



Dunkin' Donuts | Jersey Mike's | Menchie's | Great Clips

KINGMAN, AZ

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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided. As the Buyer of a net leased property, it is the Buyer's responsibility to independently confirm the accuracy and completeness of all material information before completing any purchase. This Marketing Brochure is not a substitute for your thorough due diligence investigation of this investment opportunity. Marcus & Millichap expressly denies any obligation to conduct a due diligence examination of this Property for Buyer. Any projections, opinions, assumptions or estimates used in this Marketing Brochure are for example only and do not represent the current or future performance of this property. The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or

other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

Dunkin’ Donuts | Jersey Mike’s | Menchie’s | Great Clips

3535 STOCKTON HILL ROAD, KINGMAN, AZ 86409

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Marcus & Millichap

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BRAND NEW CONSTRUCTION

NEW 2018 CONSTRUCTION WITH A SUPERIOR
BUILDING DESIGN AND CONSTRUCTION QUALITY

LONG-TERM LEASES

EACH TENANT OPERATES ON A LONG-TERM LEASE
STRUCTURE PROVIDING STABILITY AND MINIMAL LEASE ROLLOVER

INVESTMENT OVERVIEW

Dunkin' Donuts | Jersey Mike's | Menchie's | Great Clips

KINGMAN, AZ

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INVESTMENT HIGHLIGHTS

NATIONALLY RECOGNIZED, E-COMMERCE RESISTANT TENANT ROSTER

The subject property is a 100% occupied retail shopping strip comprised of four nationally-recognized tenants in Kingman, AZ. This excellent e-commerce resistant tenant mix includes Dunkin' Donuts, Jersey Mike's, Menchie's and Great Clips. Please see the Tenant Summary pages for more details on each tenant.

BRAND NEW CONSTRUCTION IN KINGMAN⁽¹⁾

The new subject property was designed and newly constructed in 2018 on Stockton Hill Road, a dense retail corridor and the main thoroughfare in Kingman. The subject property is located immediately off Interstate 40 (27,205 VPD), a major interstate providing immediate east-west access from California to the east coast. Continuing to grow in its prominence as the regional retail, service and commercial hub in the western region of the nation, the city of Kingman is strategically located at the intersection of I-40 and I-93.

TRIPLE NET LEASES WITH STRONG RENT ESCALATIONS

Each lease provides favorable rent escalations during the primary term and option periods, with tenants paying their pro-rata share of common area maintenance, taxes and insurance⁽¹⁾.

STRONG RETAIL CORRIDOR SURROUNDED BY NATIONAL TENANTS

The subject property is well-located in Kingman with excellent visibility and access along Stockton Hill Road. National retailers in the immediate trade area include Walmart Supercenter, Home Depot, Safeway Grocery with Fuel Station, Chevron Gas, Fresenius Medical Care, CVS/pharmacy, Starbucks, Chipotle, Home2 Suites by Hilton, Hampton Inn & Suites, La Quinta & Suites, Staples, Walgreens, Ross Dress for Less, Wells Fargo, PetSmart, Verizon Wireless and Kingman Regional Medical Center (235-bed facility), the largest healthcare provider in northwest Arizona.



⁽¹⁾ Lease information has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Individuals are strongly advised to take appropriate measures to verify all of the information set forth herein. Buyer must conduct their own Due Diligence.

