

SINGLE TENANT ABSOLUTE NNN

Investment Opportunity



4871 E. GRANT ROAD
TUCSON ARIZONA

ACTUAL SITE





EXCLUSIVELY MARKETING BY

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Rent Roll | Brand Profile



SRS is pleased to offer the opportunity to acquire the fee simple interest (land and building) in an absolute NNN, freestanding, Outback Steakhouse investment property located in Tucson, AZ. The tenant recently signed a brand new 25-year lease with 3 (5-year) option periods to extend, demonstrating a long term commitment to the site. The lease features rare 2% annual rental increases throughout the initial term and 10% increases at the beginning of each option period, generating healthy NOI growth. The lease is franchisee guaranteed by Cerca Trova, an experienced Outback Steakhouse operator with over 100 Outback locations across the western United States (approx. 15% of all Outback locations in the US). The lease is absolute NNN with zero landlord responsibilities, making this an ideal, management-free investment for an out-of-state, passive investor.

The Outback Steakhouse is strategically located along E. Grant Road (39,600 VPD), a major east/west commuter thoroughfare for the Greater Tucson Metro. The asset is ideally positioned as an outparcel to the Crossroads Festival shopping center anchored by Fry's, Roadhouse Cinemas, and Bed Bath & Beyond, promoting crossover traffic to the site. Other nearby national/credit tenants include Target, Costco, Whole Foods, Ross, Trader Joes, PetSmart, and more, further increasing consumer draw to the trade area. Additionally, the property sits adjacent to the Tucson Medical Center (641 beds), a regional hospital with over 30,000 inpatients and 120,000 outpatients annually, providing a direct consumer base to draw from. Moreover, the asset is just 4 miles northeast of the University of Arizona with over 44,000 students currently enrolled. The 5-mile trade area is supported by a dense population of over 275,800 residents with an average household income of \$65,215.





Parcel Map

Offering

PRICING	\$4,155,000
SEPTEMBER 2020 NOI	\$249,288
CAP RATE	6.00%
GUARANTY	Franchisee - Cerca Trova
TENANT	Outback Steakhouse
LEASE TYPE	Absolute NNN
LANDLORD RESPONSIBILITIES	None

Property Specifications

RENTABLE AREA	6,561 SF
LAND AREA	0.27 Acres
PROPERTY ADDRESS	4871 E. Grant Road, Tucson, AZ 85712
YEAR BUILT	1995
PARCEL NUMBER	110-11-368B
OWNERSHIP	Fee Simple (Land & Building Ownership)

New 25-Year Lease | Rare Annual Increases | Options to Extend | Franchisee Guaranteed by Cerca Trova

- Outback Steakhouse recently signed a brand new 25-year lease with 3 (5-year) option period to extend, demonstrating long term commitment to this site
- Rare 2% annual rental increases throughout the initial term and 10% increases at the beginning of each option period, generating healthy NOI growth
- Franchisee guaranteed by Cerca Trova, an experienced Outback Steakhouse Franchisee operator
- Cerca Trova operates over 100 Outback locations across the western region (approx. 15% of all Outback locations in the US)

Absolute NNN | Fee Simple Ownership | Zero Landlord Responsibilities

- Tenant pays for CAM, taxes, insurance and maintains all aspects of the premises
- No landlord responsibilities
- Ideal, management-free investment for an out-of-state, passive investor

Major Thoroughfare | Excellent Visibility & Access

- The Outback Steakhouse is strategically located near the signalized, hard corner intersection of S. Virginia Street and W. Moana Lane (combined 39,600 VPD)
- The asset has excellent visibility and multiple points of ingress/egress

Outparcel to Crossroads Festival Center | Primary Retail Corridor

- Ideally positioned as an outparcel to the Crossroads Festival shopping center anchored by Fry's, Roadhouse Cinemas, and Bed Bath & Beyond
- Other nearby national/credit tenants include Target, Costco, Whole Foods, Ross, Trader Joes, PetSmart, and more
- Strong tenant synergy promotes crossover shopping to the site

Adjacent to Tucson Medical Center (641 Beds) | Close Proximity to University of Arizona (44,000+ Students)

- The property sits adjacent to the Tucson Medical Center (641 beds), a regional hospital with over 30,000 inpatients and 120,000 outpatients annually
- The asset is just 4 miles northeast of the University of Arizona with over 440,000 students currently enrolled
- Provides a direct and stable consumer base from which to draw

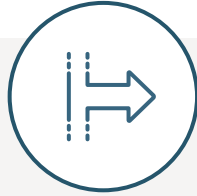
Strong Demographics In 5-mile Trade Area

- More than 275,800 residents and over 159,400 employees support the trade area
- \$65,215 average household income



Location

Located in
Pima County



Access

E. Grant Road
2 Access Points



Traffic Counts

E. Grant Road
39,600 Cars Per Day



Improvements

There is approximately 6,561 SF
of existing building area



Parking

Outback Steakhouse has shared
access to all parking area in the
condominium property.



