



4849 HIXSON PIKE | HIXSON, TN

OFFERING MEMORANDUM



CIRCLE K

4849 HIXSON PIKE | HIXSON, TN

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MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXECUTIVE
SUMMARY

3

FINANCIAL
SUMMARY

4

TENANT
SUMMARY

6

AREA
OVERVIEW

11

EXECUTIVE SUMMARY



INVESTMENT HIGHLIGHTS

- **Absolute NNN Ownership:** Ideal for hands-off landlords, with the ability to capitalize on accelerated depreciation
- **Strong Retail Corridor:** Across the street from the Northgate Mall featuring TJ Maxx, Ross, Sears, Burlington Coat Factory, Ulta Beauty, Finish Line, and several casual dining options. Adjacent to the Northgate Professional Center with various medical offices
- **High Visibility:** Corner location in a signalized intersection with ingress/egress on two sides
- Location boasts a large c-store and has 4 pumps allowing for constant fueling for 8 vehicles
- First time property has been on market since 2003, making it a desirable asset
- Extremely strong corporate guarantee from Couche-Tard with a market cap of ± \$36B

SECTION 2

FINANCIAL OVERVIEW



INVESTMENT SUMMARY

» OFFERING PRICE	\$2,009,200
» CAP RATE	6.90%
» RENT	\$138,636
» YEAR BUILT	1990
» TOTAL BUILDING AREA	±0.71 AC (±30,989 SF)
» GLA	±2,686 SF

DEBT QUOTE

Jesse Lillard
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LTV:65% RATE: 4.00% AMORTIZATION: 25 Years

Loan quote provided by Matthews™ based on market conditions at this time. Actual rates and terms will vary based on market conditions at closing.

ANNUALIZED OPERATING DATA

	Annual Rent	Cap Rate
Through October 31, 2023	\$138,636.00	6.90%
Option 1	\$147,647.34	7.35%
Option 2	\$157,244.42	7.83%
Option 3	\$167,465.30	8.33%
Option 4	\$178,350.55	8.88%
Option 5	\$189,943.33	9.45%
Option 6	\$202,289.65	10.07%

TENANT OVERVIEW

Lease Type	Fee Simple
Tenant	Circle K Stores Inc.
Lease Guarantor	Circle K Stores Inc.
Roof & Structure	Tenant Responsible
Rent Commencement Date	11/1/03
Lease Expiration Date	10/31/23
Lease Term	± 2.5 Years
Renewal Options	Six 5-Year
Rental Increases	6.5% Per Option

SECTION 3

TENANT OVERVIEW





THE OFFERING

PROPERTY NAME	CIRCLE K
Property Address	4849 Hixson Pike Hixson, TN
SITE DESCRIPTION	
Number of Stories	One
GLA	± 2,686 SF (C-Store)

TENANT OVERVIEW

» COMPANY NAME	» LOCATIONS	» HEADQUARTERS
Circle K	±15,000	Tempe, AZ
» EMPLOYEES	» INDUSTRY	» WEBSITE
±40,000	Convenience Store	www.circlek.com

Circle K Stores Inc. is a Canadian-owned American multinational chain of convenience stores. Founded in 1951 in El Paso, Texas, the company filed for bankruptcy protection in 1990 and went through several owners, before being acquired by its current owner, Alimentation Couche-Tard, in 2003. It is present in most of the 50 U.S. states and is franchised in Asia and Latin America.

In 2015, Circle K unveiled a new logo and brand identity, and Couche-Tard announced that it would deploy the brand in English-speaking Canada (in parallel with, and in some cases rebranded from the Mac's chain), and in Europe to replace Statoil.

Circle K is the neighborhood corner store on thousands of corners. The bright-red Circle K logo is a beacon for customers seeking a convenient place to find quality products and a great shopping experience around the world.






AutoZone

  **FIVE GUYS**
BURGERS and FRIES

 **Charley's** **EINSTEIN BROS. BAGELS**



NORTHGATE MALL
SHOPPING MALL






AMC
 AMERICAN EAGLE
 BEAUTY XPRESS
 BELK
 BURLINGTON
 FINISH LINE
 GNC
 LENSCLRAFTERS
 SHOE DEPT. ENCORE
 SUNGLASS HUT
 ETC.



Aubrey's
HIXSON

DOWNTOWN HIXSON

319 153
± 42,000 VPD





TJ-maxx
OLD NAVY
ROSS
DRESS FOR LESS







HARBOR FREIGHT
TOOLS FOR SCHOOLS
DOLLAR GENERAL

Krystal

DUNKIN'







HIXSON PIKE
± 33,000 VPD

NORTHGATE MALL

SHOPPING MALL

ZALES
THE DIAMOND STORE
ULTA
BEAUTY
Bath
& Body
Works
HIBBETT
SPORTS

AMC
AMERICAN EAGLE
BEAUTY XPRESS
BELK
BURLINGTON
FINISH LINE
GNC
LENSCRAFTERS
SHOE DEPT. ENCORE
SUNGLASS HUT
ETC.

