

# CHIPOTLE / AT&T SHOPS

1335 SOUTH ALMA SCHOOL ROAD, MESA, ARIZONA



OFFERING MEMORANDUM

Marcus & Millichap





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27,200 CPD  
W SOUTHERN AVE



THE LANDING  
AT FIESTA VILLAGE  
220 UNITS

MESA COMMUNITY COLLEGE  
A MARICOPA COMMUNITY COLLEGE  
16,500 STUDENTS

FUTURE  
REDEVELOPMENT

CHIPOTLE /  
AT&T SHOPS

60 281,500 CPD  
SUPERSTITION FWY



37,800 CPD  
S ALMA SCHOOL RD



HOOTERS





# Rent Roll

## Lessee Information as of July 2022

1335 South Alma School Road, Mesa, AZ 85210

SUITE	TENANT NAME	APPROX. RENTABLE SF	PERCENT OCCUPANCY	EST. LEASE COMMENCEMENT	EST. LEASE EXPIRATION	APPROX. RENT PSF	BASE RENT PER MONTH	ANNUAL RENT	LEASE TYPE	RENTAL INCREASES	RENEWAL OPTIONS
A	Chipotle	2,384	27.9%	6/11/2015	6/30/2025	\$40.15	\$7,976.47	\$95,717.64	NNN	10% Every 5 Years	4, 5 Year Options
B	AT&T	2,228	26.1%	6/10/2022	6/30/2027	\$25.25	\$4,688.93	\$56,267.10	NNN	10% Every 5 Years	3, 5 Year Options
C	Ike's Love & Sandwiches	1,581	18.5%	8/1/2022	7/31/2032	\$26.01	\$3,426.80	\$41,121.60	NNN	10% Every 5 Years	2, 5 Year Options
D	Smashburger	2,353	27.5%	5/6/2015	5/31/2025	\$38.50	\$7,549.21	\$90,590.52	NNN	10% Every 5 Years	2, 5 Year Options
<b>Total SF</b>		<b>8,546</b>	<b>100%</b>				<b>Monthly Income</b>	<b>\$23,641</b>			
<b>Occupied SF</b>		<b>8,546</b>	<b>100%</b>				<b>Annual Income</b>	<b>\$283,697</b>			
<b>Available SF</b>		<b>0</b>	<b>0%</b>				<b>Average</b>	<b>\$33.20</b>			



# Income & Expense Summary

Total Square Feet Per Leases	8,546 SF
Lot Size	1.23 Acres
Year Built	2015
Occupancy as of July 2022	100%

## INCOME

Scheduled Base Rent	\$283,697
Estimated Total Potential Base Rent	\$283,697
Plus Expense Reimbursements	\$73,774
GROSS INCOME	\$357,471
EFFECTIVE GROSS INCOME	\$357,471

## ESTIMATED OPERATING EXPENSES

		PSF
CAM Expense	\$34,150	\$4.00
Insurance	\$4,250	\$0.50
Property Taxes	\$32,245	\$3.77
Administrative Fee <sup>(1)</sup>	\$6,000	\$0.70
TOTAL OPERATING EXPENSES	\$76,645	\$8.97
<b>NET OPERATING INCOME</b>	<b>\$280,826</b>	
<b>OFFERING PRICE</b>	<b>\$4,880,000</b>	
<b>CAPITALIZATION RATE</b>	<b>5.75%</b>	
<b>PRICE PER SF</b>	<b>\$571.03</b>	

(1) - AT&T, Ike's & Smashburger reimburse up to 10% of CAM only for a management/admin fee. Chipotle reimburses up to 7% of CAM only for a management/admin fee.







