

# OFFERING MEMORANDUM



Single Tenant Net Lease Investment  
3720 S Val Vista Dr | Gilbert, AZ

**\$6,995,000**



**ECHO WEST**  
CAPITAL ADVISORS

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# DEAL SUMMARY



# QuikTrip

Address

3720 S Val Vista Dr  
Gilbert, AZ 85297

Purchase Price

\$6,995,000

Cap Rate

4.65%

Annual Rent

\$325,200

Lease Type

Absolute NNN

Original Lease Term

15 Years

Lease Expiration

8/31/2027





# LEASE SUMMARY



Trade Name	QuikTrip
Guarantor	Corporate
Address	3720 S Val Vista Dr Gilbert, AZ 85297
Parcel Number	304-54-016G
Lot Size - AC (SF)	2.05 AC (83,298 SF)
Year Built	2013
Zoning	R-3
County	Maricopa County
Ownership Type	Fee Simple
Renewal Options	7, 5-Year Options
Landlord Responsibilities	None
ROFR	Yes, 30 Days

Lease Years	Monthly Rent	Annual Rent
4/16/2012 - 8/31/2027	\$27,100	\$325,200
Option Terms	Monthly Rent	Annual Rent
First Option	\$28,003	\$336,036
Second Option	\$28,906	\$346,872
Third Option	\$29,810	\$357,720
Fourth Option	\$30,713	\$368,556
Fifth Option	\$31,616	\$379,392
Sixth Option	\$32,520	\$390,240
Seventh Option	\$33,423	\$401,076



# INVESTMENT HIGHLIGHTS



## Passive Investment

Offering features an absolute NNN lease structure with zero landlord responsibilities.

## Corporate Guarantee

Lease is backed by QuikTrip Corporation, the 28th largest private company and 12th largest C-Store Chain in the United States with 950+ locations in 11 states and \$11B+ of annual revenue.

## Key Market Share

QuikTrip is the 2nd largest C-Store/gas station operator in Arizona with 129 locations in the state, only Texas and Georgia have more QuikTrip locations than Arizona, making QT an Arizona household name.

## Strong Traffic Drivers

Property is in proximity to a lengthy list of traffic drivers including a full access interchange off the Loop 202 Freeway (130,369 VPD), Dignity Health Mercy Gilbert Hospital (212 beds), and SanTan Village, a regional shopping corridor with over 3M square feet of destination and service-use retail.

## Proximity to Major Employers

Approximately 103,953 employees work within a 3-mile radius of the property including 10 regional car dealerships located directly to the North (SanTan Motorplex) and the Rivulon at Gilbert, a 250-acre office park development with companies that include Deloitte, Merrill Lynch, and Morgan Stanley all built for their East Valley hubs.

## Retail Synergy

At the intersection or nearby, Dutch Bros, Eegee's, Culvers, Aldi, EoS Fitness, Starbucks, a new Marriot branded Hotel, and Bell Bank are either currently under construction or have recently been built within the past few years.

## High Growth Phoenix Suburb

Gilbert, AZ is one of the fastest growing communities in the United States adding nearly 30% more people in the last decade and improving demographics with average household incomes exceeding \$100,000 within a 1, 3, & 5-mile radius of the subject site.

## Potential Tax Advantages

Property may qualify for bonus depreciation in year 1 of ownership – consult your CPA for further advisory.



# TENANT PROFILE



**Founded:**  
1958

**Corporate Structure:**  
Private

**US Revenues (2021):**  
\$11.7 billion

**Locations:**  
900+

QuikTrip Corporation is a privately held company headquartered in Tulsa, Oklahoma that owns and operates gasoline and convenience stores. Founded in 1958, QuikTrip has grown to a more than \$11 billion company with more than 900 stores in over 14 states. These revenues place QuikTrip high on the Forbes listing of largest privately held companies. With over 20,000 employees, Fortune has ranked QuikTrip on the list of Best Companies to Work For for fourteen years. QuikTrip Corp. currently holds an NAIC 2 rating which is the equivalent of a “BBB” rating by Standard & Poor’s. QuikTrip locations feature the company’s own QT brand of gas, as well as brand-name beverages, candy, tobacco and QT’s own Quik’n Tasty and Hotzi lines of sandwiches.



# DEMOGRAPHICS – Gilbert, AZ



Population  
5-Mile Radius  
**267,788**



Average Household Income  
5-Mile Radius  
**\$126,882**



Population Growth (2010-2021)  
1-Mile Radius  
**7.6%**



Median Age  
3-Mile Radius  
**33.4**



# of Civilians Employed  
3-Mile Radius  
**103,953**



# of New Homes Planned  
5-Mile Radius  
**3,000+**





# PROPERTY AERIAL



**SANTAN VILLAGE**  
-Open-air shopping center that spans over 1,200,000 SF  
-Featuring a diverse mix of 119+ stores

LOOP 202  
VPD - 130,469

E Willis Rd - VPD 29,609

S Mercy Rd - VPD 29,609

S Val Vista Dr - VPD 59,021

**VERENA**  
AT GILBERT  
204 Units

**ACERO**  
VAL VISTA  
328 Units

**QT QuikTrip**

2.6 Acres  
Future Commercial

**Residence INN**  
BY MARRIOTT

**Mercy Medical**  
(Planned)

**Future Commercial**



# PROPERTY AERIAL





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Morgan Stanley Deloitte MERRILL  
A BANK OF AMERICA COMPANY

SUBJECT PROPERTY









# ECHOWEST

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