

actual site
all photos taken August 2020



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5161 WEST THUNDERBIRD ROAD | GLENDALE, AZ

PRICE: \$1,660,475 | CAP: 6.40%

INVESTMENT OFFERING



EXECUTIVE SUMMARY

DENNY'S

actual site



DENNY'S | GLENDALE, AZ (PHOENIX, AZ)

PRICE: \$1,660,475
CAP: 6.40%
NOI: \$106,270*

LOCATION: 5161 West Thunderbird Road
Glendale, Arizona

LEASE TYPE: Absolute NNN- Zero Landlord Responsibilities

LEASE EXPIRATION: February 28th, 2026

LESSEE: FEAST American Diners, LLC

GUARANTOR: Corporate and Personal

OPTIONS: (2) 5-Year Options

INCREASES: 1.5% Annually
March 1st Option Periods are 110% of the previous annual rent

LAND SIZE: ±0.82 Acres

BUILDING SIZE: ±6,707 Square Feet

ROFR: N/A

NOI IS BASED ON MARCH RENT INCREASE - SELLER WILL CREDIT BUYER THE DIFFERENCE

PROPERTY OVERVIEW



N. 51st Ave: ±25,700 VPD

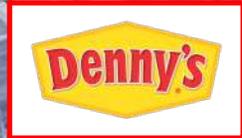
Thunderbird Rd: ±37,136 VPD

DENNY'S | GLENDALE, AZ (PHOENIX, AZ)

Investment Highlights

- Absolute NNN Lease
- Established 170 Unit Operator with Personal Guarantees from the owners
- Less than 1 mile from ASU West Campus
- Population of 140,000 within 3 miles
- .5 miles from Banner Thunderbird Hospital
- Located on major thoroughfare
- Adjacent to Carls Jr., Jack in the Box, Domino's, Taco Bell, Circle K
- Phoenix MSA

Retail Investment Group is pleased to be the exclusive listing agent for Denny's in Glendale, AZ (Phoenix MSA). This property has an absolute NNN lease with (2) 5-year options and 1.5% increases annually. This Denny's offers a 20 year absolute NNN Lease with 6 years remaining in the initial lease, and has a corporate & personal guarantee. Thunderbird Rd. sees ±37,136 VPD, and N. 51st Ave sees ±25,700 VPD. The property structure is ±6,707 square feet and sits on ±0.82 acres of land. Nearby retailers include Carls Jr., Jack in the Box, Domino's, Taco Bell, Circle K, and more. The property is only ±15 miles from Downtown Phoenix.



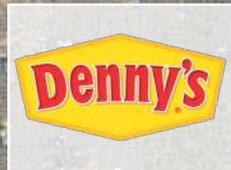
- Preferred Homecare
- Sports & Fitness Exchange
- Heart Savers Inc.
- Infinity Hair Salon
- Farmers Insurance
- Cleanology Dry Cleaners
- Equipped Solutions
- Gala Nails & Spa



101

Deer Valley

101



Sun City

Peoria



Phoenix Mountain Preserve



Glendale



Paradise Valley



Scottsdale



101

Tolleson



Phoenix



Tempe



ABOUT GLENDALE

PHOENIX MSA



Glendale, Arizona, in Maricopa County, is part of the Phoenix-Mesa-Scottsdale SMA which encompasses about 3.2 million people. The latest census estimate (2013) puts the population of Glendale itself at about 234,600. You'll have to try really hard to get bored in Glendale. If you like professional sports, take in an NHL game (Arizona Coyotes) or an NFL contest (Arizona Cardinals). The Glendale Elementary School District 40 operates three K-3, three 4-8, and eleven K-8 schools. The Glendale Union High School District maintains nine high schools and an online learning academy. In addition, the diocese of Phoenix operates a Catholic Pre-K, two K-8, and a high school in Glendale.

Phoenix, AZ is America's sixth-most-populated city, and in 2018 Phoenix was deemed the fastest growing city in the country. With more than a million people living in Phoenix and over a million more living in Phoenix's suburbs combined, this area is a hotspot. Phoenix Sky Harbor sees ± 45 million passengers each year. With an average yearly temperature of 75 degrees, comparatively low taxes and attractive property prices Phoenix has been attracting young business professionals and snowbirds alike to the desert.

