

WHATABURGER GROUND LEASE

SEC QUEEN CREEK ROAD & GILBERT ROAD
CHANDLER, ARIZONA



REPRESENTATIVE PHOTO

OFFERING MEMORANDUM

Marcus & Millichap



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Executive Summary

SEC Queen Creek Road & Gilbert Road, Chandler, AZ 85286

FINANCIAL SUMMARY

Price	\$2,667,000
Cap Rate	3.75%
Building Size	3,751 SF
Net Cash Flow	3.75% \$100,000
Year Built	2021 Under Construction
Lot Size	+/- 1.67 Acres

LEASE SUMMARY

Lease Type	Triple-Net (NNN) Ground Lease
Tenant	Whataburger Restaurants, LLC
Guarantor	Corporate
Roof & Structure	Tenant Responsible
Rent Commencement Date	July 1, 2021
Lease Expiration Date	June 30, 2036
Lease Term	15 Years
Rental Increases	10% Every 5 Years
Renewal Options	3, 5 Year Options

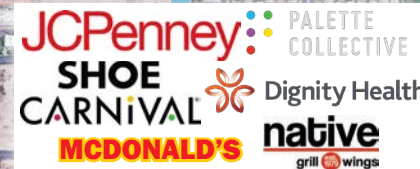
ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
1 - 5	\$100,000.00	3.75%
6 - 10	\$110,000.00	4.12%
11 - 15	\$121,000.00	4.54%
Options	Annual Rent	Cap Rate
Option 1	\$133,100.00	4.99%
Option 2	\$146,410.00	5.49%
Option 3	\$161,051.00	6.04%

Base Rent	\$100,000
Net Operating Income	\$100,000
Total Return	3.75% \$100,000

162,410 CPD
LOOP 202 (SANTAN FWY)

202



CHANDLER MUNICIPAL AIRPORT



38,450 CPD
S GILBERT RD



7,400 CPD
E QUEEN CREEK RD



Inspire Kids Montessori



1,250 STUDENTS



38,450 CPD
S GILBERT RD

7,400 CPD
E QUEEN CREEK RD

FedEx
Ground

CHANDLER
CROSSROADS
BUSINESS PARK



NATIONAL QSR
COMING SOON

CLEANFREAK



1,250 STUDENTS

Inspire Kids Montessori



Property Description



INVESTMENT HIGHLIGHTS

- » **Brand New 15-Year Triple-Net (NNN) Corporate Ground Lease**
- » 10% Rental Increases Every 5 Years
- » **263,165 Residents within a 5-Mile Radius - Phoenix MSA**
- » Rapidly Growing Trade Area - Households and Population Projected to Increase 24%+ within a 1-Mile Radius by 2025
- » **Located Near the High Traffic Intersection of Queen Creek Road and Gilbert Road - 45,800+ Cars/Day**
- » Down the Road from Major Retail Corridor - Target, The Home Depot, Walmart, Hobby Lobby, JCPenney, PetSmart, Michaels, and More
- » **Located within the New Layton Lakes Village Retail Center**
- » 1 Mile Off the Loop 202 (Santan Freeway) - 162,410 Cars/Day
- » **Average Household Income Exceeds \$157,000 within 1-Mile in Affluent Trade Area**



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2025 Projection	10,436	91,326	291,321
2020 Estimate	8,398	79,783	263,165
Growth 2020 - 2025	24.27%	14.47%	10.70%

Households

2025 Projection	3,024	28,947	100,786
2020 Estimate	2,443	25,263	90,730
Growth 2020 - 2025	23.78%	14.59%	11.08%

Income

2020 Est. Average Household Income	\$157,376	\$144,245	\$127,262
2020 Est. Median Household Income	\$114,301	\$106,517	\$93,877
2020 Est. Per Capita Income	\$45,787	\$45,691	\$43,895