EXECUTIVE SUMMARY

DUNKIN' DONUTS | JERSEY MIKE'S
MENCHIE'S | GREAT CLIPS

3535 STOCKTON HILL ROAD, KINGMAN, ARIZONA 86409

OFFERING PRICE

\$3,594,769

CAP RATE

6.50%

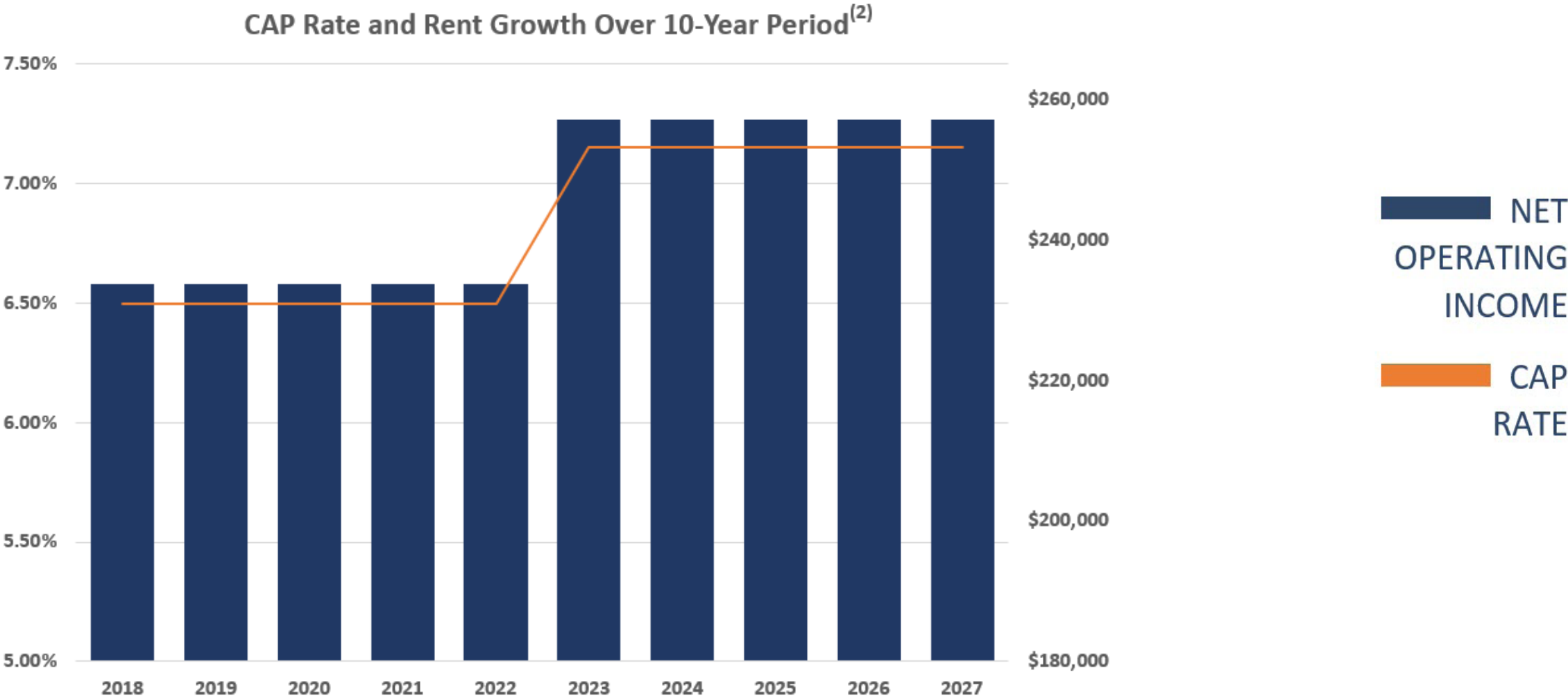
Net Operating Income	\$233,660
Lease Types	Triple Net
Number of Tenants	5
Year Built	2018 ⁽¹⁾
Rentable SF	6,510 SF ⁽¹⁾
Lot Size	1.26 Acres ⁽¹⁾
Price / Rentable SF	\$552.19
Roof / Structure Responsibility	Landlord
Parking Lot Repairs	Tenant

(1) Year Built, Rentable Area, Lot Size, and other Lease Terms are approximate. Buyer will need to verify the accuracy of these estimates during their Due Diligence process.



