

**MATTHEWS**<sup>™</sup>  
REAL ESTATE INVESTMENT SERVICES



**BUFFALO  
WILD  
WINGS**

205 S Hwy 92  
Sierra Vista, AZ 85635

OFFERING MEMORANDUM





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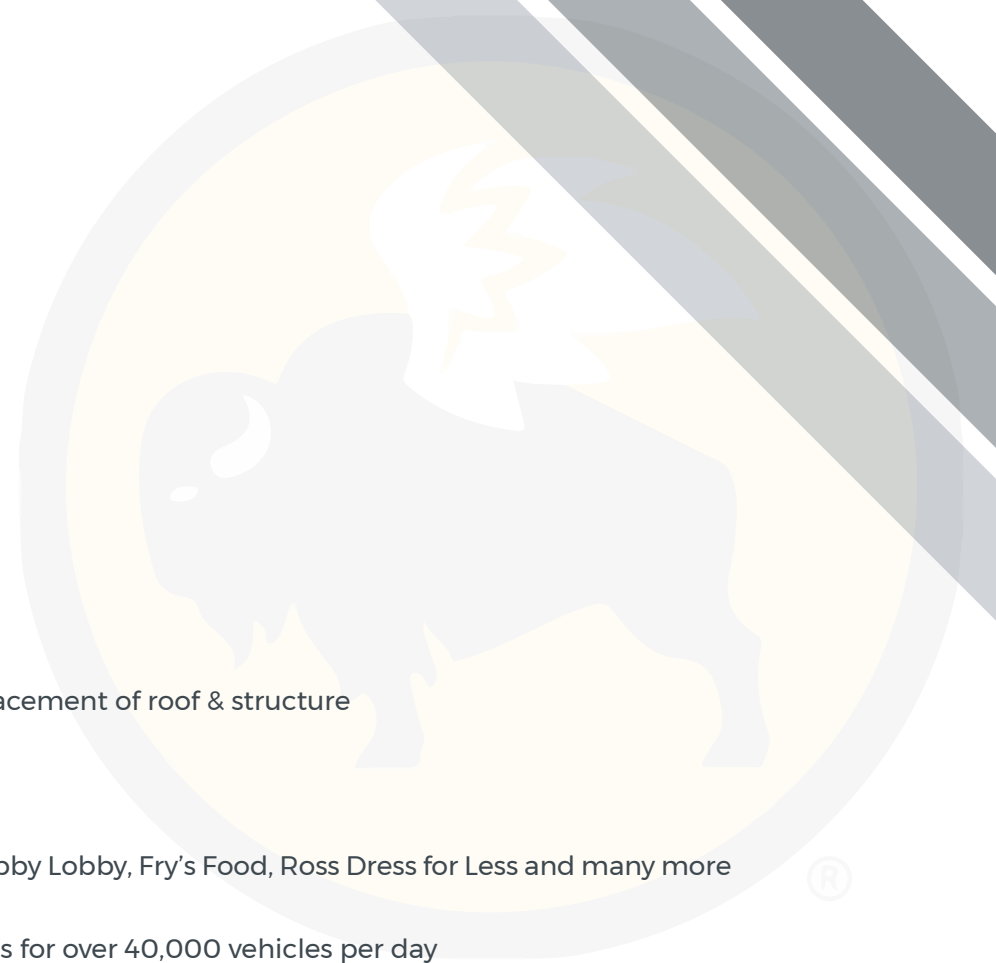
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# EXECUTIVE OVERVIEW

## INVESTMENT HIGHLIGHTS:

- Corporately guaranteed lease with Buffalo Wing Wings, INC
- Very limited landlord responsibilities which only include replacement of roof & structure
- Strong site performance (Please contact broker)
- Dominate retail corridor featuring Lowes, Walmart, Target, Hobby Lobby, Fry's Food, Ross Dress for Less and many more
- Busy intersection of two major thoroughfares which combines for over 40,000 vehicles per day
- "The Cove", a 36,500 SF aquatic center, is positioned .2 miles away
- Located just 3-miles from Fort Huachuca, the community's major employer and primary driving economic force
- The lease calls for four, 5-year options with 10% increases
- Attractive assumable loan (Please contact broker)



