

OFFERING MEMORANDUM



ABSOLUTE NNN

Long-Term Lease With
Nearly 12 Years Remaining

1630 W STATE ROUTE 260
CAMP VERDE, AZ

\$1,613,384 | 5.75% CAP



TAKEN OCT 2021



EXCLUSIVELY LISTED BY

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DENNY'S | CAMP VERDE, AZ

EXECUTIVE SUMMARY

\$1,613,384

PRICE

5.75%

CAP

\$92,770

NOI

LOCATION 1630 W State Route 260
Camp Verde, AZ 86322

LEASE TYPE Absolute NNN

LEASE EXPIRATION August 8, 2033

LESSEE Sunrise Restaurants
(WKS Restaurant Group)

GUARANTOR Sunrise Restaurants
(WKS Restaurant Group)

OPTIONS (2) 5 Year Options

INCREASES 10% Every 5 Years

LAND SIZE ±1.17 Acres

BUILDING SIZE ±5,169 Square Feet

YEAR BUILT 1999

ROFR None

Retail Investment Group

480.429.4580 | retail1031.com



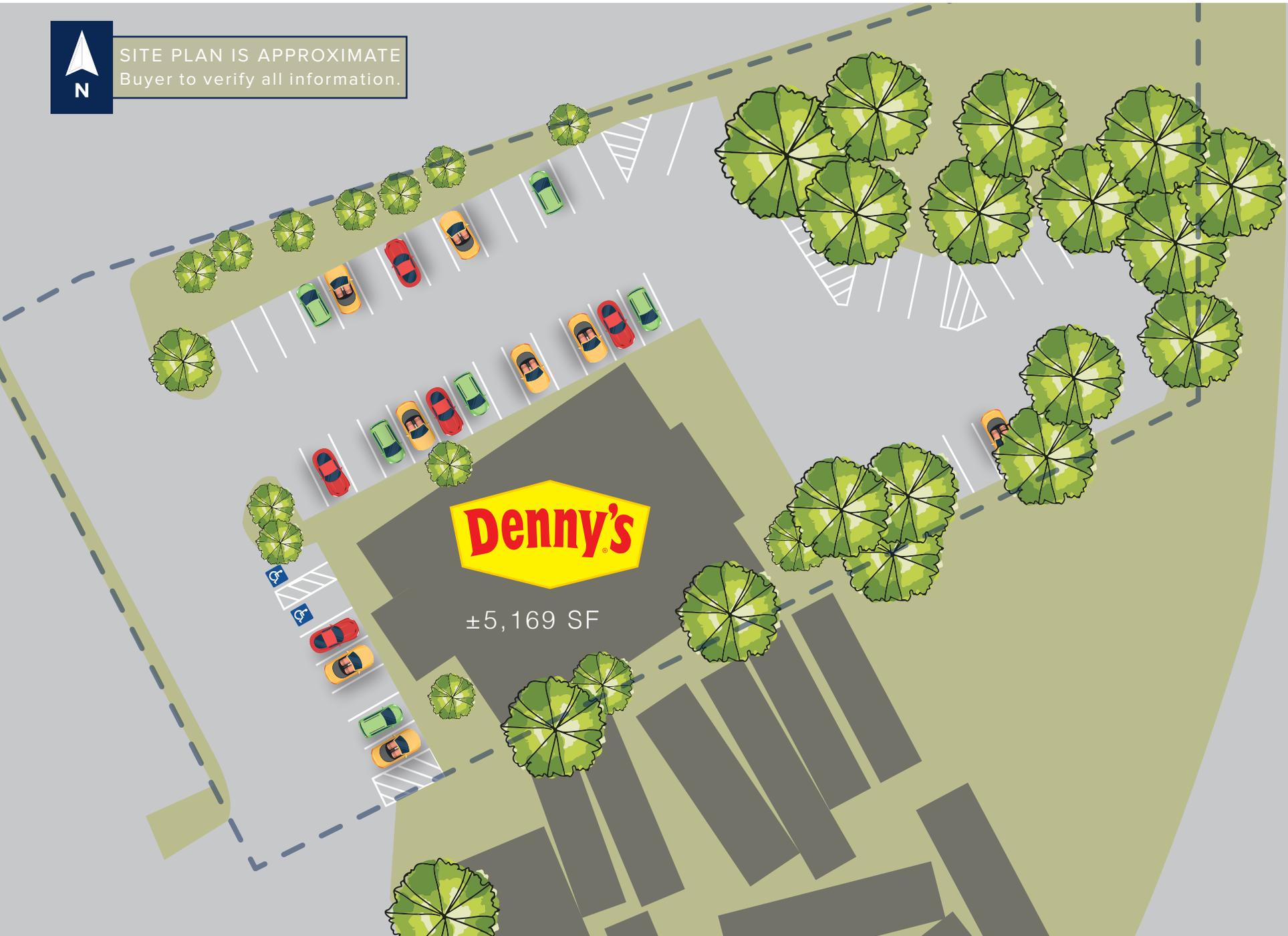
DENNY'S | CAMP VERDE, AZ

PROPERTY HIGHLIGHTS

- Largest Denny's franchisee in the country
- Large operator - WKS Restaurant Group is the parent company of the signing entity, Sunrise Restaurants (±122 Denny's locations)
- Absolute NNN lease - ZERO landlord responsibilities
- Long-term lease with nearly 12 years remaining
- Located right off of I-17 with ±27,606 vehicles per day
- Excellent freeway access and visibility from I-17 freeway
- Nearby tenants include Days Inn (±61 rooms), Copper Canyon Inn (±44 rooms), Comfort Inn (±85 rooms), U-Haul, Starbucks, Taco Bell, McDonald's and Burger King
- Located about 90 minutes north of Metro Phoenix
- 10% rent increase August 8, 2023



SITE PLAN IS APPROXIMATE
Buyer to verify all information.



TENANT PROFILE

Denny's



+1,649
Locations



±50 STATES
in the U.S.



