



The Kase Group
Real Estate Investment Services

OFFERING
MEMORANDUM

CIRCLE K
ABSOLUTE NNN LEASED OFFERING

655 W 22ND ST, TUCSON AZ

PRESENTED BY:

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INVESTMENT SALES

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This Investment Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at anytime with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Investment Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and The Kase Group Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

Recipients of Offering Brochure shall not contact employees or tenants of property directly or indirectly regarding materials without prior written approval.



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INVESTMENT OVERVIEW



The subject property is a Circle K at 655 W 22nd St, Tucson, AZ, a convenience store and gas station offering a wide variety of products for people on the go. The tenant has an absolute NNN lease with zero landlord obligations. The lease calls for 10% increases every 5 years and four, 5-year options and two, 10-year options to renew. This location reports strong, upward-trending sales.

The asset is well situated near several retailers and hotel chains. Neighboring retailers include Restaurant Depot, Wells Fargo, Walgreens, Chase Bank, Pep Boys, Dollar General and more.

INVESTMENT HIGHLIGHTS

ABSOLUTE NNN LEASED OFFERING
ZERO LANDLORD OBLIGATIONS
SCHEDULED INCREASES IN RENT
TENANT REPORTS EXCEPTIONAL STORE SALES AND PROFIT
LOCATED IN MAJOR RETAIL TRADE AREA
HEAVILY TRAFFICKED LOCATION
EXCELLENT FREEWAY ACCESS

OFFERING SPECIFICATIONS

PRICE	\$3,441,728
CAP RATE	5.25%
NET OPERATING INCOME	\$180,690
SQUARE FOOTAGE	2,904
LOT SIZE	0.85 AC
MARKET	Tucson

FINANCIAL SUMMARY

CIRCLE K • ABSOLUTE NNN LEASED OFFERING

655 W 22ND ST, TUCSON AZ

\$3,441,728 • 5.25% CAP

SUMMARY

TENANT NAME	Circle K
SQUARE FOOTAGE	2,904
TERM ENDS	3/18/2026
ANNUAL RENT	\$180,690
OPTIONS	4x5 year options and 2x10 year options
INCREASES	10% bumps in the 5 year options