Parcel

Parcel Number: 110-11-368B
Acres: 0.27
Square Feet: 11,927 SF



Year Built

1995



Zoning

Commercial





WHOLE
FOODS
MARKET
MATTRESS FIRM

THE UNIVERSITY
OF ARIZONA
(44,000+ STUDENTS)

Walgreens

CATALINA HIGH
SCHOOL

AutoZone

Walmart
Neighborhood Market
DOLLAR
TREE

WRIGHT
ELEMENTARY
SCHOOL

DESIGN Adorn

Walgreens

JJ

PET SMART

verizon

MATTRESS FIRM

N. SWAN RD.

K

goodwill

TRADER JOE'S

CHIPOTLE
MEXICAN GRILL

E. GRANT ROAD

BED BATH &
BEYOND

Panera
BREAD

CROSSROADS
FESTIVAL
CENTER

fray's
FOOD STORES

Van's
GOLF SHOPS

RoadHouse
CINEMAS

genoa
healthcare

39,900
CARS PER DAY

39,600
CARS PER DAY

SUNITS
YOGA
TUCCSON

Professional Nail Care Services

OUTBACK
STEAKHOUSE®

Pain Institute
of Southern Arizona







FRED ASTAIRE
DANCE STUDIOS

MAPLE LEAF
HAIR CO.