1953
Founded

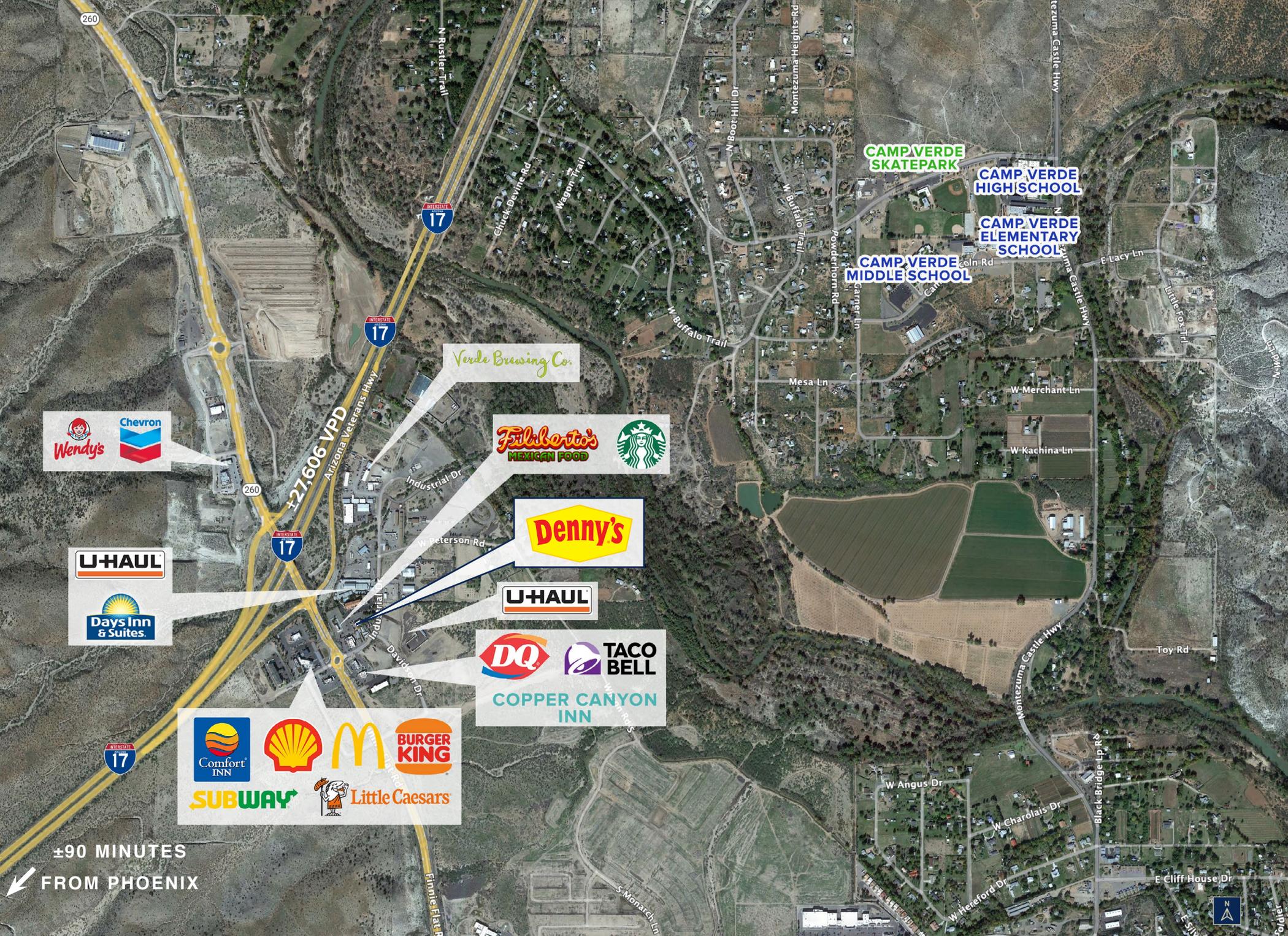
Nasdaq

"DENN"
Nasdaq

Denny's was founded by Harold Butler and Richard Jezak, who opened Danny's Donuts in Lakewood, California in 1953. Originally opened as a coffee shop under the name Danny's Donuts, Denny's is now known for always being open and serving breakfast, lunch and dinner around the clock. Denny's started franchising in 1963, and most Denny's restaurants are now franchisee-owned.

Denny's is America's largest full service family-style restaurant chain (market share and number of units). As of March 31, 2021, Denny's had 1,649 franchised, licensed, and