OFFERING SUMMARY

	NET OPERATING INCOME	CAP RATE
CURRENT	\$164,264	
2021 - 2026	\$180,690*	5.25%

NEXT RENT INCREASE: MARCH 19, 2021

SELLER WILL CREDIT BUYER FROM CLOSING DATE TO NEXT INCREASE

LOCATION AERIAL



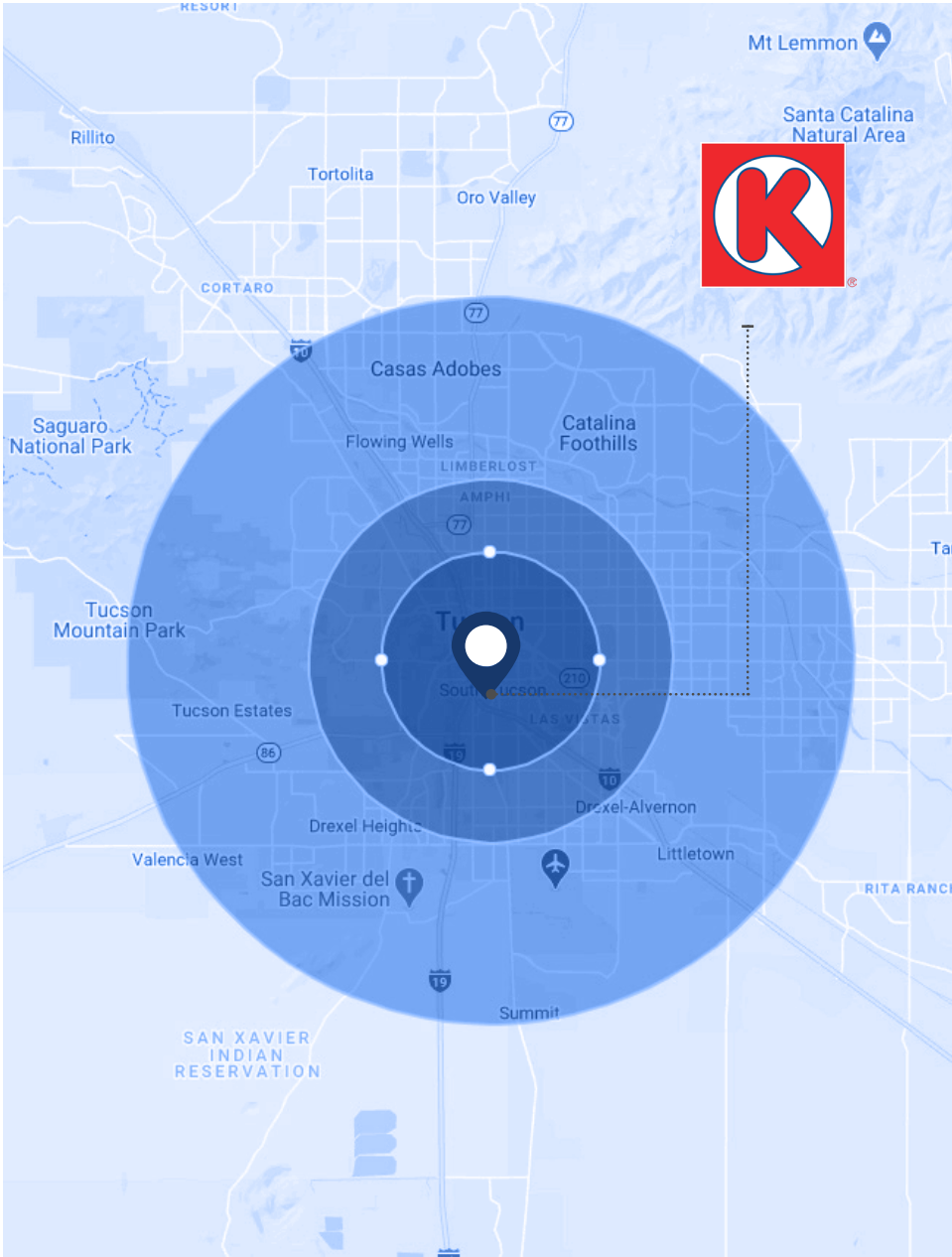
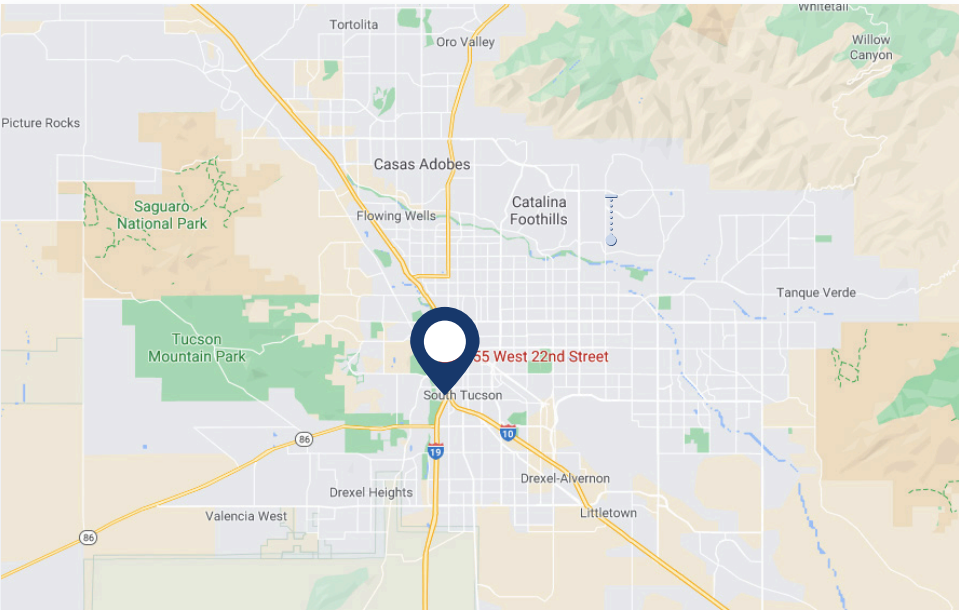
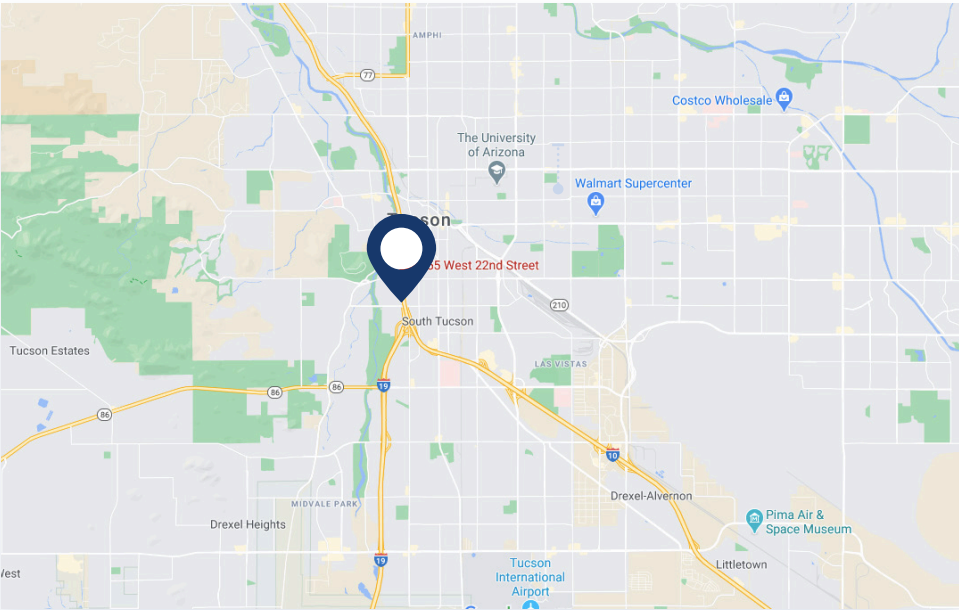
PROPERTY PHOTOS



