

NET LEASED INVESTMENT

CIRCLE K

2483 E White Mountain Blvd
Pinetop-Lakeside, AZ 85935



AGENT CONTACT:

NICK MINER, CCIM

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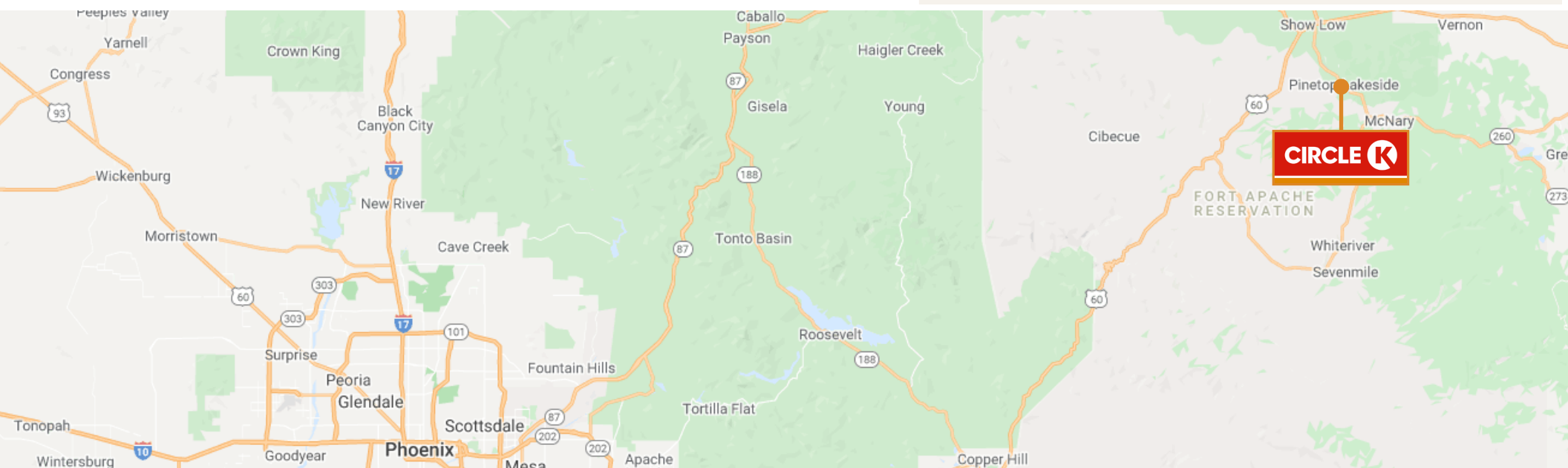
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Scottsdale Fashion Square Office Bldg
7150 East Camelback Road, Suite 425
Scottsdale, AZ | 85281



- Currently Leased to Circle K with 3 years Remaining on the Lease, with two additional 5 year Options to Renew
- Absolute NNN Lease (\$24.54/SF)
- Corporate Guarantee (Circle K Stores, Inc.)
- Long History at this Location (Constructed in 1968)
- Located along Highway 260, next to Pinetop-Lakeside Fire Department and Training Facilities
- This Property is not on the Alimentation Couche-Tard Inc Closing Announcement from 3/22/2021

SALE PRICE	\$1,061,200
PRICE PER SF	\$409
LOT SIZE	14,425 SF
BUILDING SIZE	2,595 SF
YEAR BUILT	1968
PARCEL NUMBER	411-43-016
ZONING	Commercial
CROSS STREETS	Pine Lake Rd & White Mt Blvd



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EXECUTIVE SUMMARY | PG 2



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Financial Summary

Listed Price:	\$1,061,200
Down Payment:	\$1,061,200
Cap Rate:	6.0%
Price per SF:	\$409
Building Size (SF):	2,595
Year Built/Renovated:	1968
Land Area (SF):	14,425

