



Dunkin' Donuts

\$1,973,500 | 4.50% CAP

2105 S. Power Rd., Mesa, AZ 85209

- ✓ Brand New 15-Year Absolute NNN Ground Lease
- ✓ 10% Rent Bumps Every Five Years in Primary Term and Options
- ✓ High Traffic Location Just Off Major Intersection with Strong Car Counts
- ✓ Dense Retail Corridor Surrounded by National Retailers
- ✓ Affluent Phoenix Suburb with High Income Demos

Dunkin' Donuts LLC, also known as Dunkin' and by the initials DD, is an **American multinational coffee and doughnut company**, as well as a **quick service restaurant**.

FILE PHOTO



INVESTMENT OVERVIEW

DUNKIN' DONUTS MESA, AZ



FILE PHOTO

CONTACT FOR DETAILS

Edward Benton

Executive Vice President
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ebenton@securenetlease.com

AZ Broker of Record

James P. Mitchell
License #: LC556376000

\$1,973,500

4.50% CAP

NOI

\$88,800

Building Area

±950SF + 400SF Patio

Land Area

±0.627 AC

Year Built

2021

Lease Type

Absolute NNN

Occupancy

100%

- ✓ **New 15-year absolute NNN ground lease with 10% rent increases every 5 years** in both the primary term and in renewal option periods.
- ✓ **Dunkin' Donuts (Dunkin') is a market leader earning a No. 1 ranking for customer loyalty in the coffee category by Brand Keys for 14 years running.** Dunkin has over 12,000 restaurants in 9 countries and \$3.2 Billion systemwide sales.
- ✓ **Strategically located along dense retail corridor surrounded by national retailers including;** Fry's Food & Drug, Petco, Goodwill, 99 Cents Only, Starbucks, Panda Express, Circle K, Savers, IHOP, Arby's Big O Tires and others
- ✓ **Located in the affluent Phoenix, AZ suburb of Mesa with high household incomes** of over \$88,000, \$80,000 and \$85,000 average household income within a one, three and five mile radius respectively.
- ✓ **Excellent location just south of** the signalized intersection of Powers Road and E. Baseline Road with combined traffic counts of over 40,000 vehicles per day
- ✓ **In December 2020 Dunkin' Brands Group was acquired by Inspire Brands for \$11.3 billion.** Inspire Brands is the 2nd largest restaurant company in the U.S. with 32,000 restaurants in over 65 countries and approximately \$27 Billion in Global System Sales.

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.

SECURE
NET LEASE

TENANT OVERVIEW

DUNKIN' DONUTS MESA, AZ

Dunkin'

Lessee: QBAZ POWER & BASELINE, LLC

Guarantor: QUALITY BRAND GROUP ARIZONA, LLC

REVENUE

\$1.37 B

CREDIT RATING

B2

STOCK TICKER

DNKN

LOCATIONS

11,300

DUNKIN'

dunkindonuts.com

Dunkin' is the world's leading baked goods and coffee chain, serving more than 3 million customers each and every day.

True to its name, they offer **50+ varieties** of donuts, but you can also enjoy dozens of premium beverages, bagels, breakfast sandwiches and other baked goods. In 1950, Bill Rosenberg opened the first Dunkin' shop in Quincy, MA. Just five years later, a franchise legacy was born. There are more than **11,300 Dunkin' restaurants worldwide** – that's over **8,500** restaurants in **41 states across** the U.S.A. and over 3,200 international restaurants **across 36 countries**.

Dunkin' is part of the Inspire Brands family of restaurants. For more information, visit InspireBrands.com. Dunkin' is a **market leader** in sales of hot, decaffeinated and flavored coffee, iced coffee, bagels, donuts and muffins. Customers stick with Dunkin' at the highest rate in the **Quick Service Restaurant (QSR) industry**.



FILE PHOTO

IN THE NEWS

DUNKIN' DONUTS MESA, AZ

Dunkin' plots more nontraditional growth in 2021

ALICIA KELSO, AUGUST 17, 2021 (RESTAURANT DIVE)

Dunkin' plans to open several new nontraditional locations by the end of this year, building on the 27 nontraditional restaurants it opened in 2020, according to a press release emailed to Restaurant Dive. Those units were located in airports, malls, supermarkets and universities.