PROPERTY PHOTOS



REGIONAL OVERVIEW



DEMOGRAPHICS



	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,573	106,247	280,958
TOTAL HOUSEHOLDS	3,537	37,414	104,485
AVERAGE HOUSEHOLD INCOME	\$50,705	\$48,551	\$52,271
AVERAGE AGE	35.6	30.6	31.9

AREA OVERVIEW

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	10,573	106,247	280,958
TOTAL HOUSEHOLDS	3,537	37,414	104,485
PERSONS PER HOUSEHOLD	2.6	2.5	2.6
AVERAGE HOUSEHOLD INCOME	\$50,705	\$48,551	\$52,271
AVERAGE HOUSE VALUE	\$158,888	\$126,492	\$140,812
AVERAGE AGE	35.6	30.6	31.9
WHITE	8,294	86,254	232,503
BLACK	636	5,324	13,628
AMERICAN INDIAN/ALASKAN NATIVE	1,168	7,548	16,691
ASIAN	141	3,832	9,109
HAWAIIAN & PACIFIC ISLANDER	16	227	693
TWO OR MORE RACES	318	3,062	8,334
HISPANIC ORIGIN	7,279	65,292	169,867

TUCSON, AZ

Tucson is a city in and the county seat of Pima County, Arizona, United States, and is home to the University of Arizona. The 2010 United States Census put the population at 520,116, while the 2015 estimated population of the entire Tucson metropolitan statistical area was 980,263.

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. Communities in the vicinity of Tucson (some within or overlapping the city limits) include Casas Adobes, Catalina Foothills, Flowing Wells, Midvale Park, Tanque Verde, Tortolita, and Vail. Towns outside the Tucson metro area include Benson to the southeast, Catalina and Oracle to the north, and Green Valley to the south.



TUCSON, ARIZONA



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