FOSTER'S
SHOES

EILEEN'S OF
TUCSON

SUBLINE
HAIR SALON

Van's
GOLF SHOPS

BAGGIN'S
Gourmet Sandwiches

OUTBACK
STEAKHOUSE®

G NAIL SALON

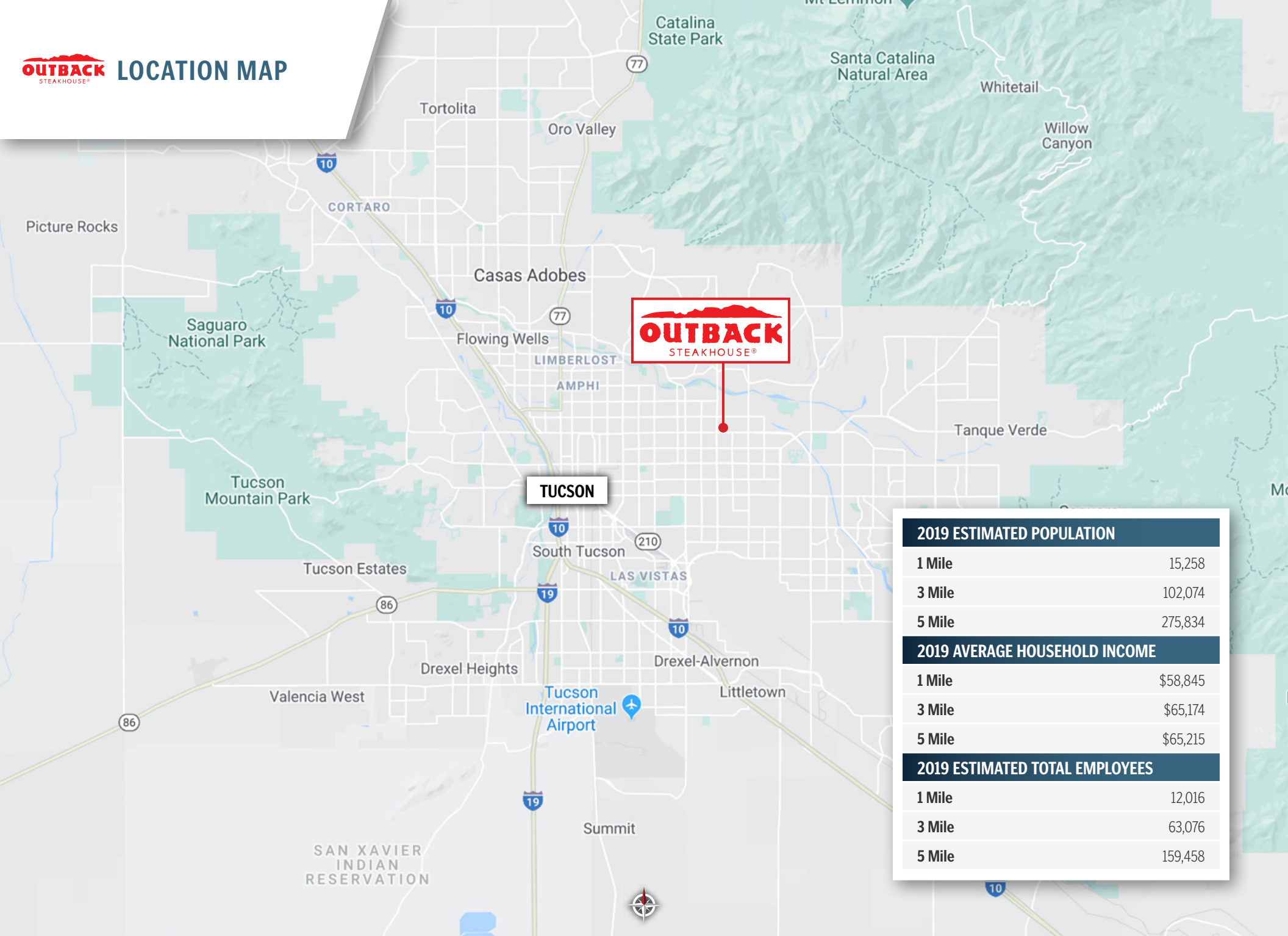
SUMITS
YOGA
TUCSON

SAS SHOES

39,600
CARS PER DAY

E. GRANT RD.

OUTBACK STEAKHOUSE® **LOCATION MAP**



2019 ESTIMATED POPULATION	
1 Mile	15,258
3 Mile	102,074
5 Mile	275,834
2019 AVERAGE HOUSEHOLD INCOME	
1 Mile	\$58,845
3 Mile	\$65,174
5 Mile	\$65,215
2019 ESTIMATED TOTAL EMPLOYEES	
1 Mile	12,016
3 Mile	63,076
5 Mile	159,458



Tucson, Arizona

Tucson is Southern Arizona's largest city and the second largest city in the State of Arizona. It is located 100 miles southeast of Phoenix and 60 miles north of the U.S. – Mexico border. Tucson is situated in the Sonoran Desert and is surrounded by five mountain ranges. The City is home to the University of Arizona and Davis-Monthan Air Force Base. The City's industries include electronics and missile production. Tucson is the seat of Pima County. The City of Tucson is the 2nd largest city in Arizona with a population of 541,841 as of July 1, 2018.

A diverse and welcoming community, Tucson offers an outstanding quality of life along with a low cost of doing business. The manufacturers lead the way in innovation, in sectors as varied as aerospace, biotech, defense, information technology, optics, solar, and water. Tucson has the highest concentration of startups of any U.S. city its size. Just 60 miles from the Mexico border, with high-capacity border and transportation infrastructure, Tucson is the natural choice for companies doing business in the U.S. and Mexico. Tucson has a broad based economy that is anchored in tourism, higher education, retail, military, government, various high – tech and health care employers.

The Tucson region is fast becoming one of the nation's most innovative business centers. Life sciences programs at the University of Arizona are international leaders in scientific research and education. The aerospace and defense sector is a major contributor to the region's economy. The neighboring State of Sonora is quickly becoming one of Mexico's biggest and most important aerospace clusters as well, making Tucson the closest major U.S. city to companies manufacturing there. Recognized globally as a location of choice for solar energy activities, Tucson's emerging solar industry promises a bright future. The region has valuable resources for technology development, manufacturing and solar power generation. While Tucson is already well known for its abundant sunshine, the region is also becoming known for its abundant human capital, state of the art research and development, ample supply chain opportunities and competitive operating costs.

Tucson's unique location near Mexico and their deep-water ports, as well as its substantial transportation infrastructure, means excellent access for trade, connecting people and products in today's competitive global marketplace. The Union Pacific's main line runs east to west through Tucson, giving the City an advantage in transportation and logistics. The Port of Tucson, a multifaceted rail facility, provides a wide variety of rail oriented transportation options including intermodal container handling, boxcar access, and team track.

