



# Carl's Jr.

4311 West Camelback Road | Phoenix, Arizona 85031



Offering Price:  
**\$2,780,291**



Cap Rate:  
**5.50%**

## The Offering

Stan Johnson Company is pleased to offer for sale to qualified investors the opportunity to acquire the fee simple interest in the land and building of a single-tenant QSR located in Phoenix, AZ. It consists of 1.19 acres and a 3,211-SF building built in 2005. It is located at the intersection of West Camelback Road and North 43rd Avenue just off of U.S Route 60 combined VPD: 114,000). There are ±535k in population within 5 miles earning \$58,000 in average HHI.

## Highlights

- Top Chain - Carl's Jr., 1,000 Locations in US
- Strong Operator - Over 140 Locations
- Commitment to Location - 28 Years
- Absolute NNN Lease
- Rent Increases
- Excellent Corner Location - 114k VPD Combined
- Strong Demographics - 535k within 5 Miles
- 5th Largest City in US - Phoenix 1.68M Population



[Click here to download  
Offering Memorandum](#)

Offered Exclusively by

**Bradley Feller**  
Managing Director & Partner  
AZ Lic #BR685825000

[Contact Broker](#)

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