RENT ROLL⁽¹⁾

Tenant Name	Suite	SqFt.	% SqFt.	Lease Dates		\$ / SF	Rent Per Month	Rent Per Year	Changes On	Changes To	Lease Type	Options
				Commence	Expiration							
Dunkin' Donuts	A	1,700	26.11%	9/1/2018	8/31/2038	\$4.41	\$7,500.00	\$90,000	9/1/2023	\$8,250.00	NNN	5, 5-Year (10% Increase)
Dunkin' Donuts Ancillary	B	990	15.21%	9/1/2018	2/29/2020	\$2.50	\$2,475.00	\$29,700	N/A	\$2,475.00	NNN	None
Great Clips	C	1,020	15.67%	1/28/2019	1/27/2024	\$2.33	\$2,380.00	\$28,560	1/28/2024	\$2,618.00	NNN	2, 5-Year (10% Increase)
Menchie's	D	1,200	18.43%	11/1/2018	10/31/2028	\$2.37	\$2,850.00	\$34,200	11/1/2023	\$3,135.00	NNN	2, 5-Year (10% Increase)
Jersey Mike's	E	1,600	24.58%	10/1/2018	9/30/2028	\$2.66	\$4,266.66	\$51,200	10/1/2023	\$4,693.33	NNN	2, 5-Year (10% Increase)
Total		6,510				\$14.27	\$19,471.66	\$233,660		\$21,418.83		



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(2) CAP Rate and Rent Growth Over 10-Year Period Chart includes income from the option period from Great Clips and the current Ancillary Space. Buyer is responsible for verifying during their Due Diligence period.

PROPERTY PHOTOS



EXCELLENT TENANT ROSTER

NATIONALLY-RECOGNIZED
TENANTS BASED ON LONG-TERM LEASES

NNN LEASES

PASSIVE NNN LEASES OFFER MAXIMUM EXPENSE
RECAPTURE WITH MINIMAL LANDLORD RESPONSIBILITIES

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TENANT SUMMARY

Dunkin' Donuts | Jersey Mike's | Menchie's | Great Clips

KINGMAN, AZ

Marcus & Millichap



BRAND OVERVIEW⁽¹⁾



GLA	1,700	RENT/ SF	\$4.41
% OF GLA	26.11%	CHANGES ON	9/1/2023
LEASE COMMENCE	9/1/2018	CHANGES TO	\$99,000
LEASE EXPIRE	8/31/2038	OPTIONS	5, 5-Year (10% Increase)
ANNUAL RENT	\$90,000	LEASE TYPE	NNN

Dunkin’ Donuts is the world’s leading baked goods and coffee chain, serving more than 3 million customers each and every day. True to their name, they offer 50+ varieties of donuts, but you can also enjoy dozens of premium beverages, bagels, breakfast sandwiches and other baked goods.

In 1950, Bill Rosenberg opened the first Dunkin’ Donuts shop in Quincy, MA. Just five years later, a franchise legacy was born. There are more than 11,300 Dunkin’ Donuts restaurants worldwide – that’s over 8,500 restaurants in 41 states across the U.S.A. and over 3,200 international restaurants across 36 countries.

With over 130 years of franchising experience, Dunkin’ Brands is home to two of the world’s most recognized, beloved franchises: Dunkin’ Donuts and Baskin-Robbins.

FRANCHISEE PROFILE

ABDD has been in the QSR business since 2009, holding both equity interests in and management responsibility for a portfolio which includes 57 Dunkin’ Donuts and 29 Taco Bells in New York, New Jersey and Kentucky. ABDD’s two founders have backgrounds in finance and banking at Goldman Sachs and Deutsche Bank, respectively. ABDD’s CEO has over 25 years of fast food and franchise experience and a proven track record of managing multi-unit organizations, including an early stage network of 19 Dunkin’s in Phoenix. ABDD’s local (Phoenix) Director of Operations was previously an Arizona Operations Manager at Dunkin’ Brands where he was responsible for opening the first 40 corporate-owned Arizona Dunkin’s and for providing store opening support and training, cost control systems and compliance reviews.