	1 MILE	3 MILES	5 MILES
2019 Estimated Population	15,258	102,074	275,834
2024 Projected Population	15,630	104,558	282,901
2010 Census Population	14,753	98,930	266,289
Projected Annual Growth 2019 to 2024	0.48%	0.48%	0.51%
Historical Annual Growth 2010 to 2019	0.36%	0.34%	0.38%
2019 Estimated Households	7,049	49,178	123,812
2024 Projected Households	7,240	50,433	127,168
2010 Census Households	6,787	47,530	119,266
Projected Annual Growth 2019 to 2024	0.54%	0.51%	0.54%
Historical Annual Growth 2010 to 2019	0.41%	0.37%	0.41%
2019 Estimated White	82.74%	81.66%	80.10%
2019 Estimated Black or African American	5.44%	5.36%	5.24%
2019 Estimated Asian or Pacific Islander	3.41%	3.90%	4.74%
2019 Estimated American Indian or Native Alaskan	2.20%	2.02%	2.05%
2019 Estimated Other Races	7.89%	9.08%	10.51%
2019 Estimated Hispanic	25.28%	27.47%	30.58%
2019 Estimated Average Household Income	\$58,845	\$65,174	\$65,215
2019 Estimated Median Household Income	\$41,948	\$42,383	\$41,960
2019 Estimated Per Capita Income	\$27,356	\$31,445	\$29,386
2019 Estimated Total Businesses	846	5,669	12,330
2019 Estimated Total Employees	12,016	63,076	159,458



Lease Term						Rental Rates					
TENANT NAME	SQUARE FEET	LEASE START	LEASE END	BEGIN	INCREASE	MONTHLY	PSF	ANNUALLY	PSF	RECOVERY TYPE	OPTIONS
Outback Steakhouse	6,561	Sept 2019	Sep 2044	Current	-	\$20,774	\$3.17	\$249,288	\$38.00	Absolute NNN	3 (5-Year)
(Franchisee Guaranty)				Sept. 2021	2.00%	\$21,189	\$3.23	\$254,274	\$38.76		10% at the beg. of each opt.
2.00% annual increases thereafter											

FINANCIAL INFORMATION

Price	\$4,155,000
Sept 2020 NOI	\$249,288
Cap Rate	6.00%
Lease Type	Absolute NNN

PROPERTY SPECIFICATIONS

Year Built	1995
Rentable Area	6,561 SF
Land Area	0.27 Acres
Address	4871 E. Grant Road, Tucson, AZ 85712



For financing options and loan quotes:

Please contact our SRS Debt & Equity team at debtequity-npb@srsre.com.

Outback Steakhouse outback.com

Outback Steakhouse® starts fresh every day to create the flavors that our customers crave. Best known for grilled steaks, chicken and seafood, Outback also offers a wide variety of crisp salads and freshly made soups and sides. New creations and grilled classics are made from scratch daily using only the highest quality ingredients sourced from around the world.



COMPANY TYPE	Parent	2018 EMPLOYEES	2018 REVENUE
Subsidiary	Bloomin' Brands	93,000	\$4.13 B
2018 NET INCOME	2018 ASSETS	2018 EQUITY	CREDIT RATING
\$107.10 M	\$2.46 B	45.73 M	S&P: BB



275+

**RETAIL
PROFESSIONALS**

25+

OFFICES

#1

**LARGEST REAL ESTATE
SERVICES FIRM**
in North America
exclusively dedicated to retail

1500+

RETAIL LISTINGS
in 2018

\$2.6B

**TRANSACTION
VALUE**
in 2018

This Offering Memorandum has been prepared by SRS and has been approved for distribution by the owner. Although effort has been made to provide accurate information, neither the owner nor SRS can warrant or represent accuracy or completeness of the materials presented herein or in any other written or oral communications transmitted or made available to the purchaser. Many documents have been referred to in summary form and these summaries do not purport to represent or constitute a legal analysis of the contents of the applicable documents. Neither owner nor SRS represents that this offering summary is all inclusive or contains all of the information a purchaser may require. All of the financial projections and/or conclusions presented herein are provided strictly for reference purposes and have been developed based upon assumptions and conditions in effect at the time the evaluations were undertaken. They do not purport to reflect changes in the economic performance of the property or the business activities of the owner since the date of preparation of this Offering Memorandum. The projected economic performance of the property, competitive submarket conditions, and selected economic and demographic statistics may have changed subsequent to the preparation of the package. Qualified purchasers are urged to inspect the property and undertake their own independent evaluation of the property, the market and the surrounding competitive environment.

*Statistics are for 2018

ACTUAL SITE

SRSRE.COM