



CIRCLE K

612 W. FRONTIER ST, ELOY, AZ 85131

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CONTACT INFORMATION

BRIAN BROCKMAN
Broker of Record
(602) 581-5756



INVESTMENT SUMMARY



Tenant	Circle K
Street Address	620 W. Frontier St
City	Eloy
State	AZ
Zip	85131
GLA	2,650 SF
Lot Size	1.15 AC
Year Built	1977

\$ \$670,560
LIST PRICE

% 10.38%
CAP RATE

\$ \$69,600
NET OPERATING INCOME

Price / SF \$253.04

Rent / SF \$26.26



Absolute Net (NNN) Lease

Tenant is responsible for all real estate taxes, insurance and property maintenance.

Strong Corporate Guarantee: Circle K Stores, Inc.

Circle K Stores, Inc. is one of the largest gas station / C-store operators in the world with over 15,000+ locations in the USA & internationally.

Parent Company - Alimentation Couche - Tard Inc.

The parent company is a publicly traded company (TSK: ATD-A,B), has a designated S&P Credit Rating of BBB- & had a revenue of \$59.1 billion in the calendar year of 2019.

CIRCLE K
LEASE SUMMARY



Lease Type	Absolute Net (NNN)
Type of Ownership	Fee Simple
Original Lease Term	17 Years
Commencement Date	03/18/2004
Lease Expiration	03/18/2023
Term Remaining	2+ Years
Increases	See Rent Schedule
Options	Two (2), 6-Month & One-(1), 5-Year

Real Estate Taxes	Tenant Responsible
Insurance	Tenant Responsible
Roof & Structure	Tenant Responsible
Lease Guarantor	Corporate
Company Name	Circle K Stores, Inc.
Ownership	Private
Years in Business	69
Number of Locations	15,000



Pandemic-Proof Business Model

The subject property remained open and operating through economic shutdown proving it's a recession proof & internet resistant essential business.

Nationally Recognized Brand

Circle K's success in the convenience retailing industry spans almost 70 years. Their roots trace back to 1951 when Fred Harvey purchased three Kay's Food Stores in El Paso, TX.

Long-Term Historical Occupancy

Circle K Stores has operated at this location for 30+ years. The subject property is located just off of I-10, the main thoroughfare between Phoenix & Tucson.