Tenant Overview



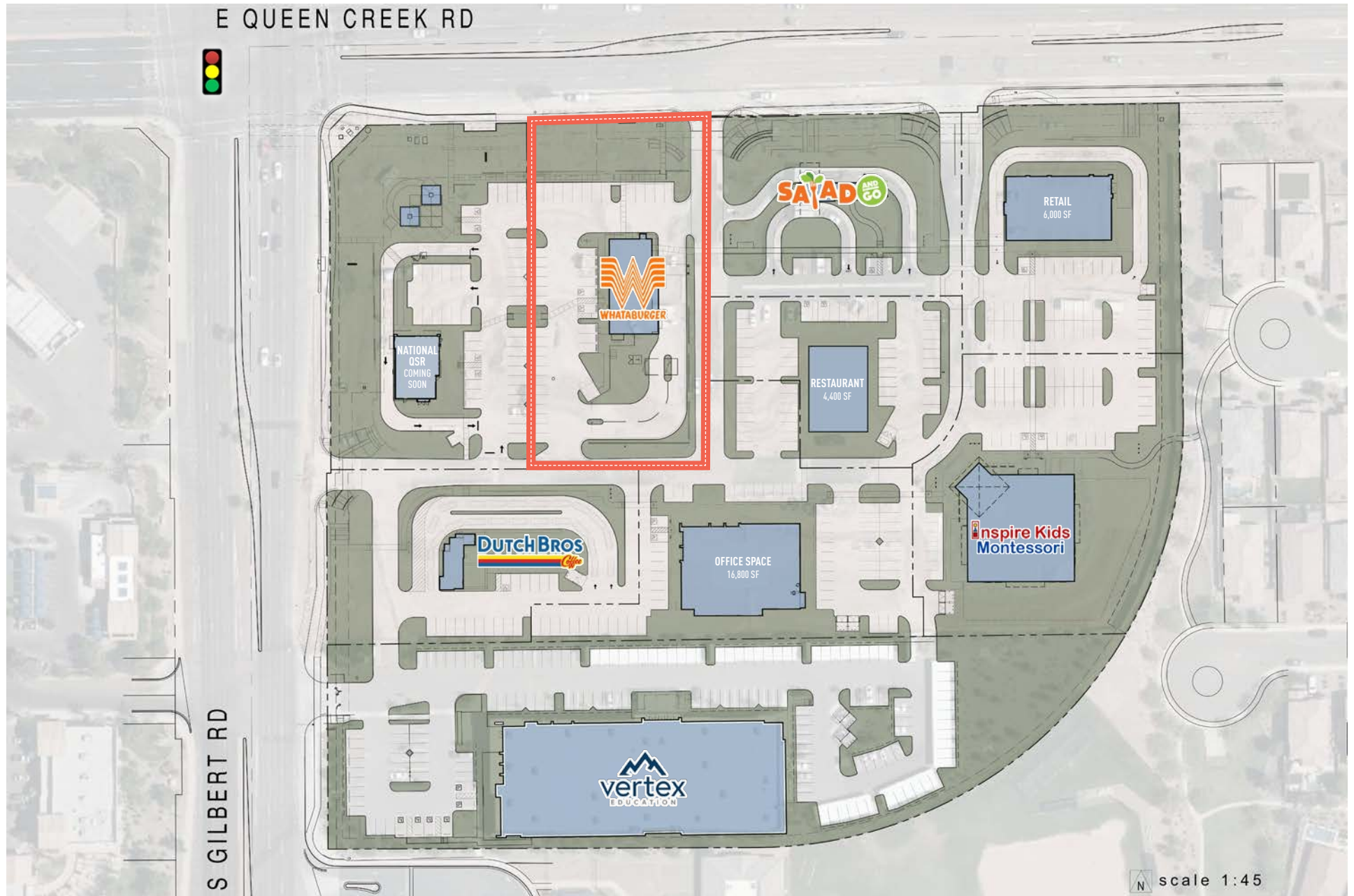
Private	San Antonio, Texas	1950	800+	www.whataburger.com
Company Type	Headquarters	Founded	Locations	Website

Whataburger is a privately-held, American regional fast food restaurant chain headquartered and based in San Antonio, Texas. The company was founded in 1950 in Corpus Christi, Texas by Harmon Dobson who wanted to serve a burger so big that it took two hands to hold and so good that after a single bite, customers couldn't help but exclaim, "What a burger!" The company's core products include the Whataburger®, the Justaburger®, the Whatacatch® (fish

sandwich), and the Whatachick'n®. The company also has a breakfast menu.

Today, Whataburger is still family owned and operated with over 43,000 employees and more than 800 locations across Arizona, Arkansas, Alabama, Florida, Georgia, Louisiana, Mississippi, New Mexico, Oklahoma, and Texas. Each and every Whataburger® is made to order, using 100% pure beef and served on a big, toasted five-inch bun.