Later this year, it plans to focus on airport expansion with New York's JFK airport in Terminal 1 and **Chicago's O'Hare Airport in Terminal 5**. Non-traditional formats, particularly those at airports, casinos, hotels and universities, have taken a big hit during the pandemic, but **Dunkin's plan suggests confidence** that these segments will rebound.

So far this year, the brand has opened nontraditional locations in casinos, hotels, hospitals, convention centers and a Great Wolf Resorts

Dunkin' has the ability to **"easily tailor"** its format and menu to meet the needs of a specific location, according to the company.

"Our flexible concepts for any non-traditional format have been an essential aspect of our growth over the past decade and will remain a **vital part of our future development** strategy," Chris Burr, director of nontraditional development at Dunkin' parent company Inspire Brands, said in the emailed release.

This plan may also illustrate the **chain's confidence** in its own experience with nontraditional formats. The company has a long history with such locations, but closed several of them in 2018, citing their inability to provide the full experience of the brand.

Those were different times. Now, consumers want **on-the-go options** enabled by digital channels. Diner demand for off-premise channels also continues to hold steady despite **dine-in service opening back up**, proving the staying power of locations designed for quick and easy transactions.

EXPLORE ARTICLE



Clarksville adds Tennessee's first drive-thru-only Dunkin' Donuts location

JIMMY SETTLE, FEBRUARY 11, 2022 (LEAF CHRONICLE)

Dunkin' announced it is celebrating its newest drive-thru-only location at 3431 Fort Campbell Blvd. on Valentine's Day

As part of the celebration, the store will surprise guests with **free coffee for a year between 7-10 a.m. daily**, between Feb. 14-20.

The company said in a prepared announcement that, the new Dunkin' GO location in Clarksville will feature a **"modern design to create an approachable, positive and energetic environment** with a digital, on-the-go focus.

People who live and work in Clarksville will be among the first in Tennessee to enjoy Dunkin' Donuts' concept store of the future, "Dunkin' GO," a drive-thru-only store design.

"With **maximum flexibility** and **efficiency for busy guests**, the new drive-thru-only location is designed for even greater convenience and reduces contact delivery for guests to access our products. Additionally, the new **store features a walk-up window and digital menu board**," said the corporate announcement shared early Friday.

At 10 a.m. Monday, Dunkin' franchisee **"Capital Brands Group TN"** will officially cut the ribbon to celebrate the grand opening. The corporation said a special donation from Capital Brands Group in partnership with the Dunkin' Joy in Childhood Foundation will be made to the Fisher House Foundation, an organization that builds comfort homes where military and veteran families can stay free of charge, while a **loved one is in the hospital**.

EXPLORE ARTICLE



LEASE OVERVIEW

DUNKIN' DONUTS MESA, AZ

Initial Lease Term	15-Years, Plus (3), 5-Year Options to Renew
Rent Commencement	9/9/2021
Lease Expiration	9/30/2036
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years, In Primary Term & Options
Annual Rent YRS 1-5	\$88,800.00
Annual Rent YRS 6-10	\$97,680.00
Annual Rent YRS 11-15	\$107,448.00
Option 1	\$118,192.80
Option 2	\$130,012.08
Option 3	\$143,013.29

This information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.



FILE PHOTO

MADISON
ELEMENTARY SCHOOL
(442 STUDENTS)

SUBWAY

OfficeMax
MATTRESS FIRM
Burlington
TJ-maxx
JCPenney
Picture Show
FAMOUS footwear
Ashley HOMESTORE
PINK
ROSS
DRESS FOR LESS
Bath & Body Works
Dillard's
The Style of Your Life.
Shoe Dept. ENCORE
macy's
BEST BUY

RE/MAX

GOODYEAR
MIDAS



CUBESMART
self storage

FARMERS
INSURANCE



CVS pharmacy

FRANKLIN JUNIOR
HIGH SCHOOL
(272 STUDENTS)