# 205 S HWY 92

## FINANCIAL ANALYSIS



BUFFALO WILD WINGS

205 S HWY 92

SIERRA VISTA, AZ 85635



\$2,444,444

LIST PRICE



6.75%

CAP RATE



\$165,000

ANNUAL RENT

## SUMMARY

**GLA** 6,121 SF

**LOT SIZE** 53,578 SF (1.23 Acres)

**YEAR BUILT** 2007

**LEASE COMMENCEMENT** 1-Sep-14

**LEASE TERM** 10 Years

**LEASE EXPIRATION** 31-Aug-24

**LEASE TYPE** NNN

**OWNERSHIP** Fee Simple

**ROOF & STRUCTURE** Tenant (Repairs ) Landlord (Replacement)

**OPERATOR** Blazing Wings Inc.

**GUARANTEE** Buffalo Wild Wings Inc

**RENEWALS** Four, 5-year Options

**INCREASES** 10% Every 5 years



# ANNUALIZED OPERATING DATA

	MONTHLY RENT	ANNUAL RENT
Current - 8/31/2024	\$13,750.00	\$165,000.00
9/1/2024 - 8/31/2029	\$15,125.00	\$181,500.00
9/1/2029 - 8/31/2034	\$16,637.50	\$199,650.00
9/1/2034 - 8/31/2039	\$18,301.25	\$219,615.00
9/1/2039 - 8/31/2044	\$20,131.38	\$241,576.50



## TENANT OVERVIEW

### ABOUT BUFFALO WILD WINGS

Started by two men who were driven by hunger in 1982, Buffalo Wild Wings was born. Buffalo Wild Wings (BWW) is an American casual dining restaurant and sports bar franchise in the United States, Canada, India, Mexico, Oman, Panama, Philippines, Saudi Arabia, United Arab Emirates, and Vietnam which specializes in Buffalo wings and sauces. The chain is best known for Buffalo-style chicken wings along with over a dozen sauces, as well as a complement of other items such as chicken tenders and legs. The chain's menu also features appetizers, burgers, tacos, salads, and desserts, along with beer, wine, and other beverages.

Buffalo Wild Wings is known for being a company who is committed to giving. The chain created their "Eat Wings, Raise Funds" program with the idea that when consumers dine, the restaurant donates. So far, Buffalo Wild Wings restaurants have donated more than \$1 million to local organizations that assist youth and families in need, military families and disaster relief efforts.

±1,238

TOTAL LOCATIONS





# AREA OVERVIEW



## SIERRA VISTA, AZ

Sierra Vista is a city in Cochise County, Arizona. The city is part of the Sierra Vista-Douglas Metropolitan Area. Sierra Vista is the commercial center for Cochise County and parts of northern Mexico. Retailers such as Lowe's, Home Depot, Walmart, Target, Dillard's, and Marshalls are located in the community, along with three major supermarkets and dozens of smaller specialty shops. The Mall at Sierra Vista is a 400,000-square-foot mall located in Sierra Vista. Sierra Vista has a substantial employment base due to Fort Huachuca — the community's major employer and primary driving economic force.

## ECONOMY

The economy of Sierra Vista, AZ employs 15.6k people. The largest industries in Sierra Vista, AZ are Public Administration, Health Care & Social Assistance, and Professional, Scientific, & Technical Services, and the highest paying industries are Professional, Scientific, & Technical Services, Public Administration, and Manufacturing.

## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2019 Estimate	7,109	35,644	44,895
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2019 Estimate	3,371	16,036	19,380
INCOME	1-MILE	3-MILE	5-MILE
2019 Average Household Income	\$57,218	\$63,786	\$67,597





# SURROUNDING TENANTS





# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Buffalo Wild Wings** located in **205 S Hwy 92 | Sierra Vista, AZ 85635** ("Property"). It has been prepared by Matthews Real Estate Investment Services. 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 Matthews Real Estate Investment Services. 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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