



ABSOLUTE NNN INVESTMENT

**18700 South Nogales HWY,
Green Valley (Sahuarita), AZ**





Outparcel to Walmart Supercenter Part of Madera Marketplace



TABLE OF CONTENTS

Property Overview	3	Tenant Overview	7
Lease Abstract	4	MSA Overview	8
Aerial Overview	5	Demographics	11
Surrounding Area	6	Household Income	12



PROPERTY OVERVIEW

We are pleased to offer to qualified investors an opportunity to purchase a single tenant absolute NNN investment leased to Carl's Jr. with approximately 7.7 years remaining and backed by an experienced franchisee in Starcorp LLC. The operator, Starcorp LLC, is a highly successful franchisee of CKE Restaurants with 160± locations across seven states. Starcorp HD, Starcorp CJ, and Starcorp, LLC combine to be one of the largest dual-branded franchisees in the CKE restaurant system.

The property is located as an outparcel to the Madera Marketplace, which is the area's primary shopping destination comprised of over 20 stores (approximately 417,000 SF) with tenants such as Walmart Supercenter, Ross, Petco, Joann, Big Lots, Walgreens and ACE Hardware. Positioned as an outparcel to Walmart Supercenter and located just off Interstate-19 (the main interstate from Tucson, AZ to Nogales, AZ) the subject property benefits from major National retailers surrounding the property and easy access from Interstate-19. With 7.5% rental increases every 5 years including the four, 5-year option periods, this lease provides investors an effective inflation hedge throughout the life of the term and extension periods. This is a rare opportunity to purchase a single tenant absolute NNN investment, backed by a highly successful, experienced CKE Restaurants operator, located as an outparcel to Walmart Supercenter along I-19, with zero landlord responsibilities.

*The operator, StarCorp, LLC is a highly successful
franchisee of CKE Restaurants.
160± Locations Across 7 States*



PRICING

List Price \$2,495,000

NOI \$149,774

CAP Rate 6.00%

Taxes NNN

Insurance NNN

CAM NNN

LEASE ABSTRACT

Tenant Trade Name Carls Jr.

Lease Start July 12, 2005

Lease Expiration July 31, 2025

Lease Term 20 Years

Term Remaining On Lease 7.7 Years

Base Rent \$149,774.40

Rental Adjustments 4/1/2021: \$161,006.40

Option Periods
4 - 5 Year Option Periods
8/1/2025: 100% of Market
8/1/2030: 107.5% of Option 1
8/1/2035: 115% of Option 1
8/1/2040: 122.5% of Option 1

Lease Type Absolute NNN Lease

Roof & Structure Tenant Responsible

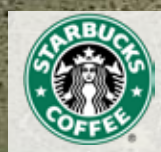
Investment Highlights

- Ideal 1031 Exchange Asset - Absolute NNN Lease
Zero Landlord Responsibilities
- CKE Restaurants - Over 3,600 Locations World Wide
- Inflation Hedge - 7.5% Rental Increases Every 5 Years
- Strategic Location - Outparcel to Walmart Supercenter
- Positioned Just off I-19 - Main Interstate Between Tucson and Nogales
- Strong AHHI of \$64,055 within 5-Mile Radius
- Population of 36,488 within 5-Mile Radius
- Surrounding Retailers Include Big 5 Sporting Goods, Walgreens, Bank of America, Petco, Ace Hardware, Big Lots, Ross Dress for Less
- Available Free and Clear of Any Existing Debt
- Pima County, AZ - Suburb of Tucson, AZ - 24 Miles South

Tenant Highlights

- Backed by Starcorp, LLC – Large Operator with a Strong Track Record
- Starcorp HD, Starcorp CJ, and Starcorp, LLC combine to be one of the largest dual-branded franchisees in the CKE restaurant system
- Currently operates 160± Locations in Seven States





S. LA CANADA DR.



35,073 CPD



N. ABREGO DR.



S. NOGALES HWY.



10,000 CPD



Parcel Details

APN	303-33-8580
Building Size	2,800 SF
Land Size	.81 Acres (35,329 SF)

SURROUNDING AREA | MADERA MARKETPLACE



SURROUNDING AREA | MADERA MARKETPLACE





TENANT OVERVIEW

During the last 65 years Carl's Jr.® has built a reputation as America's premier burger chain. Today, there are more than 1,100 Carl's Jr.® restaurants worldwide, with more than 300 dual-branded Carl's Jr.®/Green Burrito® restaurants.