SPROUTS
FARMERS MARKET
LESLIE'S
ups

ExtraSpace
Storage

Walmart
Supercenter

DOLLAR TREE

LA Z BOY
Live Life Comfortably

Tuesday Morning
PET SMART
WinCo
FOODS
FLOOR DECOR

COSTCO
WHOLESALE

Lowe's

WILSON
ELEMENTARY SCHOOL
(635 STUDENTS)



LA QUINTA
BY WYNDHAM

TARGET

60

GMC
KIA
HONDA
BUICK
CHEVROLET
TOYOTA

BUFFALO
WILD WINGS

OUTBACK
STEAKHOUSE

SUPERSTITION FREEWAY
±154,681 VPD

BANNER GATEWAY
MEDICAL CENTER
(185 BEDS)

Davita
Kidney Care

SAN ANGELO
APARTMENTS
(312 UNITS)

A.T. STILL UNIVERSITY
SCHOOL OF OSTEOPATHIC
MEDICINE
(537 STUDENTS)

Jeep
Mazda
Infiniti
Nissan
Lexus

FedEx

THE HOME
DEPOT

Harkins
THEATRES

CIRCLE K



Rocky
Barrel
Old Country Store
DEL TACO
POPEYES
LOUISIANA KITCHEN
Starbucks

SAFEWAY

LifeStorage

fray's

fray's

Walgreens

NOAH WEBSTER
SCHOOLS - MESA
(1,028 STUDENTS)

StorAmerica
SELF STORAGE

PAPA JOHN'S

BIG O TIRES
AND SERVICE CENTERS



O'Reilly
AUTO PARTS
PROFESSIONAL PARTS PEOPLE

ACE
Hardware

CAROL RAE RANCH
ELEMENTARY SCHOOL
(548 STUDENTS)

TOWNE MEADOWS
ELEMENTARY SCHOOL
(694 STUDENTS)

TOWNE MEADOWS
HOA PARK

SONOMA LANDING LUXURY
APARTMENT HOMES
(220 UNITS)

DUNKIN'
SUBJECT PROPERTY

SUPERSTITION SPRINGS
ELEMENTARY SCHOOL
(699 STUDENTS)

AutoZone
CVS pharmacy
SUBWAY



QT
QuikTrip

HIGHLAND
HIGH SCHOOL
(2,985 STUDENTS)

S POWER ROAD
±43,648 VPD

HIGHLAND JUNIOR
HIGH SCHOOL
(1,209 STUDENTS)