DOUBLETREE  
BY HILTON

60 **281,500 CPD**  
SUPERSTITION FWY

**EoS FITNESS**  
BETTER GYM. BETTER PRICE.

**HOOTERS**

**Gas Pcos**  
sports cantina  
**BOOT BARN**

**FedEx**  
Office  
**Sprint**

**FIRST FINANCIAL BANK**  
OFFICE PLAZA

**FEED MY STARVING CHILDREN**

**RED LOBSTER**  
FRESH FISH • LIVE LOBSTER

**EYE GLASS WORLD**

**LONGHORN STEAKHOUSE**

**FUTURE REDEVELOPMENT**

**CHIPOTLE / AT&T SHOPS**

**IN-N-OUT BURGER**

**37,800 CPD**  
S ALMA SCHOOL RD

**WELLS FARGO**





**THE LANDING**  
AT FIESTA VILLAGE  
220 UNITS

**THE MESA TOWER**  
16-Story, 311,949 SF  
Class A High-Rise Office  
Building

**BIG LOTS!** **BIG TIRES** **arizona humane SOCIETY**  
**SAJAD AND GO** **DOLLAR TREE**

**CARRINGTON COLLEGE**

**Olive Garden**  
ITALIAN KITCHEN

**Walgreens**

**verizon**

**JIMMY G's**

**BARRO'S PIZZA**  
**YOGIS GRILL**  
TERIYAKI ROLL

**FUTURE  
REDEVELOPMENT**

**Dutch Bros**  
Coffee



**WELLS FARGO**

**IN-N-OUT**  
BURGER

**37,800 CPD**  
S ALMA SCHOOL RD



**CHIPOTLE /  
AT&T SHOPS**

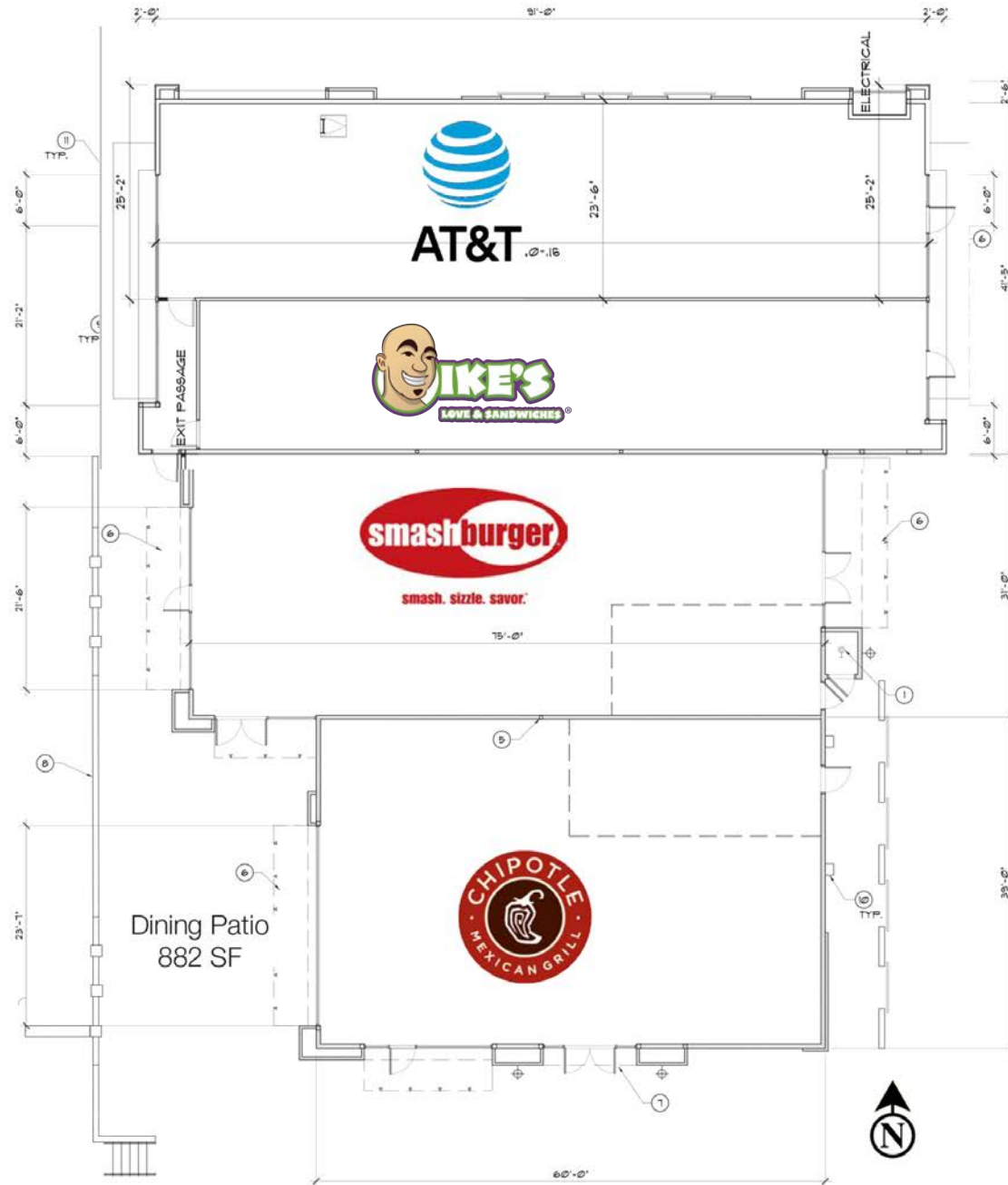
**FEED MY STARVING CHILDREN**





# Site Plan

Alma School Rd





# Property Description



## INVESTMENT HIGHLIGHTS

- » **100% Leased to National Tenants with All Triple-Net (NNN) Leases and 10% Rental Increases Every Five Years**
- » Brand New 5 and 10 Year Leases with AT&T and Ike's Love & Sandwiches (Relocation Store from Across the Street)
- » **431,449 Residents within a Five-Mile Radius - Densely Populated and Growing Mesa Trade Area in the Phoenix MSA**
- » Excellent Frontage Along South Alma School Road (37,800+ Cars/Day) with Immediate Access to the Superstition Freeway (US-60) (281,500+ Cars/Day)
- » **One Mile from Mesa Community College (16,500+ Students) and Two Miles from Banner Desert Medical Center**
- » Across the Street from In-N-Out Burger, Dutch Bros Coffee, and LongHorn Steakhouse, and in Close Proximity to Numerous Other National Retailers - Target, Walgreens, McDonald's, Dollar Tree, and More
- » **Outparcel to Feed My Starving Children Facility (25,000 SF)**
- » Adjacent to The Mesa Tower - a 16-Story, 311,949 SF, Class A High-Rise Office Building



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2026 Projection	25,692	166,724	440,082
2021 Estimate	24,851	163,337	431,449
Growth 2021 – 2026	3.38%	2.07%	2.00%

### Households

2026 Projection	11,045	64,888	168,806
2021 Estimate	10,673	63,099	164,055
Growth 2021 – 2026	3.49%	2.84%	2.90%

### Income

2021 Est. Average Household Income	\$57,040	\$71,448	\$78,923
2021 Est. Median Household Income	\$43,711	\$53,317	\$59,559
2021 Est. Per Capita Income	\$24,521	\$27,763	\$30,396



AT&T





# Tenant Overview



**Newport Beach, CA**   **NYSE: CMG**   **2,700+**   **chipotle.com**

Headquarters   Stock Symbol   Locations   Website