company restaurants around the world including 148 restaurants in Canada, Puerto Rico, Mexico, the Philippines, New Zealand, Honduras, the United Arab Emirates, Costa Rica, Guam, Guatemala, El Salvador, Indonesia, and the United Kingdom. Denny's restaurants are open 24 hours a day, 7 days a week. This "always open" operating platform is a distinct competitive advantage. Denny's provides high quality menu offerings, generous portions at reasonable prices with friendly and efficient service in a pleasant atmosphere.





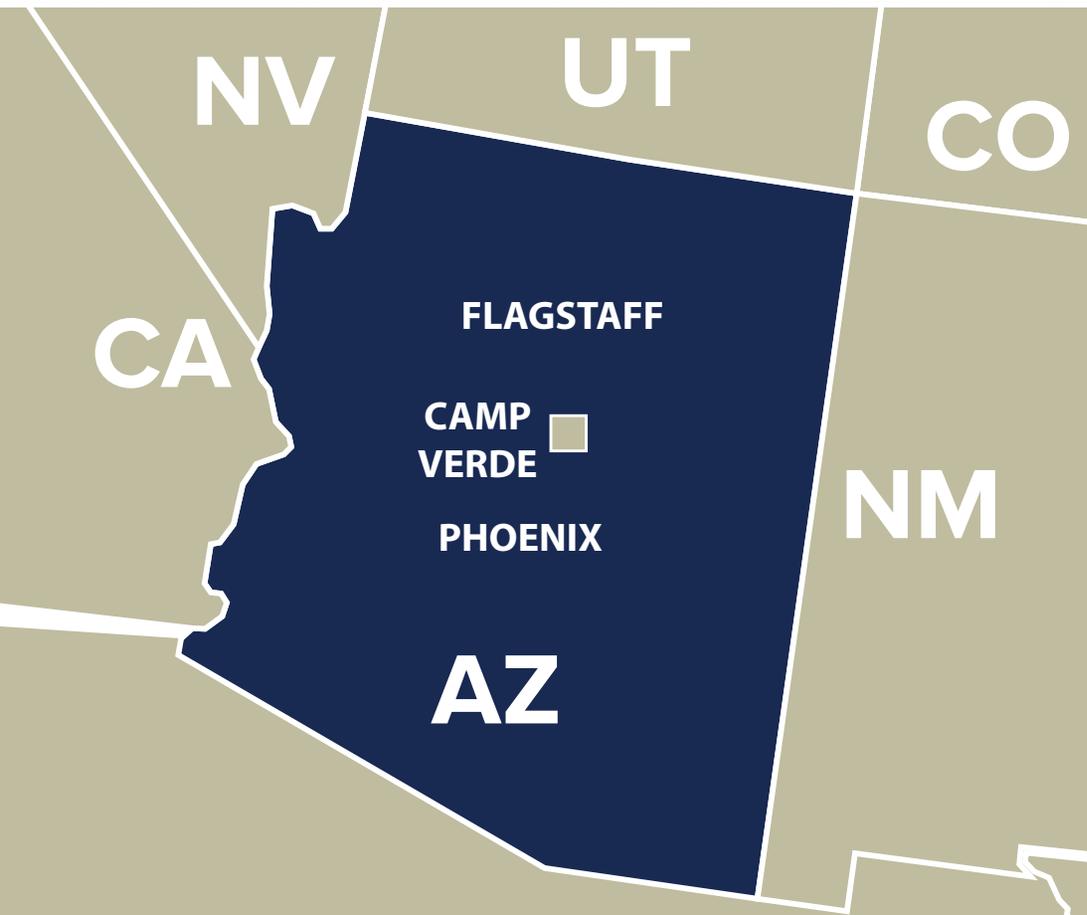
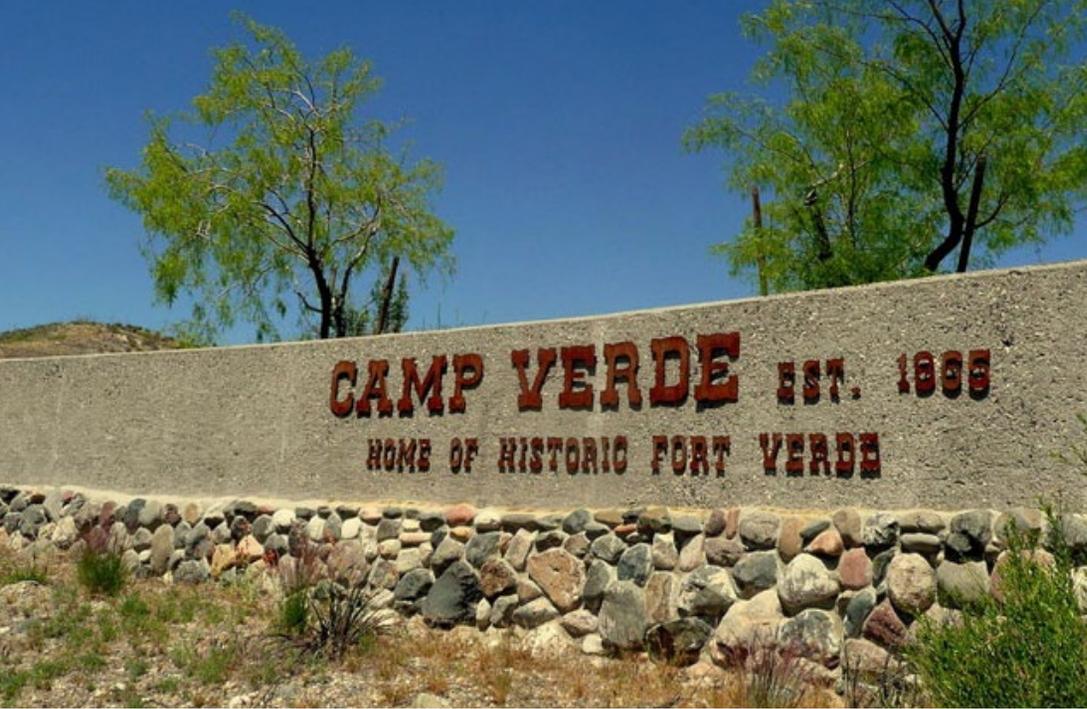
±90 MINUTES
FROM PHOENIX