OUTBACK
STEAKHOUSE

DUNKIN'

Aubrey's
HIXSON

CHI Memorial

CHATTANOOGA STATE
COMMUNITY COLLEGE

Buff City
Soap

Arby's

ups

BAM!
BOOKS-A-MILLION

SMOOTHIE
KING

Valvoline

319 153

± 42,000 VPD

NTB
FINES & ANALYTICAL CHEMISTRY

KFC

SmartBank

ef
BRANNON

CHIPOTLE
MEXICAN GRILL

Starbucks

MIDAS

Hampton
by Hilton

HARBOR FREIGHT
TOOLS FOR SCHOOLS
DOLLAR GENERAL

Krystal

Holiday Inn

HIXSON PIKE
± 33,000 VPD



GADD CROSSING

SHOPPING CENTER



FRIENDS CUTTIN' UP
HIXSON PET CENTER
MOE'S SOUTHWEST GRILL
LITTLE CAESARS PIZZA
ETC.



DOWNTOWN HIXSON



TOWNE CENTER NORTH

SHOPPING CENTER



BANFIELD PET HOSPITAL
CATO
DOSBROS
GAMESTOP
JOS A BANK
KEY ME
LONGHORN STEAKHOUSE
MASSAGE ENVY
OLIVE GARDEN
SPORT CLIPS
ETC.



NORTHGATE TOWN CENTER

SHOPPING CENTER



ASHLEY FURNITURE
DISCOVERY OUTLET
MCDONALD'S
MERLE NORMAN
ETC.

OAK PARK TOWN CENTER

SHOPPING CENTER



BELTON HEARING
BLUE NAILS
BUFFALO WILD WINGS
BURKES OUTLET
EDIBLE ARRANGEMENTS
GLEN GENE GRILL
H&R BLOCK
MATTRESS FIRM
MURPHY USA
SIMS BOOK EVENT
ETC.

319 153
± 42,000 VPD

HIXSON PIKE
± 33,000 VPD



HARBOR FREIGHT
TOOLS FOR SCHOOLS

DOLLAR GENERAL



AREA OVERVIEW

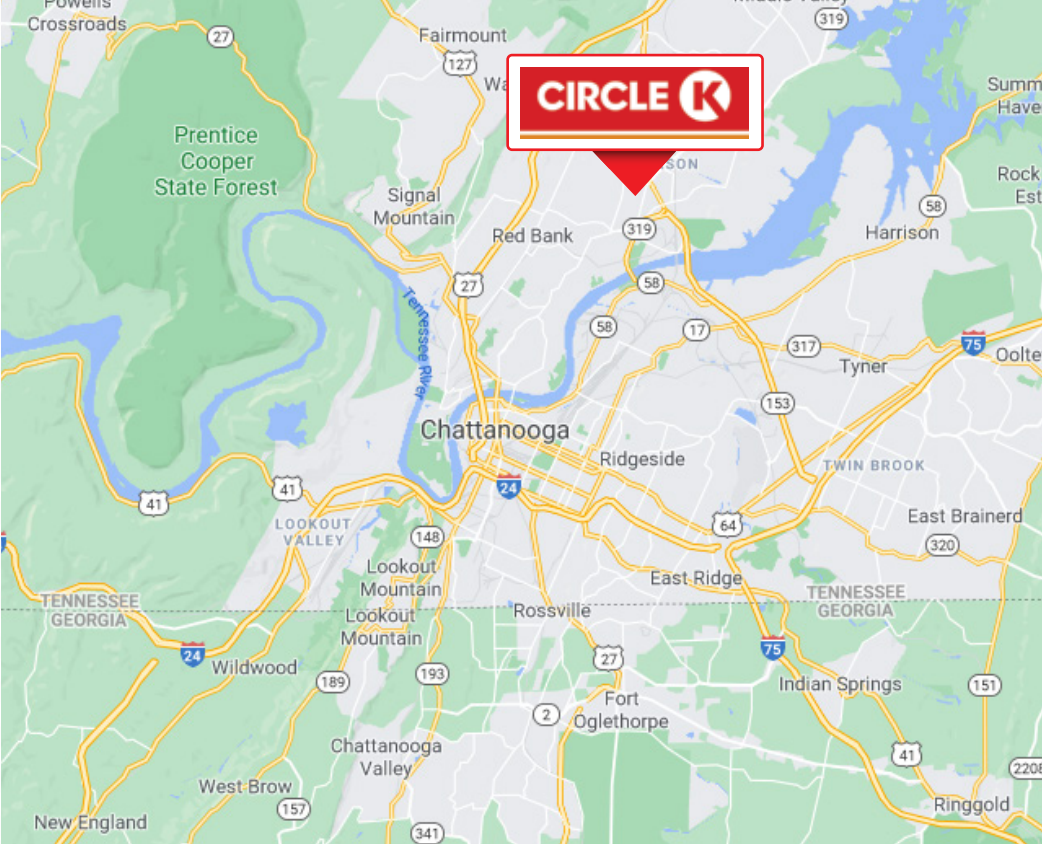


HIXSON, TN

Hixson is part of the city of Chattanooga in Hamilton County, Tennessee. It is in the northeastern part of Chattanooga and is part of the Chattanooga, TN-GA Metropolitan Statistical Area. Hixson is typically defined as the area north of Rivermont (a Chattanooga neighborhood), east of the city of Red Bank and U.S. Highway 27, and south of unincorporated Middle Valley and Thrasher Pike. It is bordered to the east by the Tennessee River. Neighborhoods within Hixson include DuPont, Northgate, Big Ridge, and Valleybrook.