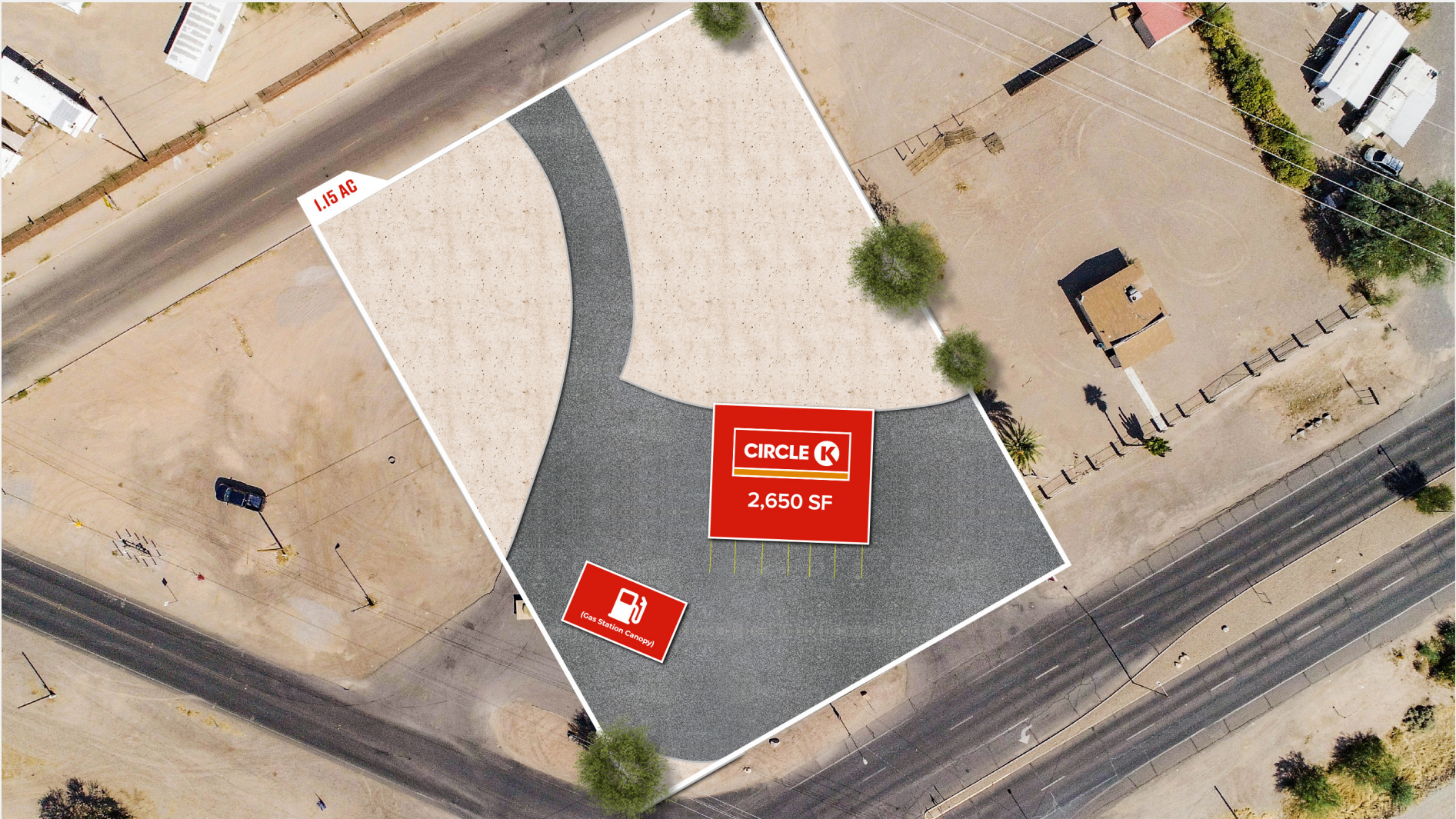
CIRCLE K
RENT SCHEDULE



Period	Term	Annual Rent	Monthly Rent	Increase	CAP Rate
Current - 03/18/2021	Base Term	\$67,056	\$5,588	-	10.00%
03/19/2021 - 03/18/2023	Base Term	\$69,600	\$5,800	4%	10.38%
03/19/2023 - 09/19/2023	Option 1	\$69,600	\$5,800	-	10.38%
09/20/2023 - 03/19/2024	Option 2	\$69,600	\$5,800	-	10.38%
03/20/2024 - 03/19/2029	Option 3	\$73,080	\$6,090	5%	10.90%







ABOUT THE BRAND



Circle K

Circle K Stores, Inc. is an international chain of convenience stores, owned by the Canadian multinational Alimentation Couche-Tard. As of February 2020, Circle K has 9,799 stores in North America (primarily in the United States and Canada), 2,697 stores in Europe, and an additional 2,580 stores operating under franchise agreements worldwide. The company was founded in 1951 in El Paso, Texas.

 **15,000+**
NUMBER OF LOCATIONS

 **BBB-**
S&P CREDIT RATING

 **\$59.1 Billion**
ANNUAL REVENUE

 **40,000+**
NUMBER OF EMPLOYEES



Circle K has become one of the most widely recognized convenience store brands, known worldwide for quality products and great customer service. The company is the second-largest convenience store operator in North America (behind 7-Eleven Inc.) and the leader in Canada, where it operates under the Couche-Tard banner. While most of its sales are rung up in the US, it operates in Europe, as well as about 15 countries in other parts of the world through license agreements. Most of the company’s revenue comes from sales of fuel (it pumps about 14 billion gallons a year). Alimentation Couche-Tard, which is French for “food for those who go to bed late,” has expanded through acquisitions around the world.

Within the United States, Circle K owns and operates stores in 48 states, with the largest concentration of stores found in Arizona, California, Colorado, Florida, Georgia, Illinois, Louisiana, North Carolina, Ohio, South Carolina, and Texas. Fuel is sold under various brands, with the Circle K and Shell brands as the most common. Other brands of fuel sold at Circle K stores include Valero, BP, Exxon, Marathon, Irving, Mobil, and Phillips 66. Approximately 13% of stores worldwide do not sell gasoline.

Eloy, AZ

Eloy is located in south central Arizona at the intersection of Interstates 10 and 8, along the proposed CanaMex Corridor and strategically located equidistant from Tucson and Phoenix (approximately 55 miles each way). Eloy's current population is just under 18,000. By 2025, Eloy is forecast to contain an estimated 31,400 people. Initially established as a railroad town in the late 1800's and incorporated in 1949, Eloy has served as a regional trade center for a vibrant agricultural economy transitioning over the last 30 years to a more diverse economy that includes transportation services, manufacturing and logistics.