Carl's Jr.® consistently out-delivers the competition with an innovative menu strategy that focuses on developing premium, sit-down restaurant quality menu items. The Carl's Jr.® line of 100% Black Angus Beef Six Dollar Burgers™ is perfectly complemented by the brand's Hand-Scooped Ice Cream Shakes & Malts™.

Carl's Jr.® is a wholly-owned subsidiary of CKE Restaurants, Inc., a publicly traded company listed on the New York Stock Exchange (ticker symbol: CKR). Through its subsidiaries, CKE franchises and operates Carl's Jr.® and Hardee's® quick-service restaurants. The CKE system includes more than 3,600 locations in 42 states and 13 countries.

The operator, Starcorp LLC, is a highly successful franchisee of CKE Restaurants with 160± locations throughout Arizona, Texas, and the Midwest.





MSA OVERVIEW

The Tucson MSA had an estimated population of 1,016,206 in 2016. Tucson is the second-largest populated city in Arizona behind Phoenix, both of which anchor the Arizona Sun Corridor. Major incorporated suburbs of Tucson include Oro Valley and Marana northwest of the city, Sahuarita south of the city, and South Tucson in an enclave south of downtown.



Top 10 Employers in Southern Arizona

University of Arizona	Pima County
Raytheon Missile Systems	Banner-University Medical Center
State of Arizona	U.S. Customs and Border Protection
Davis-Monthan Air Force Base	Freeport-McMoRan Inc.
Tucson Unified School District	Walmart

- Arizona's top private-sector employers ramped up hiring over the past year, adding 14,000 net jobs
- Banner Health, the top non-government employer, pushed above 40,000 Arizona jobs with a hiring push
- Arizona has returned to the ranks of job-growth leaders amid various signs of business momentum

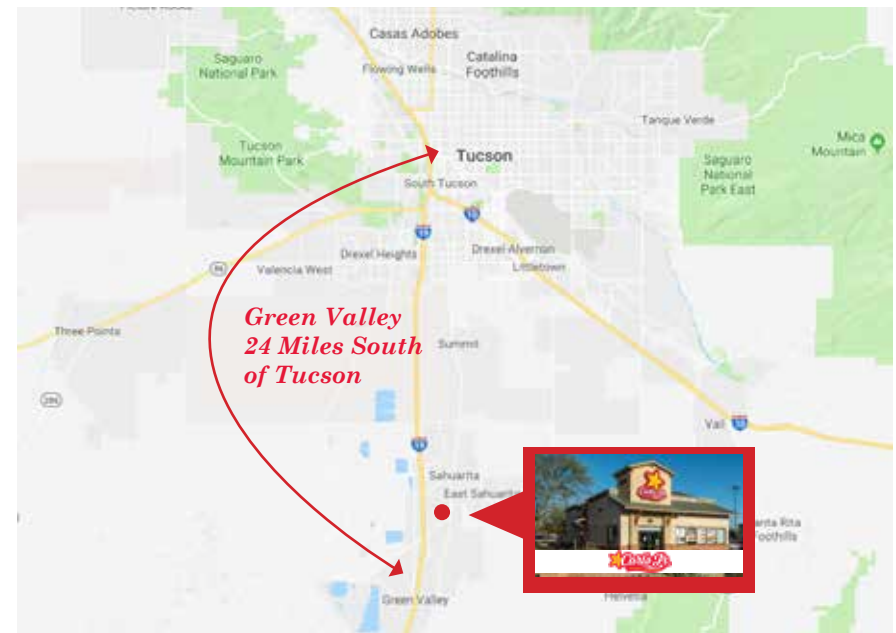


MSA OVERVIEW

Green Valley is located in Pima County, Arizona. Pima County is a county in the south central region of Arizona. As of the 2010 census, the population was 980,263, making it Arizona's second-most populous county. The county seat is Tucson, where nearly all of the population is centered. Pima County comprises the Tucson, AZ Metropolitan Statistical Area.

The vast majority of the county population lies in and around the city of Tucson (2011 city population: 525,796), filling much of the eastern part of the county with urban development. Tucson, Arizona's second largest city, is a major commercial and academic center. Other urban areas include the Tucson suburbs of Oro Valley (population 41,335), Marana (population 35,232), Sahuarita (population 25,458), and South Tucson (population 5,695), a large ring of unincorporated urban development, and the growing satellite town Green Valley.