Hixson has a retail center based around Northgate Mall. Originally built in 1972, it is one of two major mall shopping venues for Chattanooga. CBL in 2012 purchased Northgate Mall for \$11.5 million and has announced a major renovation for the mall.

Hixson has several area attractions. The Chickamauga Dam is part of its eastern border along with several marinas along the Tennessee River. Greenway Farms is part of the North Chickamauga Creek Conservancy and offers hiking, canoeing, sports, and a dog park. Valleybrook Golf Course hosts the Choo Choo Classic and was a regular PGA stop from 1983 to 1991 with the Chattanooga Classic.



POPULATION



HOUSEHOLDS



INCOME



	2020 ESTIMATE	2025 PROJECTION	2020 ESTIMATE	2025 PROJECTION	2020 AVG. HOUSEHOLD INCOME
1-MILE	5,918	6,050	2,517	2,568	\$68,405
3-MILE	31,462	32,256	13,797	14,132	\$76,475
5-MILE	87,365	90,458	37,540	38,858	\$79,375

**Subject Property Demographics*

CHATTANOOGA, TN

Chattanooga is a charming town in Southeast Tennessee. It is the 4th largest city in the state and has everything to offer from business and economic success to beautiful scenery and activities. The city boasts the most productive affordable housing program in the nation and has been awarded several awards for the redevelopment of the downtown and riverfront area.

Chattanooga is the middle point for several larger surrounding cities including Atlanta, Knoxville, and Nashville. It is located along the Tennessee River and is a transit hub.

LOCAL ECONOMY

The local economy includes a diversified mix of manufacturing and service industries. Notable business in the area include Access America Transport, BlueCross BlueShield of Tennessee, and the world's first Coca-Cola bottling plant. They also host large branch offices of Cigna, AT&T, T-Mobile USA, and UBS. Notable companies that have manufacturing and distribution facilities in the area include Alstom, Amazon.com, DuPont, Plantronics, Alco Chemical, and many more. In May 2011, Chattanooga grew even more when Volkswagen Group of America built their Chattanooga Assembly Plant. The plant serves as the group's North American manufacturing headquarters and has employed over 2,700 people.

Tourism and hospitality is also a growing sector in the city's economy. Chattanooga has increased its retail shops that have brought others in the surrounding area to shop at specific stores they can't find anywhere else.





+12,000

STUDENTS PER YEAR

NCAA DIVISION 1

SPORTS AFFILIATIONS

#1 IN THE STATE

FOR BUSINESS PROGRAMS

UNIVERSITY OF TENNESSEE AT CHATTANOOGA

The University of Tennessee at Chattanooga is one of three universities affiliated with the University of Tennessee System. Chattanooga is best known for its nationally ranked Business program, Engineering, Nursing, English, Chemistry, Accounting, Psychology, Music, and Education departments. The university offers over 140 undergraduate majors and concentrations, and over 50 undergraduate minors. Chattanooga also offers nearly 100 graduate programs and concentrations including a highly ranked master's program in Industrial and Organizational Psychology and Ph.D. programs in Computational Engineering and Physical Therapy. In an effort to expand the horizons of its student body, UTC recently began an exchange program with Kangnung National University of Kangnung, South Korea.

Chattanooga athletics teams compete in NCAA Division I (FCS for football) in the Southern Conference (SoCon) and have been ranked as a national top 100 athletic program by The National Association of Collegiate Director's of Athletics (NACDA) in the Division I Learfield Sports Director's Cup.

ATTRACTIONS

Chattanooga has something for everyone! If visitors are looking for an outdoor adventure, Chattanooga offers everything from hang-gliding and bass fishing to mountain climbing and caving expeditions. The Smoky Mountains and Tennessee River offer as a great base for any outdoor adventure. Other great attractions include the Tennessee Aquarium, African American Museum, and Civil War battlefield sites.

The city also holds several large events throughout the year including the Riverbend Festival, Bessie Smith Strut, Fall Color Cruise, and the Southern Writers Conference. Chattanooga has a great music scene where you can always catch a live concert every night of the week. The best way to experience Chattanooga is walking around beautiful downtown, experiencing amazing southern dishes, while listening to the hottest new bands.



**ONE OF THE MOST PROGRESSIVE
MID-SIZE CITIES**



**3 NATIONAL AWARDS FOR
OUTSTANDING “LIVABILITY”**



**9 GUNTHER BLUE
RIBBON AWARDS FOR
EXCELLENCE IN HOUSE AND
CONSOLIDATED PLANNING**



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of **Circle K** located at **4849 Hixson Pike, Hixson, TN** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.

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