Walgreens

SITE OVERVIEW

DUNKIN' DONUTS MESA, AZ



Year Built

2021



Building Area

±950SF + 400SF Patio



Land Area

±0.627 AC

NEIGHBORING RETAILERS

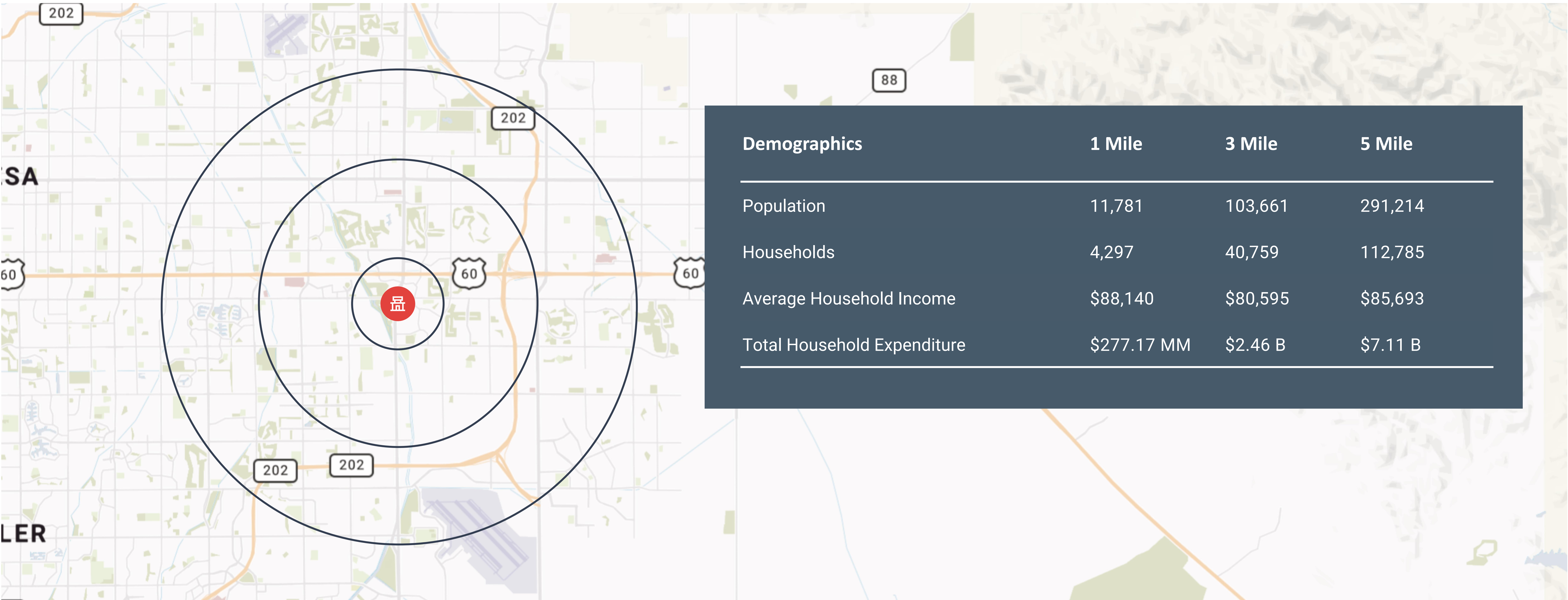
- Burlington
- Lowe's
- T.J. Maxx
- JCPenney
- ROSS Dress For Less
- Walmart Supercenter
- Best Buy
- Tuesday Morning
- PetSmart
- Target



FILE PHOTO

LOCATION OVERVIEW

DUNKIN' DONUTS MESA, AZ



ECONOMIC DRIVERS (NUMBER OF EMPLOYEES)

1. Banner Health (8,321)

2. Mesa Public Schools (7,994)

3. The Boeing Company (4,655)

4. City of Mesa (4,135)

5. Drivetime Automotive Group Inc (1,401)

6. 24-7 Intouch (1,400)
7. AT&T (1,311)

8. Maricopa County (1,055)

9. Dexcom (850)

10. Empire Southwest (771)

11. Santander Consumer USA (765)

12. Maricopa County Community College District (742)
13. State of Arizona (670)

14. MD Helicopters (650)

15. United States Postal Service (644)

LOCATION OVERVIEW

DUNKIN' DONUTS MESA, AZ

Mesa
Arizona

517,981
Population

\$63,836
Median Household Income

Welcome to Mesa

Phoenix MSA has grown phenomenally in the past 40 years into a full-scale urban center.

PHOENIX MSA

Mesa population is projected to grow to 5.4 million by 2026.

5.4 MILLION

Mesa is a thriving metropolis in the southwest, with lifestyle and leisure pursuits in high demand by visitors.

Surrounded by the Sonoran Desert, Mesa offers numerous opportunities for outdoor recreation, with convenient access to three lakes, two rivers and endless hiking trails.

Mesa, Arizona is the 37th largest city in the United States and second largest in the Phoenix-Mesa metro area and is larger than Miami, Minneapolis, Atlanta and St. Louis.

Mesa is home to a large collection of golf courses, superb dining and upscale shopping.

With dynamic recreational, educational and business opportunities, Mesa enjoys the best in a variety of amenities including parks within easy walking distance from home, a variety of sports facilities that cater to athletes young and a diversity of special events and community festivals, and Mesa's ever-popular Chicago Cubs Spring Training baseball. The city's downtown is a vibrant epicenter with boutiques, antique shops, museums, studios and cafes – all anchored by Mesa Arts Center. Mesa is a city on the move with an abundance of freeways, highways and state routes strategically located along commerce corridors and current and future population centers. The 101 runs along Mesa's west border and the Loop 202 circles the interior of Mesa. US 60 and SR 87 intersect in Mesa and minutes away are Interstates 10, 17 and 8, plus state routes 51, 74, 85 and 88 linking Mesa to other Arizona markets, California and Mexico.