LEASE SUMMARY⁽¹⁾

LANDLORD RESPONSIBILITIES	Landlord shall keep the roof, structural portions and the exterior surfaces of the exterior walls of the building in which the Premises is located (exclusive of storefront doors, plate glass, door-frames, other entrances, windows and window frames which are not part of Common Areas) in good repair. Landlord shall not be required, however, to make any repair caused by the act or negligence of Tenant, its agents, employees, invitees, licensees, or contractors.
TENANT RESPONSIBILITIES	Tenant shall, at all times after the Delivery Date and throughout the Term, at its expense, carry the insurance. Tenant, at its expense, shall install, maintain and replace when necessary signs on the exterior of the Premises in accordance with provided that the erection of any sign shall be subject to all laws, ordinances, rules and regulations of applicable governmental authorities, and Landlord’s prior approval.
CAM	Tenant shall pay to Landlord its Pro Rata Share of Common Area Costs. Tenant’s “Proportionate Share of Common Area Costs” shall be an amount equal to 26.11% of the total Common Area Maintenance costs of the property.
TAXES	Tenant shall pay its pro rata share of real estate taxes.
INSURANCE	Landlord shall carry a policy or policies of commercial general liability insurance covering the Common Areas in the Shopping Center and special form causes of loss insurance covering Landlord’s improvements in the Shopping Center, all in such forms and amounts and with such deductibles and selfinsured retentions as Landlord reasonably deems appropriate (collectively, “Landlord’s Insurance”). Tenant covenants and agrees to pay to Landlord, in monthly installments as Additional Rent, its Proportionate Share of the cost of Landlord’s Insurance. Notwithstanding any contribution by Tenant to the costs of Landlord’s Insurance premiums (as provided in this Lease), Landlord shall not be required to carry insurance of any kind on Tenant’s property, Tenant’s “Proportionate Share of Landlord’s Insurance” shall be computed by multiplying the cost of Landlord’s Insurance by a fraction, the numerator of which shall be the floor area of the Premises and the denominator of which shall be the total floor area of the buildings within the Shopping Center, including the Premises.
UTILITIES	Tenant, at its own cost, shall pay for all water, gas, heat, electricity, garbage disposal, sewer charges, telephone and any other utility or service charge (including meter and hookup charges) related to its occupancy of the Premises.
ASSIGNMENT & SUBLETTING	Tenant shall not: (i) transfer, pledge, mortgage or assign this Lease or any interest hereunder; (ii) permit any assignment of this Lease by voluntary act, operation of law or otherwise; (iii) sublet the Premises or any part thereof; or (iv) permit the use of the Premises by any parties other than Tenant, its agents and employees

(1) Dunkin’ Donuts is not the Tenant or the Guarantor. The Tenant under the Lease is ABDD Arizona LLC, a Dunkin’ Donuts franchisee. Buyer is responsible for verifying during their Due Diligence period. Lease Summary only. Buyer is responsible for verifying during their Due Diligence period.



GLA	1,600	RENT/ SF	\$2.66
% OF GLA	24.57%	CHANGES ON	10/1/2023
LEASE COM-MENCE	10/1/2018	CHANGES TO	\$56,320
LEASE EXPIRE	9/30/2028	OPTIONS	2, 5-Year (10% Increase)
ANNUAL RENT	\$51,200	LEASE TYPE	NNN

Jersey Mike's offers a sub above – one that's measured in more than inches or seconds 'til served. They carefully consider every aspect of what they do – every slice, every sandwich, every store – they provide their customers with sustenance and substance too.