Layton Lakes Village Center Site Plan



Building Elevations



EAST ELEVATION



NORTH ELEVATION

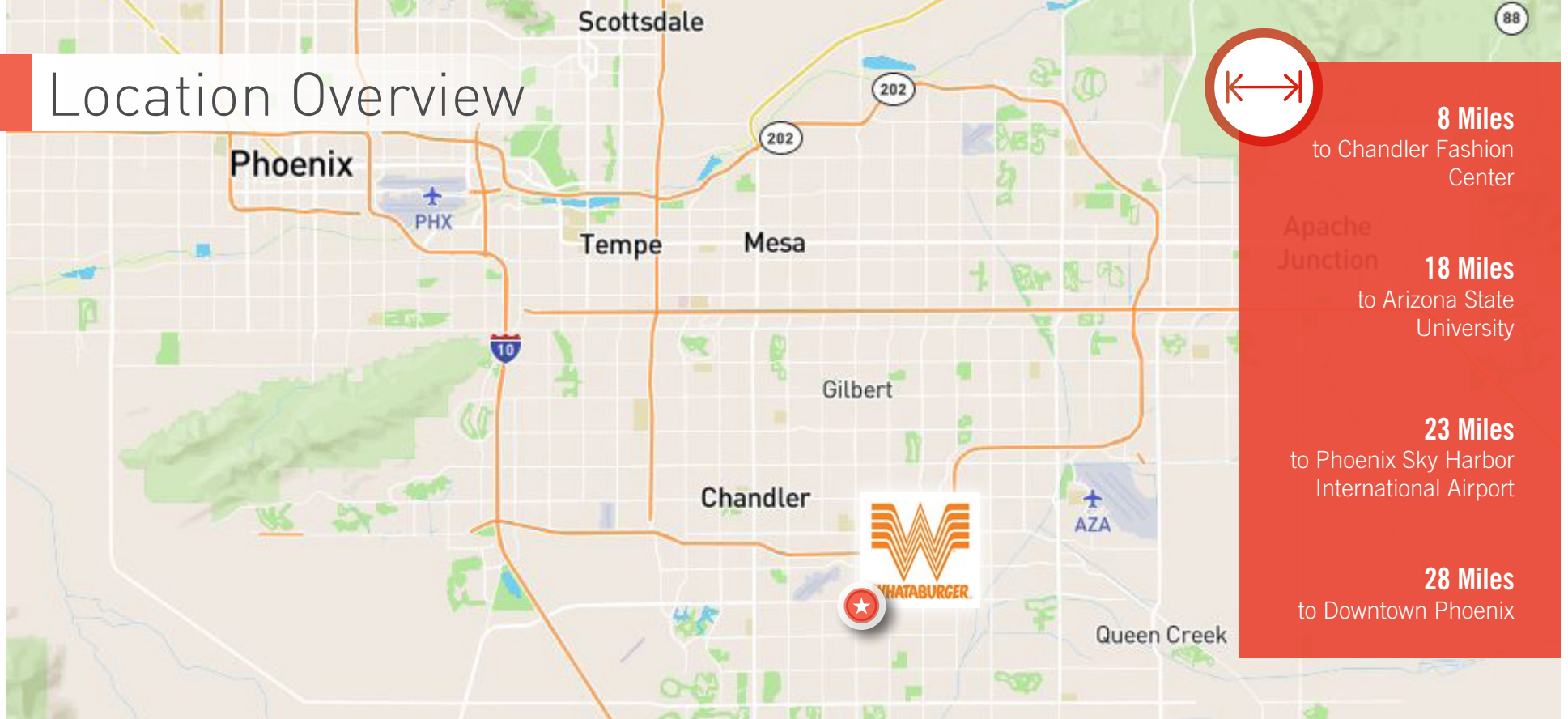


WEST ELEVATION



SOUTH ELEVATION

Location Overview



Located in Metropolitan Phoenix, Chandler embodies an active lifestyle with easy access to outdoor recreation with endless family-fun, award-winning events, world-class golf facilities, and a vibrant downtown. Visitors and residents enjoy the diverse community with its vibrant restaurants of every cuisine, premier shopping, arts and culture and a wide range of things to do all year-round.

In recent years, Chandler's borders have been expanded and the population has boomed from 30,000 in 1980 to more than 240,000 today. The economic base of Chandler has been diversified. While agriculture is still somewhat of a vital element, Chandler now enjoys a strong manufacturing and electronics sector.

Motorola and Intel combined have five plants in Chandler, including Motorola's Iridium and Intel's Pentium III chip facilities. Other high tech industries are Rogers, Avnet, AMKOR, SpeedFam, Orbital Sciences and Microchip Technology.

Over 75 percent of Chandler's 30,000 manufacturing employees are in high tech fields; the national average is 15 percent.

The Price Corridor is the foremost example of how strategic investment in infrastructure and long-term planning can positively shape a community. High capacity utilities, preserved employment sites, well placed parks and numerous residential options make the area appealing to companies and individuals alike. Price Corridor's commercial real estate mix includes Class "A" office, executive office suites, light industrial parks, mixed-use projects and corporate and technology campus settings.

This burgeoning high-technology center along with friendly neighborhoods, excellent schools and a thriving shopping and dining scene, has made the Price Corridor a powerful magnet for both talent and notable industry leaders.

[exclusively listed by]

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