IN THE NEWS

DUNKIN' DONUTS MESA, AZ

City readies for major infrastructure projects

TOM SCANLON, OCTOBER 12, 2021 (EAST VALLEY)

Even with the pandemic raging, Mesa had what might be called a “career year” for economic development. That’s the theme of Mesa Economic Director William Jabjiniak’s annual report for the fiscal year that ended July 1.

“At the same time the pandemic was raging, the Office of Economic Development **experienced a record pace for number of leads** generated and active projects in our pipeline,” Jabjiniak crowed.

His annual report, released Monday, boasted of “**record-setting growth**,” noting “More than 2,600 jobs were created or announced by **46 different companies** including Amazon, Comarch, ElectraMeccanica, Auer Precision, CMC Steel and Dexcom.

“Growth and expansion projects resulted in the creation and absorption of more than 3.7 million square feet of space and capital investment that exceeded \$1.2 billion.”

Also on Monday, and perhaps not coincidentally, Mesa City Council approved a **\$4.3 million water** and sewer project on Warner Road, a \$6.2 million street to connect Ray to Warner roads and a **\$25 million “six-lane roadway”** on Elliot Road.

Those three infrastructure projects total more than **\$35 million**, though funding from the Maricopa Association of Governments covers about half of that.

But wait, there’s more – much, much more: Water projects totaling far in excess of \$200 million are being floated, so to speak.

As the development report points out, Mesa is a growing city — and not just commercially. The city’s population grew from **439,995 a decade ago to 504,258** in last year’s U.S. Census count. In another five years, the population is expected to be **north of 550,000**.

EXPLORE ARTICLE



Exro Technologies Establishes Mesa, Arizona, Headquarters & Operations Hub

MAY 08, 2021 (AREA DEVELOPMENT)

From its 15,000 square foot location, Exro said it will expand its research, development, and testing to optimize power within electric vehicles of all types, from scooters and e-bikes to electric cars and buses. The company will continue developing and begin piloting its advanced battery control technology.

Exro said it joins the Greater Phoenix region's **booming e-mobility ecosystem** to further develop the next generation of power electronics for electric motors and batteries, which can help to **accelerate e-mobility** and battery energy storage adoption.

Exro Technologies Inc., a leading clean technology company that developed a new class of power electronics for electric motors and batteries, will locate its U.S. headquarters in Mesa, Arizona. The company plans to hire 50 employees over the next 18 months.

"The Greater Phoenix area was a natural choice for our U.S. home, and we're thrilled to become a part of the innovative business community," said Sue Ozdemir, CEO of Exro Technologies. "The region is ripe with **potential manufacturing partners** and suppliers, and its competitive talent pipeline will support our continued growth. Mayor Giles and the city of Mesa have **welcomed our vision** and we look forward to building on the city's enthusiasm for electric vehicles. We're excited to invite customers and shareholders to visit us and see our technology at work!"