In 1956, Jersey Mike's was originally founded in the seaside town of Point Pleasant, New Jersey. Today, Peter Cancro is CEO of Jersey Mike's Franchise Systems Inc., overseeing more than 1,500 locations open and under development. The authentic taste – served Mike's Way® with lettuce, onions, tomatoes, oil, vinegar and spices – is available nationwide. Everything about Jersey Mike's is high quality. Their MSA Grade top round beef is trimmed and cooked right in the store. Their meats and cheeses are all top-quality premium brands. Their bread is fresh-baked each day on the premises. And of course, everything's prepared right in front of you.

Source: www.jerseymikes.com

LEASE SUMMARY⁽¹⁾

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(1) Summary only. Buyer is responsible for verifying during their Due Diligence period.



GLA	1,200	RENT/ SF	\$2.37
% OF GLA	18.43%	CHANGES ON	11/1/2023
LEASE COM-MENCE	11/1/2018	CHANGES TO	\$37,800
LEASE EXPIRE	10/31/2028	OPTIONS	2, 5-Year (10% Increase)
ANNUAL RENT	\$34,200	LEASE TYPE	NNN

Menchie's Frozen Yogurt opened its first store in Valley Village, a suburban community of Los Angeles, California, on May 15, 2007. Their dream was to create a custom frozen yogurt store where people from all walks of life and ages can enjoy themselves not only with a great tasting treat of quality frozen yogurt, but from a unique experience in a fun and happy environment that makes every guest smile. They incorporated a unique and inviting store design, outstanding selections of frozen yogurt and fresh toppings that you can customize, and attention to the needs of every guest, young and old.

As an award winning franchise, Menchie's Frozen Yogurt currently serves smiles in more than 540 locations around the world, with stores in development throughout the U.S.A., Canada, Puerto Rico, England, South Africa, Kuwait, Bahrain, The Bahamas, Bangladesh, Guatemala, United Arab Emirates, Qatar, India, China, and Japan.

Source: www.menchies.com

LEASE SUMMARY⁽¹⁾

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GLA	1,020	RENT/ SF	\$2.33
% OF GLA	15.66%	CHANGES ON	1/28/2024
LEASE COM-MENCE	1/28/2019	CHANGES TO	\$31,416
LEASE EXPIRE	1/27/2024	OPTIONS	2, 5-Year (10% Increase)
ANNUAL RENT	\$28,560	LEASE TYPE	NNN

Great Clips is a 100% franchised company with more than 4,200 salons across North America—each one offering a great haircut at a great location at a great price. They pride themselves on making it easy for customers to get a great haircut at a time and place that’s convenient for them. That’s why they’re open evenings and weekends, no appointments necessary.

What sets them apart is how easy they’ve made it for customers to make Great Clips their salon of choice with their Online Check-In service, and Clip Notes®, a technology that allows stylists to keep notes on a customer’s haircut and is accessible at any Great Clips salon. Great Clips franchisees employ nearly 40,000 stylists who receive ongoing training to learn the Great Clips customer care system and advanced technical skills.

Source: www.greatclips.com

LEASE SUMMARY⁽¹⁾

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(1) Summary only. Buyer is responsible for verifying during their Due Diligence period.

CA-LAS VEGAS-PHOENIX MARKET

KINGMAN IS SITUATED WITHIN THE WESTERN MAJOR RETAIL TRIFECTA OF CALIFORNIA, LAS VEGAS, AND PHOENIX, AT THE INTERSECTION OF I-40 AND I-93