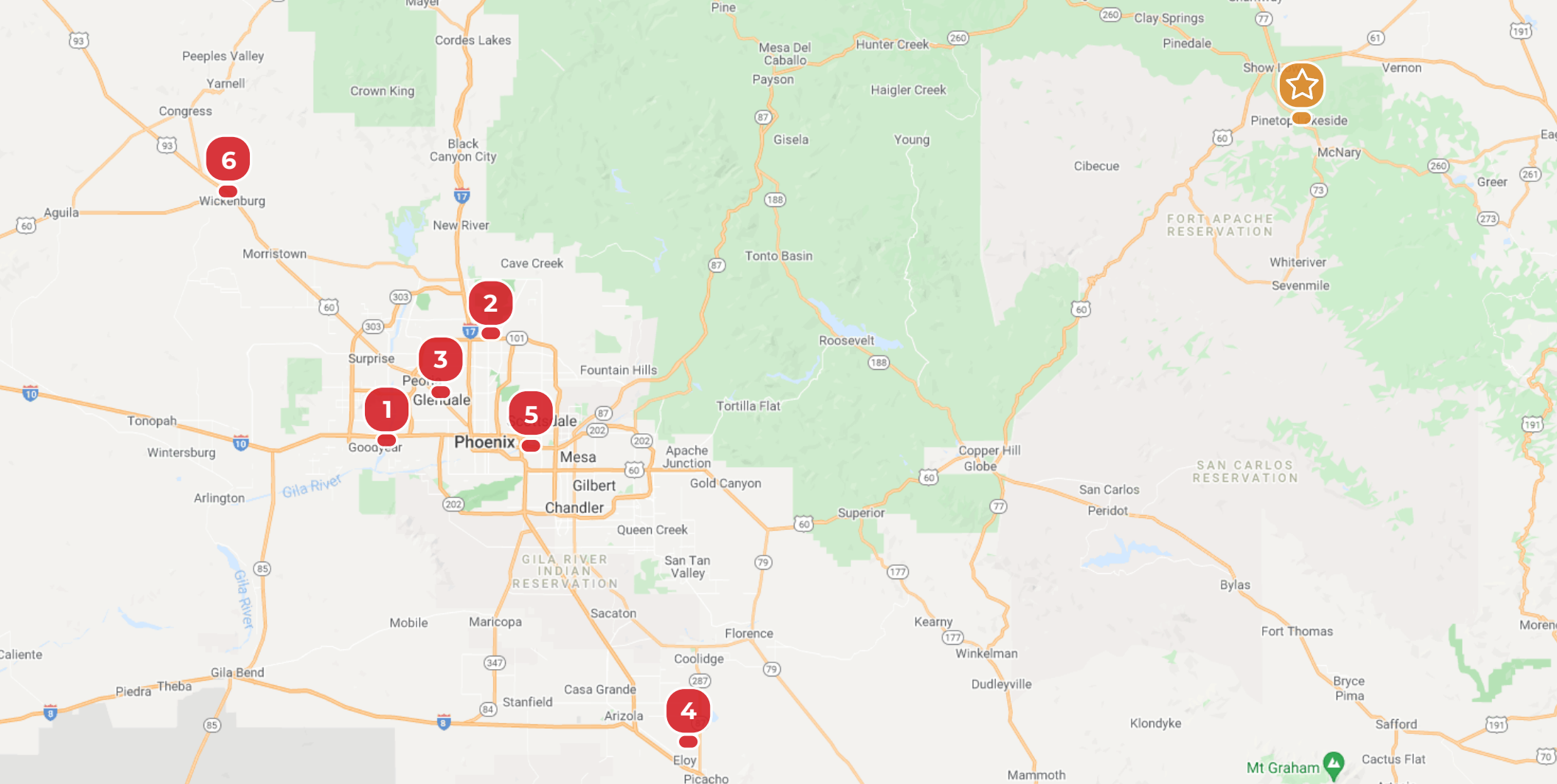
Lease Summary

Tenant:	Circle K Stores, Inc
Lease Type:	NNN
Roof & Structure:	Tenant
Lease Commencement Date:	September 4, 1969
Lease Expiration Date:	October 31, 2024

Rent Schedule

Current Term	\$63,672	\$24.54/SF
Option 1 Years 1 - 5	\$66,852	\$25.76/SF
Option 2 Years 1 - 5	\$70,200	\$27.05/SF
Option Notes: Circle K has two (2) additional five (5) year options to renew.		





PROPERTY	SALE PRICE	PRICE/SF	YEAR BUILT	SIZE (SF)	SALE DATE
1) Circle K 12301 W Lower Buckeye - Sold by Nick Miner, CCIM	\$1,075,000	\$332	1977	3,238	5/10/2021
3) Circle K 5907 W Bethany Home Rd	\$1,100,000	\$354	1987	3,105	3/26/2021
5) Circle K 1350 W University Dr	\$1,225,000	\$425	2000	2,885	10/23/2020
6) Circle K 1115 W Wickenburg Way	\$1,850,000	\$786	2015	2,355	6/26/2020