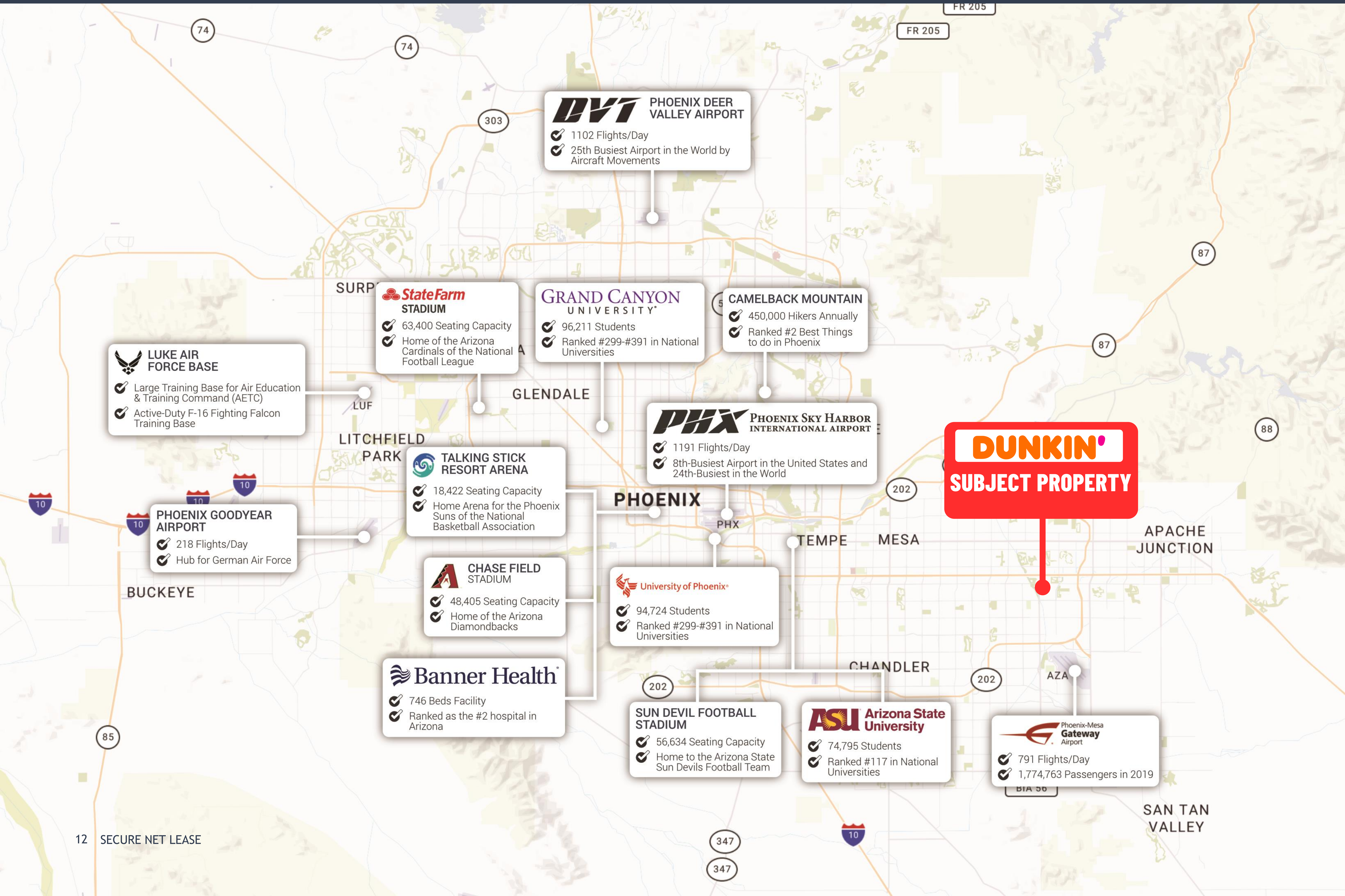
"Exro is doing **ground-breaking work** and is the type of technology company that propels our innovation-centered economy while bolstering the region's electric vehicle ecosystem," said Chris Camacho, president & CEO of the Greater Phoenix Economic Council. "We're excited to see another Canadian technology firm place investment in Mesa and look forward to being a partner in their **continued growth and success.**"

EXPLORE ARTICLE



PHOENIX, AZ MSA

DUNKIN' DONUTS MESA, AZ



DUNKIN'
SUBJECT PROPERTY

CALL FOR ADDITIONAL INFORMATION

Dallas

Office

10000 N Central Expressway
Suite 200
Dallas, TX 75231
(214) 522-7200

Los Angeles

Office

123 Nevada Street
El Segundo, CA 90245
(424) 224-6430

CALL FOR ADDITIONAL INFORMATION

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TEXAS DISCLAIMER

DUNKIN' DONUTS **MESA, AZ**

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information about brokerage services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties' consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

If the broker represents the owner

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written – listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information the owner knows.

If the broker represents the buyer

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

If the broker acts as an intermediary

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- Shall treat all parties honestly
- May not disclose that the owner will accept a price less than the asking price
- Submitted in a written offer unless authorized in writing to do so by the owner;
- May not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- May not disclose any confidential information or any information that a part specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions.