

EXCLUSIVE INVESTMENT OPPORTUNITY



Long-Term Corporate NNN Single-Tenant

6352 E BROADWAY BLVD  
TUCSON, ARIZONA

JDS Real Estate Services, Inc.  
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## PROPERTY INFORMATION

Address:	6352 East Broadway Boulevard Tucson, AZ ( <a href="#">View Map</a> )
Improvements:	Approx. 3,616 Square Feet
Land:	Approx. 51,160 Square Feet
Occupancy:	100%
APN:	134-23-411C

## FINANCIAL INFORMATION

Price:	\$4,700,000
Cap Rate:	5.00%
Terms:	All Cash or Cash to New Loan

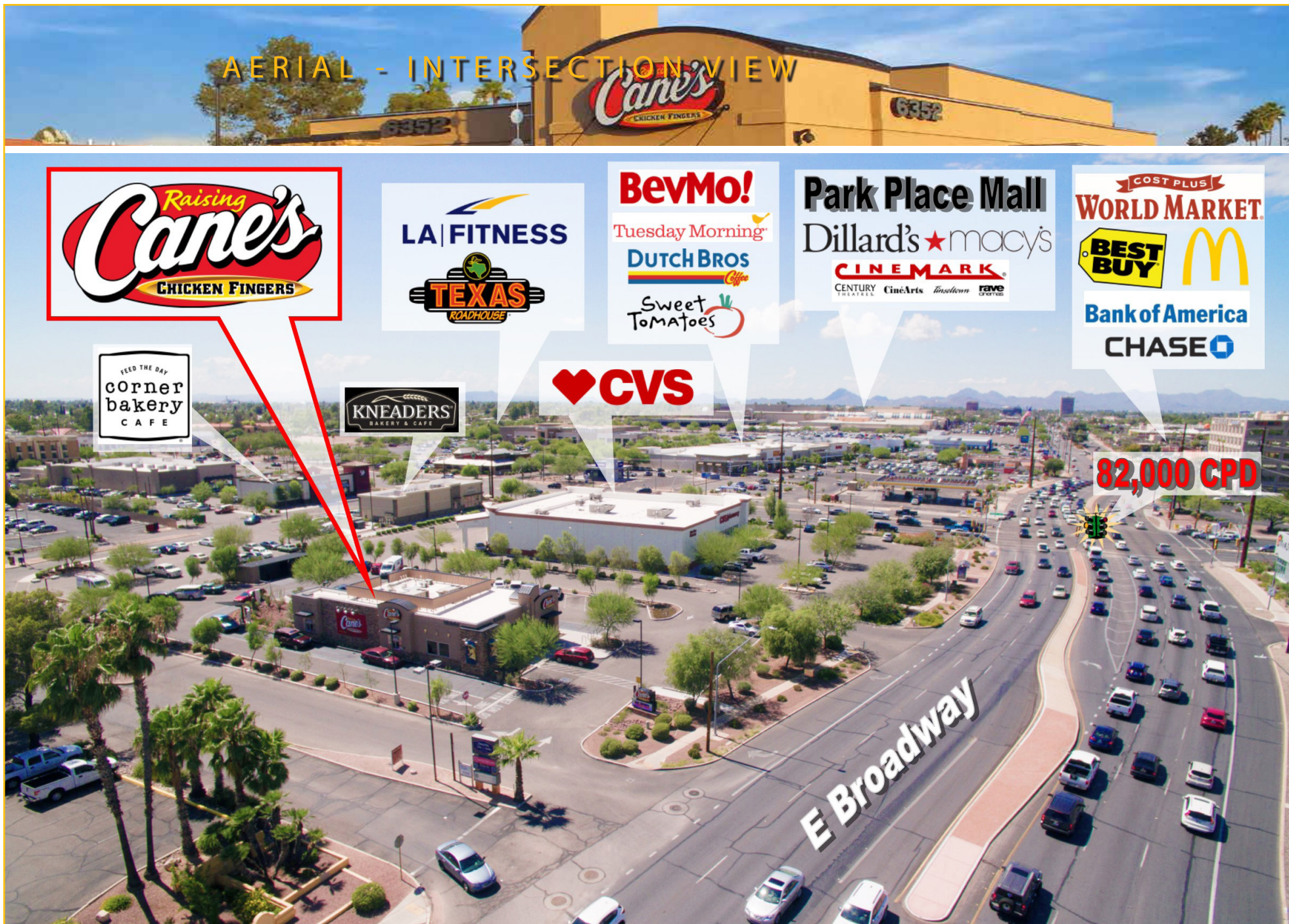
## ANNUAL OPERATING INFORMATION

	Current	Nov. 2020
Gross Scheduled Income:	\$235,000	\$247,500
Plus Recapture:	NNN	NNN
Gross Operating Income:	\$235,000	\$247,500
Less Operating Expenses:	(NNN)	(NNN)
Net Operating Income:	\$235,000	\$247,500
CAP Rate	5.00%	5.26%