Chipotle Mexican Grill, Inc. (NYSE: CMG) is an American chain of fast casual restaurants in the United States, United Kingdom, Canada, Germany, and France, known for its large burritos, assembly-line production, and use of natural ingredients. Founded in 1993, Chipotle is one of the first chains of fast casual dining establishments, offering more than 65,000 combinations of burritos, soft tacos, crispy tacos, chips and salsa, beer, and margaritas.

The company has also released a mission statement called Food with Integrity, which highlights its efforts in using organic ingredients and serving more naturally-raised meat than any other restaurant chain.



**Dallas, TX**   **NYSE: T**   **5,300+**   **www.att.com**

Headquarters   Stock Symbol   Locations   Website

AT&T (NYSE: T) is the world's largest telecommunications company and the largest provider of mobile telephone services in the U.S. As of 2020, AT&T was ranked ninth on the Fortune 500 rankings of the largest United States corporations.

AT&T's entire wireless network covers more than 99% of Americans. AT&T offers the nation's most reliable 5G, reaching more than 255 million people and more than 1,600 cities and towns in the U.S. Additionally, AT&T Fiber reaches about 16 million customer locations in 100+ metros in the U.S., with plans to double its fiber footprint to more than 30 million locations by the end of 2025. AT&T is positioned to become America's best broadband provider.



# Tenant Overview



**San Francisco, CA**      **2007**      **73+**      **ikessandwich.com**

Headquarters      Founded      Locations      Website

Ike's Love & Sandwiches was founded in 2007 in San Francisco, California under the name "Ike's Place." Since its founding, the brand has been defined by innovative offerings and iconic flavors. Every location comes with exclusive sandwich offerings that are eclectically named as a tribute to local celebrities and icons. Ike's Love & Sandwiches features sandwiches for a range of preferences: meat lovers, vegetarian, vegan, halal, and gluten-free.

There are currently 73 Ike's locations and counting across the United States. Along with in-store dining, Ike's offers online ordering and catering services. Through Ike's Rewards, customers can earn points toward free Ike's sandwiches, exclusive prizes, and events.



**Denver, CO**      **2007**      **340+**      **smashburger.com**

Headquarters      Founded      Locations      Website

Founded in 2007 and based in Denver, Colorado, Smashburger is the quickest fast-casual restaurant concept to hit the 200-restaurant milestone. The brand has continued their record growth by expanding into 38 states and nine countries with over 340 Smashburger locations.