Phoenix offers many opportunities for hiking, biking and overall experiencing the outdoors, along with high-end dining and shopping all in close proximity. Between Chase Field, Odysea Aquarium (the largest aquarium in the Southwest), Phoenix Zoo (the largest privately owned non-profit zoo), Camelback Mountain and beyond there are plenty of activities to keep tourists and locals entertained even through the hottest of summers.

DENNY'S

Denny's was founded by Harold Butler and Richard Jezak, who opened Danny's Donuts in Lakewood, California in 1953. Originally opened as a coffee shop under the name Danny's Donuts, Denny's is now known for always being open and serving breakfast, lunch, and dinner around the clock. Denny's started franchising in 1963, and most Denny's restaurants are now franchisee-owned.

Denny's is America's largest full service family-style restaurant chain (market share and number of units). The Denny's brand consists of over ±1,700 restaurants, ±553 of which were companyowned and operated and ±1,150 of which were franchised/licensed restaurants. These Denny's restaurants are operated in 50 states, the District of Columbia, two U.S. territories and four foreign countries. Denny's restaurants are open 24 hours a day, 7 days a week. This "always open" operating platform is a distinct competitive advantage. Denny's provides high quality menu offerings, generous portions at reasonable prices with friendly and efficient service in a pleasant atmosphere.



1,700 LOCATIONS WORLDWIDE



\$19.4 MILLION IN SALES (2016)

ABOUT THE BRAND

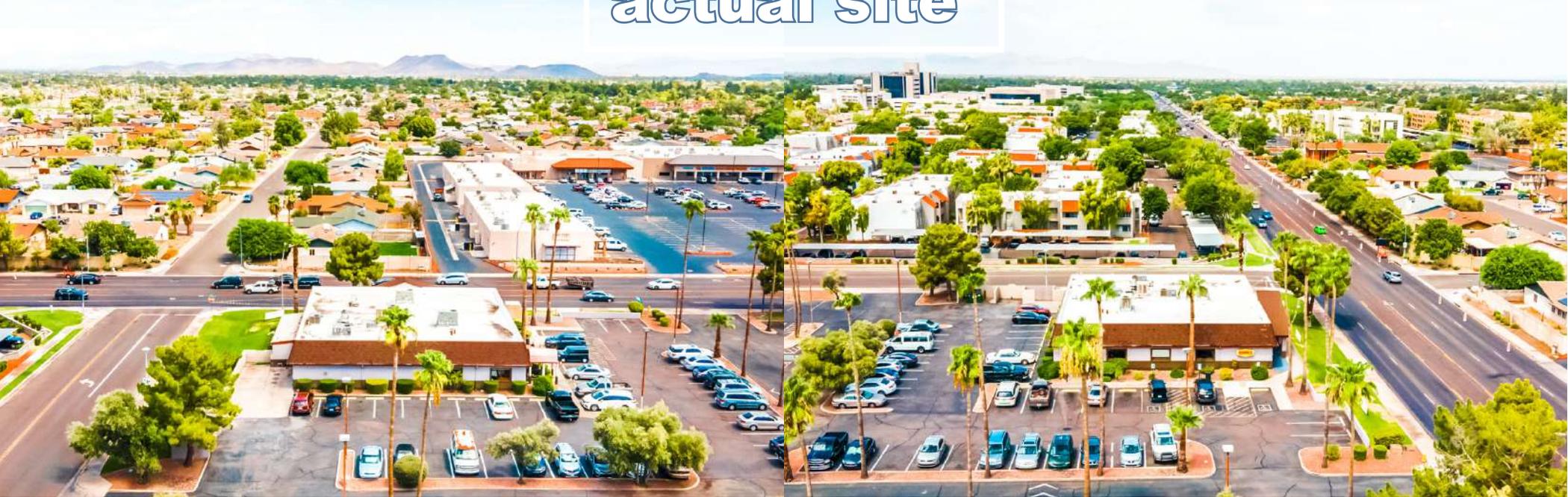


DENNY'S | GLENDALE, AZ (PHOENIX, AZ)

