

OFFERING MEMORANDUM



ABSOLUTE NNN

Long-Term Lease With
Nearly 12 Years Remaining

4471 S WHITE MOUNTAIN RD
SHOW LOW, AZ

\$2,011,296 | 6.00% CAP



EXCLUSIVELY LISTED BY

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DENNY'S | SHOW LOW, AZ

EXECUTIVE SUMMARY

\$2,011,296

PRICE

6.00%

CAP

\$120,678

NOI

LOCATION

4471 S White Mountain Rd
Show Low, AZ 85901

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

±0.40 Acres

BUILDING SIZE

±4,043 Square Feet

YEAR BUILT

1982

ROFR

None

Retail Investment Group

480.429.4580 | retail1031.com



DENNY'S | SHOW LOW, 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
- Traffic counts of nearly 20,000 vehicles per day along White Mountain Road
- Nearby tenants include Sportsman's Warehouse, Aaron's, Dollar Tree, Big Lots, Verizon, JCPenney, Ross Dress for Less, Sears Hometown Store, Big 5, Taco Bell, Jack in the Box and more
- Located about 3 hours northeast 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.







DENNY'S | SHOW LOW, AZ

AREA OVERVIEW

Show Low is a city in Navajo County, Arizona. It lies on the Mogollon Rim in east central Arizona, at an elevation of 6,345 feet. The city was established in 1870 and incorporated in 1953. According to the United States Census Bureau, the population of Show Low was 11,442 in 2019.

You'll find a traditional small-town atmosphere — and the sophistication and excitement of a vacation town — along with all the benefits of a major metropolitan area.

Show Low is located approximately 3 hours from Phoenix, Arizona.

SHOW LOW POPULATION



±11,442 RESIDENTS
AS OF 2019

POPULATION



	1 Mile	3 Miles	5 Miles
2021 Estimate	2,672	8,352	19,037
2026 Projection	2,912	8,906	20,074



FOOD AWAY FROM HOME SPENDING OF
NEARLY \$23,000,000
WITHIN 5-MILES

2021 HOUSEHOLD INCOME



	1 Mile	3 Miles	5 Miles
Avg Household Income	\$69,222	\$69,237	\$61,551
Med Household Income	\$49,137	\$49,252	\$46,592



2021 POPULATION OF
±19,037 RESIDENTS
WITHIN 5-MILES

HOUSEHOLDS



	1 Mile	3 Miles	5 Miles
2021 Estimate	1,066	3,366	7,541
2026 Projection	1,157	3,572	7,919



S White Mtn Rd @ Ellsworth Rd S ±19,873 VPD
S White Mtn Rd @ S 12th Pl S ±18,177 VPD

CoStar 2020

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