## PROPERTY HIGHLIGHTS

- Over Sixteen (16+) Years of Primary Term Remaining - Absolute NNN Lease
  - Corporate Guaranteed Lease - 400+ Locations and Growing
  - Long-Term Lease with Fixed scheduled increases
  - Tenant Responsible for All Expenses - Zero Landlord Responsibilities
- Excellent Store Sales - Low Rent to Sales Ratio (Call for Details)
  - **Massive Year over Year Sales Growth**
  - Highly Profitable Location - Low Occupancy Cost
  - Ensures Long-Term Stability and Security to the Income Stream
- Main on Main Location - High Traffic Intersection - 82,000+ Cars Per Day
  - High Identity Location - Excellent Access from Every Direction
  - East Broadway Blvd & Wilmot Rd are both High Traffic Thoroughfares
  - Unmatched Consumer Exposure - Ideal QSR location
- Trophy Retail Corridor - Highly Desirable Retail Location
  - Approx. 1/2 Mile East of Park Place Regional Mall with 125 Stores & Theater
  - Large Presence of National Credit Retail Tenant's Immediately Surrounding
  - Approx. 3/4 Mile South of St. Joseph's Hospital
- Fee Simple Ownership - Land & Building - Depreciable Asset
- Fixed Scheduled Increases - Next Increase in Under Two-Years (November 2020)
- Strong Supporting Demographic - Large Workforce Population
  - Population | 3-Mile Radius: 128,000+ People
  - Employee Population | 3-Mile Radius: 69,000+ Employees
  - Households | 3-Mile Radius: 57,000+ Households

## AERIAL - INTERSECTION VIEW





## AERIAL - INTERSECTION VIEW

**Park Place Mall**  
125 Stores

Dillard's ★ macy's

**CINEMARK**  
CENTURY Cinemas fineArts fineArts rave

**COST PLUS**  
**WORLD MARKET**

**BEST BUY**

**Pier 1 imports**

**McDonald's**

**Black Bear Diner**

**Bank of America**

**CURAHEALTH HOSPITALS**

**TJ-maxx**

**DICK'S SPORTING GOODS**

**NORDSTROM rack**

**Aspen Dental** **BURGER KING**

**CARONDELET ST. JOSEPH'S HOSPITAL**

**O'Rielly CHEVROLET**

**Sweet Tomatoes**

**CHASE**

**82,000 CPD**

**LA FITNESS**

**BevMo!**  
Tuesday Morning

**Dutch Bros**

**TEXAS ROADHOUSE**

**KNEADERS BAKERY & CAFE**

**CVS**

**corner bakery CAFE**

**Denny's**

**E BROADWAY BLVD**

**LA QUINTA INNS & SUITES**

**Davita**

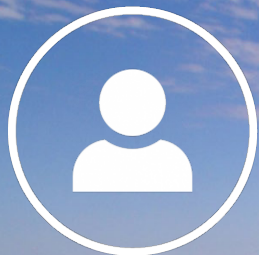
# AERIAL PHOTO - TRADE AREA VIEW



## DEMOGRAPHICS



6352



POPULATION

3-Mile: 128,000+



HOUSEHOLDS

3-Mile: 57,000+



EMPLOYEES

3-Mile: 69,000+





## LEASE ABSTRACT

Lease Start:	November 13, 2015
Lease Expiration:	November 31, 2035
Options:	3 (5-year)
Expenses:	Absolute NNN - No Landlord Responsibilities
Current Rent:	\$235,000
Primary Term Remaining:	Sixteen (16+) Years

## RENT SCHEDULE

Years 1-5	\$235,000	Years 21-25 (1st Option):	\$302,192
Years 6-10:	\$247,500	Years 26-30 (2nd Option):	\$332,411
Years 11-15:	\$260,200	Years 31-35 (3rd Option):	\$365,562
Years 16-20:	\$274,720		



## TENANT SUMMARY

Founded by Todd Graves in 1996 in Baton Rouge, La., RAISING CANE'S CHICKEN FINGERS has nearly 400 locations in 24 states, Bahrain, Kuwait, Lebanon, Saudi Arabia and the United Arab Emirates with multiple new restaurants under construction. The company has ONE LOVE®—quality chicken finger meals—and is continually recognized for its unique business model and customer satisfaction. Raising Cane's vision is to have restaurants all over the world and be the brand for quality chicken finger meals, a great crew, cool culture and active community involvement. Graves plans to expand to over 600 locations by 2020 with an estimated \$1.5+ Billion in Annual Sales.