ADDITIONAL PHOTOS



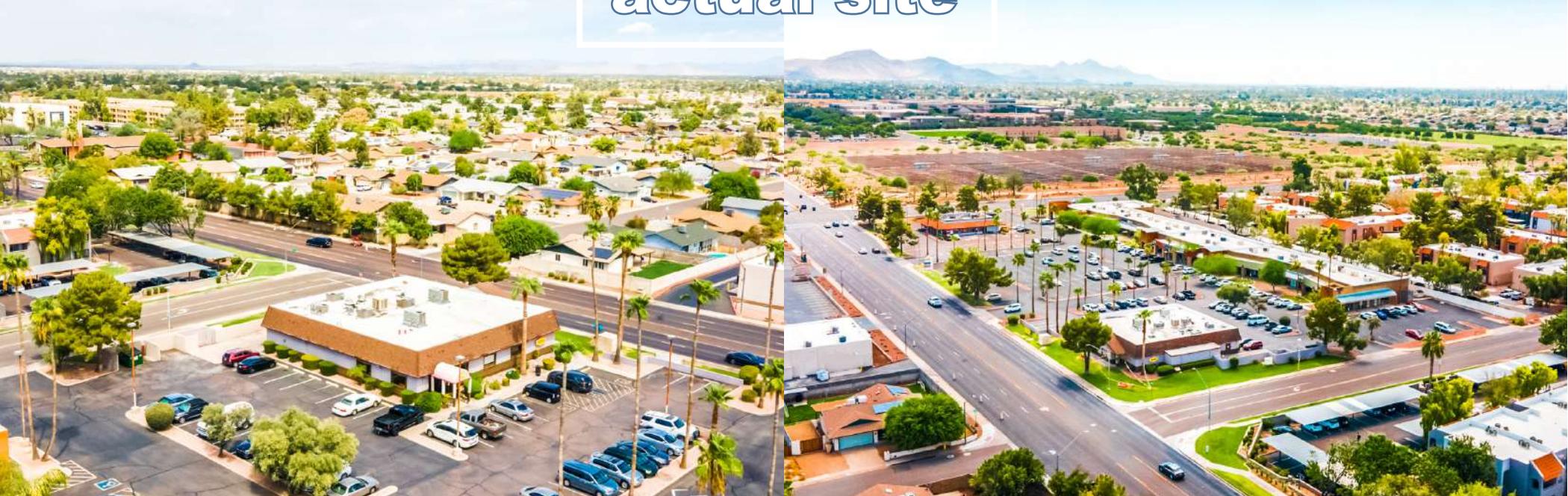
actual site



ADDITIONAL PHOTOS



actual site



2019 DEMOGRAPHICS



	1-Mile	3-Mile	5-Mile		1-Mile	3-Mile	5-Mile		VEHICLES PER DAY
2010 Population	13,368	157,932	404,191	2010 Households	6,132	59,000	153,380	Thunderbird Rd:	±37,136/VPD
2019 Population	16,775	185,354	462,300	2019 Households	7,346	68,963	173,614	N. 51st Ave:	±25,700/VPD
2024 Population	18,318	200,661	498,723	2024 Households	7,970	74,588	186,945		

CONFIDENTIALITY & DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Retail Investment Group and it should not be made available to any other person or entity without the written consent of Retail Investment Group.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Retail Investment Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The

information contained herein is not a substitute for a thorough due diligence investigation.

Retail Investment Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. Additional information and an opportunity to inspect the Property will be made available upon written request to interested and qualified prospective investors.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Retail Investment Group has not verified, and will not verify, any of the information contained herein, nor has Retail Investment Group conducted any investigation regarding these matters and makes no warranty

or representation whatsoever regarding the accuracy or completeness of the information provided.

All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The information contained herein has been obtained from the owner of the property or from other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it.

If you have no interest in the Property, please return this Investment Offering Memorandum to Retail Investment Group, LLC.

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NNN

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