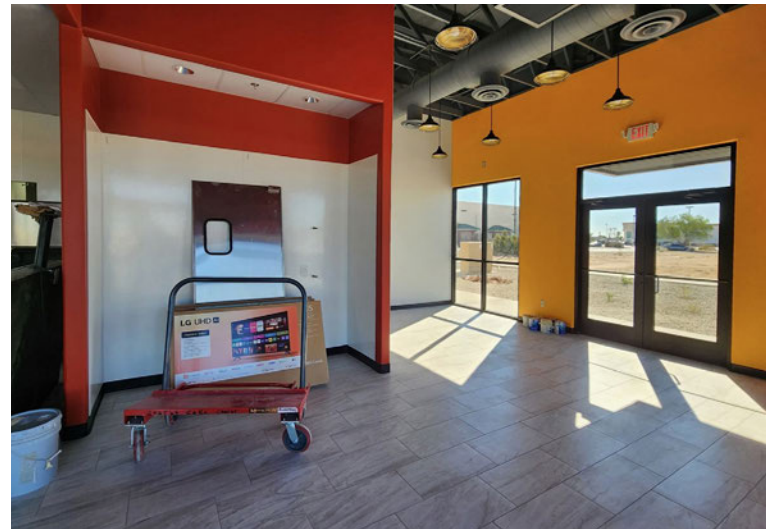
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SCALE: 3/16" = 1'-0"





Serving since 1993, Filiberto's is the celebration of Mexico's vibrant history and culture.

And, this was when the Tenorio family embarked on a delicious adventure that would forever change the culinary landscape of Arizona.

With a passion for authentic Mexican cuisine and a dream to share it with the world, Flavio, Aurelio, Francisco, and Filiberto Tenorio opened the very first Filiberto's Mexican Food. From its humble beginnings, the restaurant quickly became the largest privately-owned drive-thru Mexican QSR in the nation while still remaining a beloved spot for families seeking a friendly and flavorful dining experience.

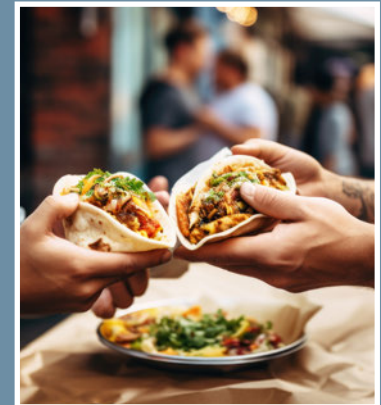


*Source: filibertos.com

Celebrating over 30 years of serving up delicious Mexican fare, Filiberto's remains a cherished institution, renowned for its mouth-watering entrees, 24-hour drive-thru service, and a warm, welcoming atmosphere that feels like home.

LOCATIONS ±150 **FOUNDED** 1993

Filiberto's Mexican Food has now become a huge company; growing rapidly nationwide. It is the largest privately owned drive-thru Mexican QSR within the United States.



This eatery has cemented itself as a household name in the Southwest, becoming a go-to spot for families. With over 150 stores spread across Arizona, New Mexico, and California, Filiberto's is on an upward trajectory, expanding its footprint while fostering a devoted customer base.



REPRESENTATIVE IMAGE

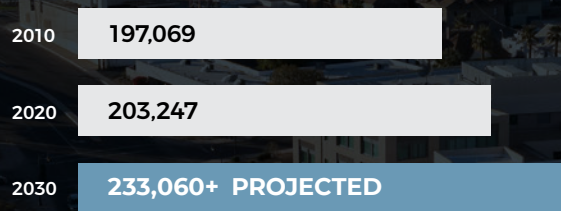
Agriculture, military/defense, tourism and 6,750 retail employees drive Yuma’s economy and the region’s spending power. But, an emerging sector is manufacturing. Recently, Yuma has attracted several out-of-state companies, creating 500+ new jobs. The most frequently cited reasons for locating in Yuma include the cost of doing business, the regulatory environment and Yuma’s proximity to the California and Mexico markets. The **City of Yuma** is committed to competing for economic development projects which includes offering an **Incentive ToolKit**, a **Foreign Trade Zone** option and **Opportunity Zones**; creating a highly desirable location.



The metro Yuma population grew significantly since 2010 to 217,568 now.

5.79% GROWTH

Metro Yuma population 2010-2030



Over the next 10 years, job growth is predicted to increase by

8% GROWTH RATE

KEY REGIONAL INDUSTRIES & ECONOMIC ASSETS

- **Agriculture** Produces 90% of the U.S. supply of winter vegetables
- **MCAS-Yuma** U.S. Marine Corps’ premier aviation training facility | \$654M annually
- **Yuma Proving Ground** U.S. Army’s most versatile weapons testing facility | \$1.12B annually
- **Manufacturing** Fortune 500 companies: Johnson Controls, Shaw Carpets, Associated Materials and International Paper plus an expansion into food product production and aerospace systems
- **Opportunity Zones & Foreign Trade Zones** Representing a variety of investment and development opportunities with unique incentives tailored to this region
- **Tourism** Steady influx of winter visitors contribute ±\$452M to the local economy annually



Resources: YumaAZ.gov and U.S. Census Bureau | June 2025

OFFERING MEMORANDUM

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IGNITE Commercial Real Estate LLC and it should not be made available to any other person or entity without the written consent of IGNITE-CRE LLC. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to IGNITE-CRE LLC.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. IGNITE-CRE LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, IGNITE-CRE LLC has not verified, and will not verify, any of the information contained herein, nor has IGNITE-CRE LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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REPRESENTATIVE LOCATION

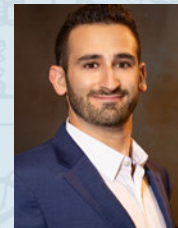


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