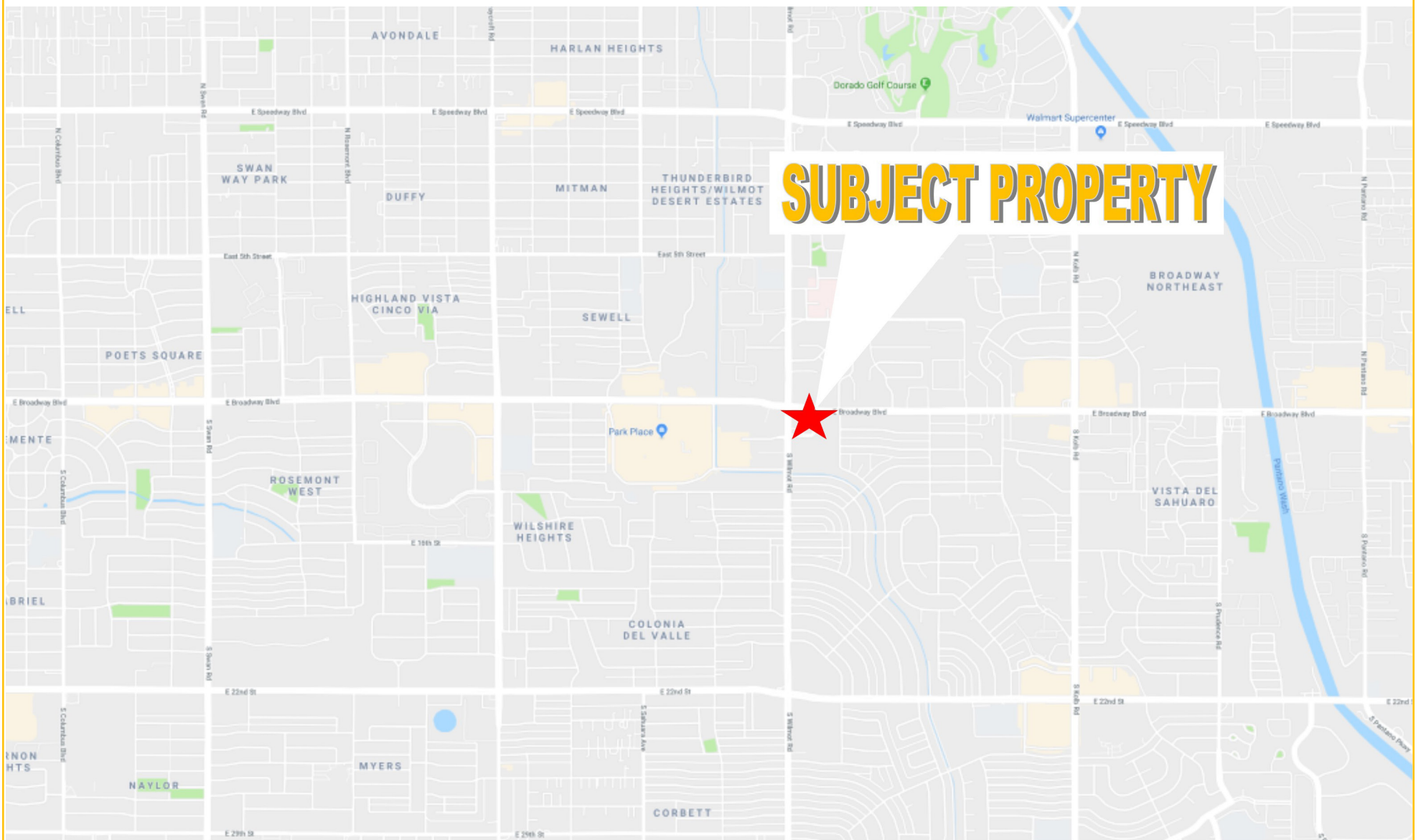
### TENANT HIGHLIGHTS

- 2017 Est. Sales \$966,000,000
- 2017 Sales Growth 30.2%
- 2017 #1 Fastest Growing Restaurant Chain - Nation's Restaurant News
- 2018 #1 Sales-Per-Unit Growth - Nation's Restaurant News
- 2018 #1 Fastest Drive-Thru Service - Avg 168.23 Seconds - QSR Magazine