AVERAGES:	\$1,111,760	\$400	1988	2,884	
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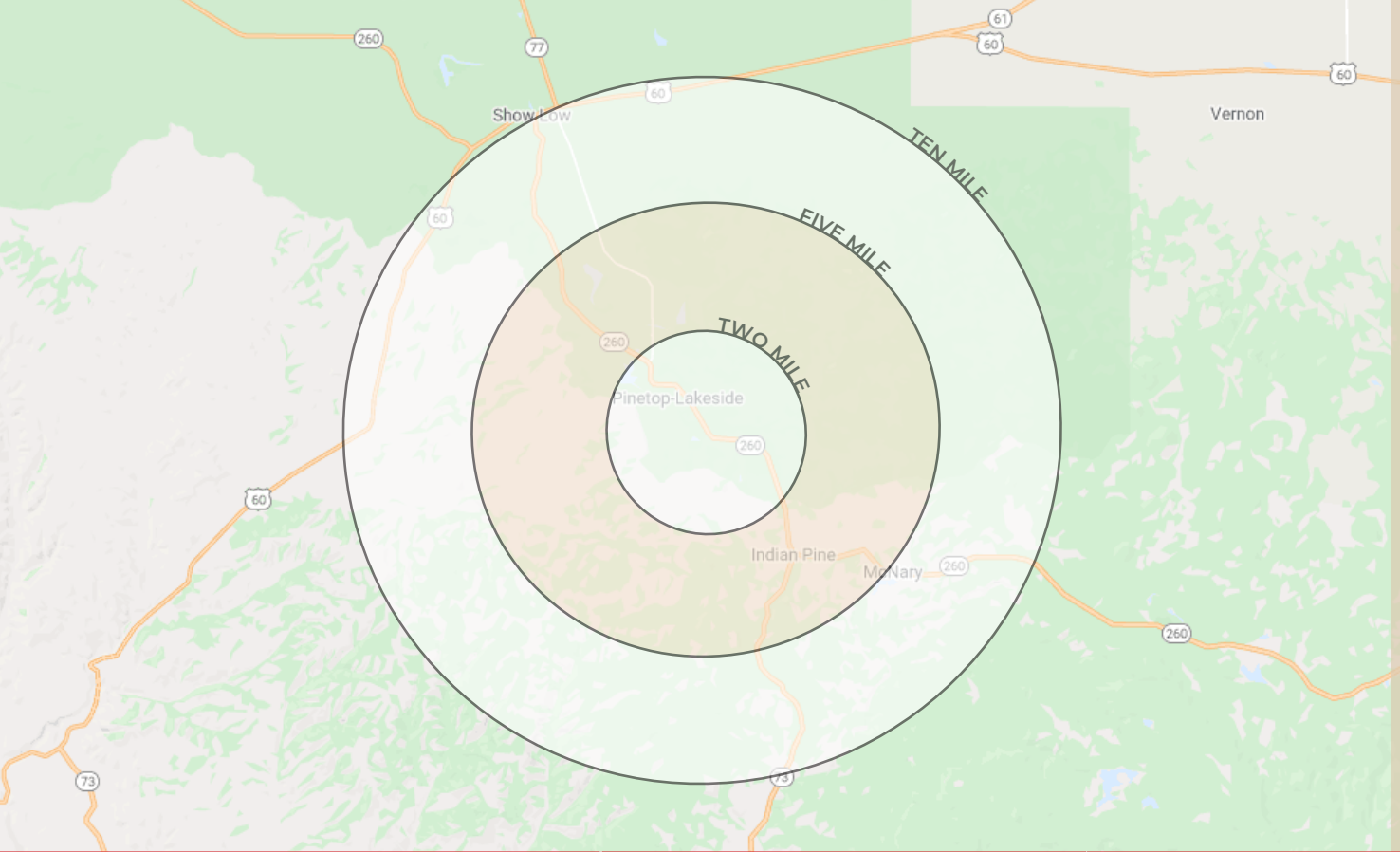


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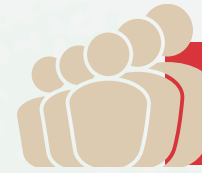
AERIAL VIEW | PG 5



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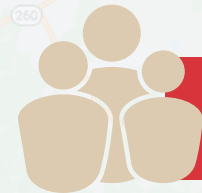
HIGHLIGHTS



27,836
DAYTIME POPULATION
TEN MILE



\$69,976
HOUSEHOLD INCOME
TWO MILE



46.3
AVERAGE AGE
TEN MILE

2020 Demographics (SOURCE: ESRI)	Two Mile	Five Mile	Ten Mile
DAYTIME POPULATION	5,729	17,402	27,836
POPULATION	3,655	12,678	18,558
AVERAGE HOUSEHOLD SIZE	2.53	2.54	2.55
AVERAGE HOUSEHOLD INCOME	\$69,976	\$65,934	\$64,413
MEDIAN AGE	48.3	46.5	46.3

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