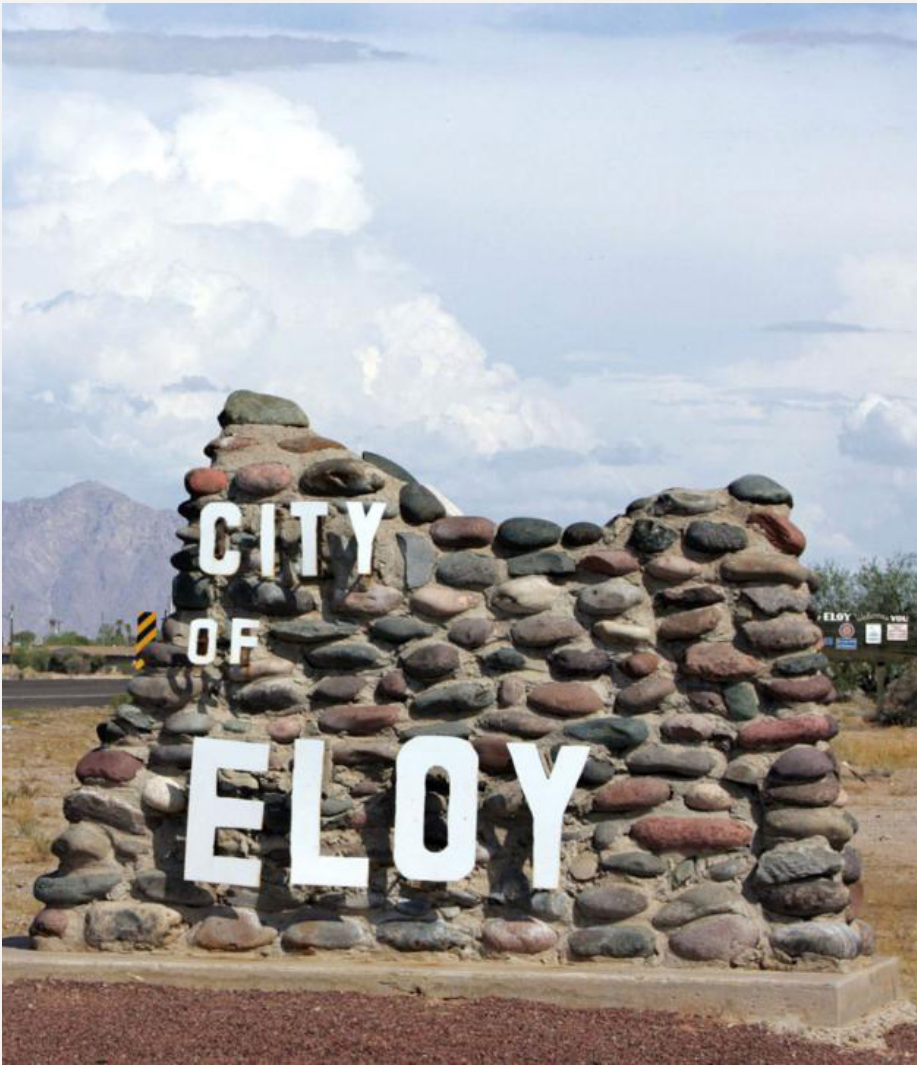
Downtown Eloy is the heart of the City and home to City Hall, the U.S. Post Office, and the police and fire stations. Wrapping around the city's governance complex and Main Street Park, the downtown area offers a host of investment opportunities for new construction and building renovation serving residential, office and retail uses. The Eloy Municipal Airport is located approximately three miles northwest of downtown and encompasses approximately 91 acres. With two active runways, the airport is available to general aviation from dawn to dusk.



Tucson, AZ

Tucson is a city in and the county seat of Pima County, Arizona, 55 miles away from the subject property. As of 2019, the estimated population for Tucson was more than 548,975. The Tucson MSA forms part of the larger Tucson-Nogales combined statistical area (CSA), with a total population of 1,010,025 as of the 2010 Census. Tucson is the second most-populated city in Arizona behind Phoenix, both of which anchor the Arizona Sun Corridor.

Tucson is an example of how a place can be constantly transforming without losing sight of its roots. A sprawling metro area in southern Arizona, Tucson started small and expanded into the empty space around it, drawing new residents with its low cost of living and its nationally recognized university. The metro area is ringed by mountain ranges that emphasize the great desert skies and sunsets that continuously impress even the most seasoned residents. In the Tucson area and beyond, the rich cultural heritage and storied history reflects a landscape found nowhere else on Earth. Venture off the beaten path and see what it means to free yourself.



POPULATION

	1-Mile	3-Mile	5-Mile
2025 Projection	4,960	8,035	19,012
2020 Estimate	4,390	7,087	17,560
2010 Census	3,945	6,198	16,266
Growth '20 - '25	12.98%	13.38%	8.27%
Growth '10 - '20	11.28%	14.34%	7.96%

HOUSEHOLDS

	1-Mile	3-Mile	5-Mile
2025 Projection	1,526	2,460	3,804
2020 Estimate	1,353	2,174	3,349
2010 Census	1,214	1,900	2,835
Growth '20 - '25	12.79%	13.16%	13.59%
Growth '10 - '20	11.45%	14.42%	18.13%
Average Income	\$41,494	\$45,847	\$51,814
Median Income	\$31,152	\$32,992	\$38,317

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CONTACT INFORMATION

CONTACT

BRIAN BROCKMAN

Broker of Record

(602) 581-5756

phxbpo@bangrealty.com

CO689577000