[www.raisingcanes.com](http://www.raisingcanes.com)





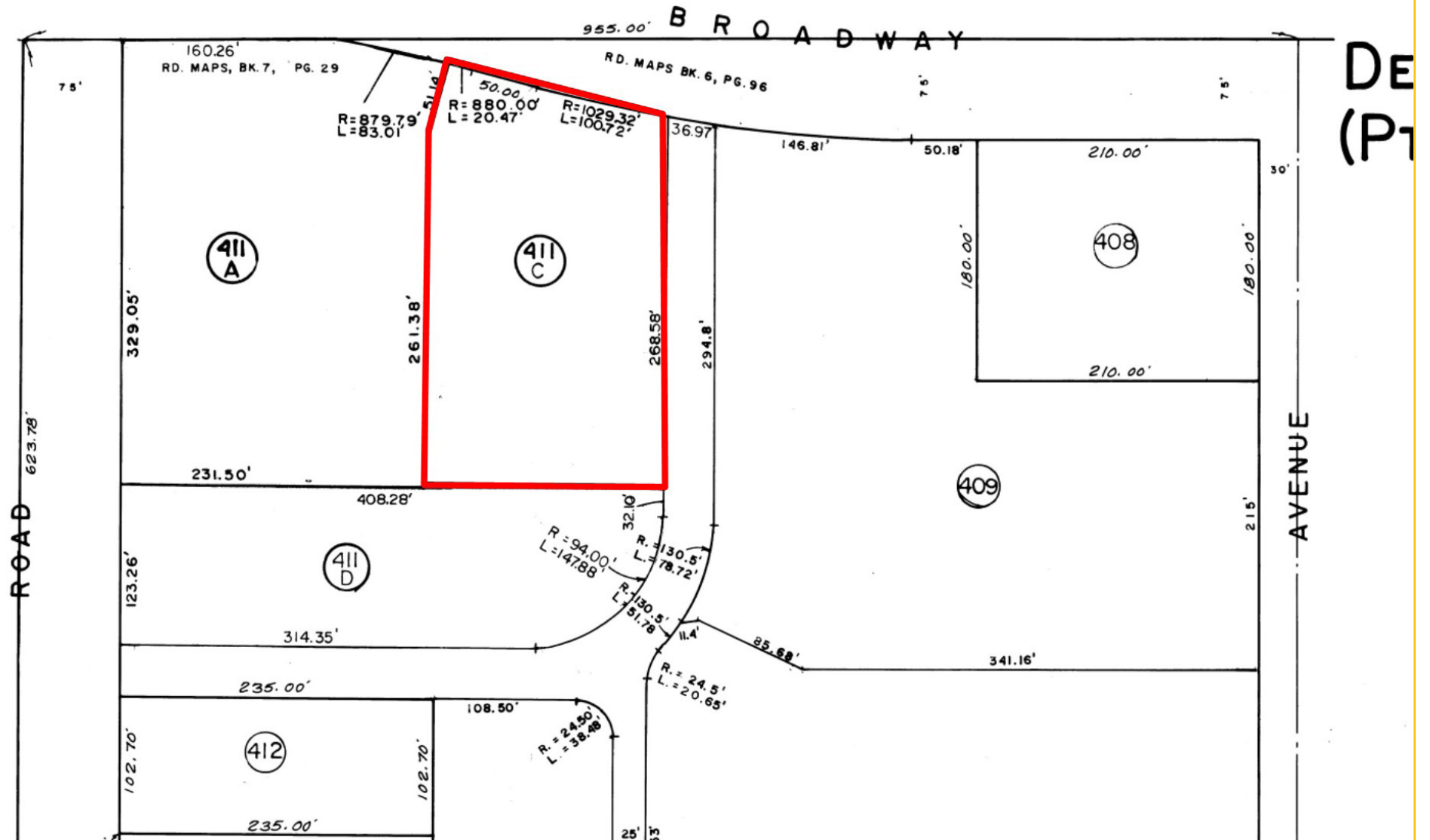




# PARCEL MAP



## SECTION 18, TOWNSHIP 14 SOUTH, RANGE 13 E



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CONTACTS  
**Cane's**  
CRICKET FIDDLERS

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13

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