Major Highways





Population

	3-MILE	5-MILE	10-MILE
Estimated Population (2017)	18,574	36,488	56,449
Projected Population (2022)	19,186	37,716	58,436



Income

	3-MILE	5-MILE	10-MILE
Avg. Household Income (2017)	\$59,319	\$64,055	\$67,199
Median Household Income (2017)	\$48,747	\$52,765	\$55,596



Households

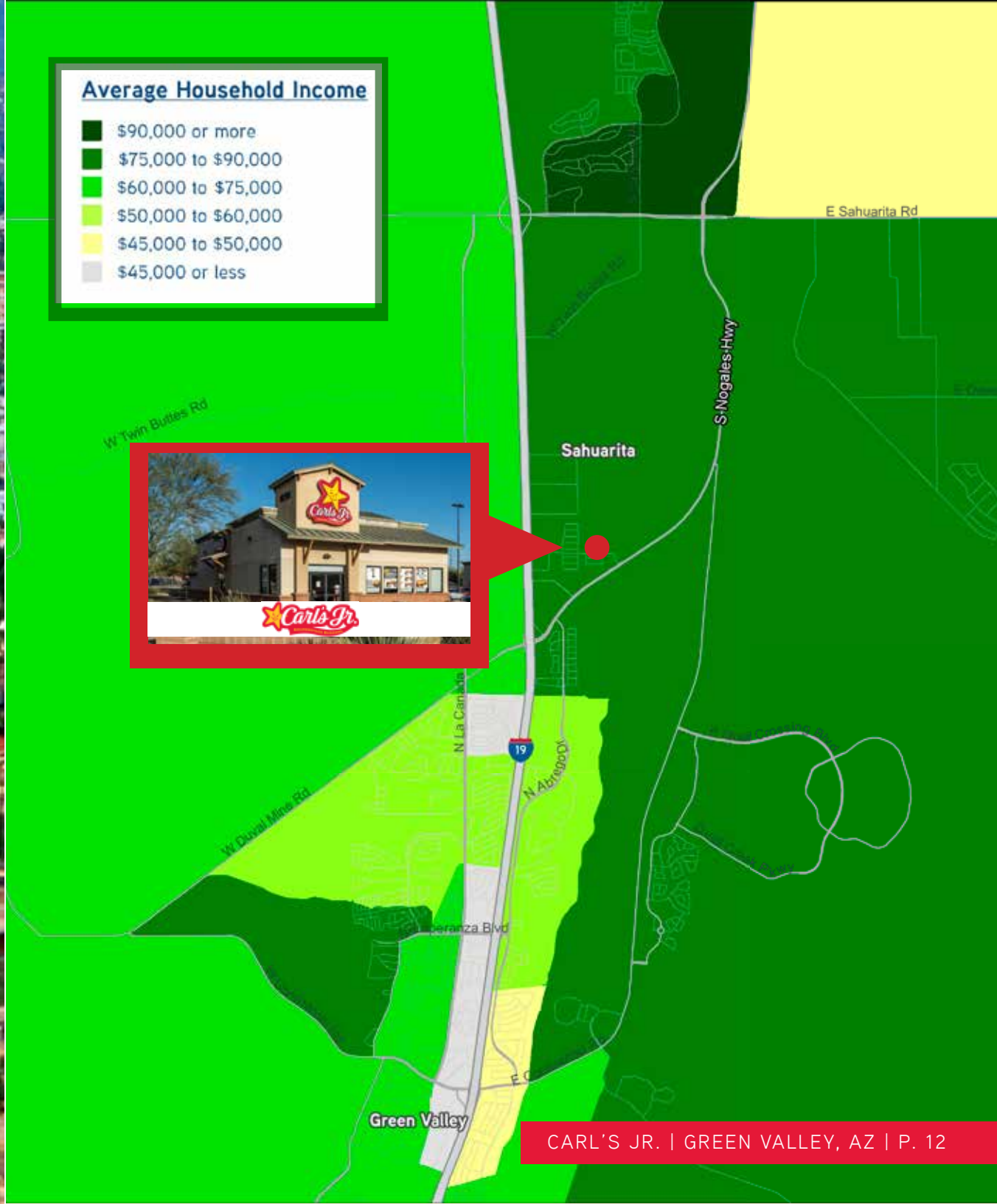
	3-MILE	5-MILE	10-MILE
Estimated Households (2017)	9,140	17,347	26,112
Projected Households (2022)	9,472	17,994	27,115



Business Facts

	3-MILE	5-MILE	10-MILE
Total # of Businesses (2017)	524	1,119	1,316
Total # of Employees (2017)	3,321	7,499	8,880







This Offering Memorandum contains select information pertaining to the business and affairs of Carl's Jr. - Green Valley, AZ. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of Carl's Jr. - Green Valley, AZ or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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Single Tenant NNN Investment

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