AREA OVERVIEW

Camp Verde is a town in Yavapai County, Arizona. Camp Verde had an estimated 11,187 residents in 2019.

Camp Verde's central location, along with its temperate year-around climate, abundant outdoor recreational opportunities, and bucolic setting on the banks of the Verde River, make it one of Arizona's premier tourist destinations.

Tourist attractions include the nearby Montezuma Castle National Monument located in Verde Valley. In the town is Fort Verde State Historic Park, and Out of Africa Wildlife Park. The Cliff Castle Casino, operated by the Yavapai-Apache Nation Indian tribe, is an important gambling destination for north and central Arizona. Fort Verde State Historic Park is located in Camp Verde's Historic Downtown approximately 1-mile from all three Camp Verde exits.



DEMOGRAPHICS

POPULATION



	3 Miles	5 Miles	10 Miles
2021 Est	7,129	9,064	20,179
2026 Proj	7,497	9,518	20,999



FOOD AWAY FROM HOME SPENDING OF
±\$10,076,847
 WITHIN 5-MILES

2021 HOUSEHOLD INCOME



	3 Miles	5 Miles	10 Miles
Avg Household Income	\$59,236	\$61,487	\$60,038
Med Household Income	\$42,231	\$44,368	\$46,341



2021 POPULATION OF
±9,064 RESIDENTS
 WITHIN 5-MILES

HOUSEHOLDS



	3 Miles	5 Miles	10 Miles
2021 Est	2,790	3,417	7,771
2026 Proj	2,936	3,589	8,080

TRAFFIC COUNTS



I-17 @ SR-260 ±27,606 VPD
 Finnie Flat Road @ I- 17 NW ±10,995 VPD

ADOT 2020 / CoStar 2020

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