PROMINENT RETAIL CORRIDOR

STOCKTON HILL ROAD HAS SEVERAL NATIONAL RETAILERS INCLUDING WALMART SUPERCENTER, SAFEWAY, CVS/PHARMACY AND HOME DEPOT

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LOCATION & MARKET OVERVIEW

Dunkin' Donuts | Jersey Mike's | Great Clips | Menchie's
KINGMAN, AZ

Marcus & Millichap



LOCATION OVERVIEW | KINGMAN, AZ



IMMEDIATELY OFF OF
INTERSTATE 40 (27,205 ADT)
AND SURROUNDED BY
NATIONAL RETAILERS

STRATEGICALLY LOCATED
AT THE INTERSECTION
OF I-40 AND I-93

LOCATED WITHIN
WESTERN MAJOR RETAIL
MARKET OF LAS VEGAS,
CALIFORNIA AND PHOENIX

REGIONAL RETAIL AND
COMMERCIAL HUB FOR THE
WESTERN UNITED STATES

THRIVING REGIONAL RETAIL AND COMMERCIAL HUB

The city of Kingman continues to grow in its prominence as a regional retail, trade, commercial, service and distribution hub in the western region of the United States. Situated within the California-Las Vegas-Phoenix major retail trifecta, Kingman is strategically positioned on the CANAMEX Corridor of Interstate 93 (soon to be Interstate 11), providing north-south trade access from Canada into Mexico. Likewise, Interstate 40 provides immediate east-west access from California to the east coast. Aside from these two interstate highways, Kingman as a distribution hub has direct access to all the major southwest markets and three international airports.

HIGH VISIBILITY AND DENSE RETAIL CORRIDOR

Located near Walmart Supercenter, Home Depot, the UPS Store, PetSmart, CVS/pharmacy, Walgreens, Safeway Grocery with Fuel Station, Chipotle, Wells Fargo Bank, Chevron Gas, O'Reilly Auto Parts, Starbucks, Fresenius Medical Center, Home2 Suites by Hilton, La Quinta Inn & Suites, Hampton Inn & Suites and Kingman Regional Medical Center (235-bed facility), the subject property is situated in a dense retail corridor with immediate access to Interstate 40 (27,205 ADT). Kingman is strategically positioned at the intersection of Interstate 40 and Interstate 93, connecting Canada to Mexico and California to the east coast. Resting at the junction of two major transportation routes, Kingman has quickly become a regional retail and commercial hub, as well as a distribution center in the western region of the nation.





RESIDENTIAL
NEIGHBORHOODS

RESIDENTIAL
NEIGHBORHOODS

CVS
Walgreens

CHIPOTLE
JIMMY JOHNS
McDONALD'S

Ford
Hampton Inn

FIVE GUYS

PRESENIUS KIDNEY CARE
Chevron

LAQUINTA

STARBUCKS
verizon

CHASE
Great Clips Sprint

SUBJECT

SAFEWAY
THE HOME DEPOT

WELLS FARGO
SUBWAY

ANYTIME FITNESS
Paper Murphy's

ARIZONA INSTITUTE
ATMS MEDICINE & SURGERY

DISCOUNT TIRE DIRECT
SUPER CUTS

AT&T
metroPCS

DOLLAR TREE
UPS

boost
T-Mobile

WAL-MART SUPERCENTER
Smith's FOOD & DRUG STORES

us bank
Auto Zone

IHOP
KFC

DEL TACO
Carnita De



KINGMAN REGIONAL MEDICAL CENTER



BIG 5 SPORTING GOODS
BIG LOTS!

BOOT BARN
PET SMART

Goodwill
Domino's

us bank
ARCO

STAPLES
petco

ROSS DRESS FOR LESS
SALLY BEAUTY

TACO BELL

27,205
ADT



AERIAL OVERVIEW

The subject property is situated on 3535 Stockton Hill Road in Kingman, Arizona, within the California, Las Vegas, Phoenix major retail triangle, at the intersection of Interstate 40 and Interstate 93.



HOUSEHOLD INCOME

YEAR 2018	1 MILE	3 MILES	5 MILES
AVERAGE	\$56,914	\$54,239	\$53,895
MEDIAN	\$47,331	\$41,143	\$40,623

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2023 Projection Total Population	6,191	33,548	47,445
2018 Estimated Total Population	6,075	32,942	46,445
2010 Census Total Population	5,952	32,430	44,946





Marcus & Millichap



Dunkin' Donuts | Jersey Mike's | Menchie's | Great Clips

KINGMAN, AZ

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