Smashburger helped bring the "smashed" burger cooking technique to the forefront. The brand delivers an all-in better burger experience focused on fresh, quality ingredients, a cool and hip environment, and exceptional service. Smashburger is a subsidiary of Jollibee Foods Corp. (JFC), which operates over 5,900 stores worldwide through a large catalogue of brands.

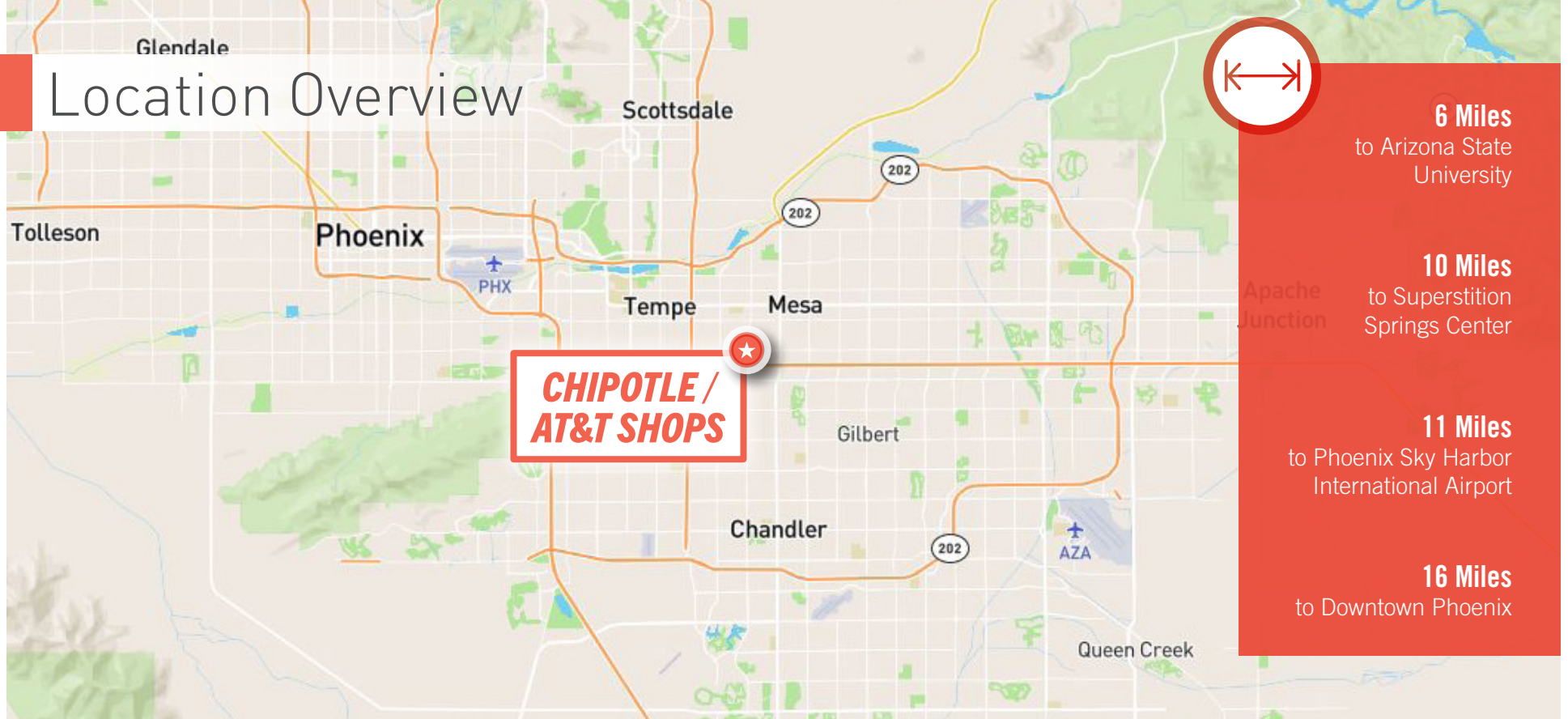


# Property Photos





# Location Overview



Mesa is the third largest city in Arizona, after Phoenix and Tucson, and the 38th largest city in the U.S. It is home to numerous higher education facilities, including the Polytechnic campus of Arizona State University. The city's top employers include Banner Health, Boeing, Walmart, Fry's Food & Drug, and The Home Depot.

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 old, highly rated golf courses for every skill level, a diversity of special events and community festivals, and Mesa's ever-popular Chicago Clubs and Oakland A's Spring Training baseball.

The Phoenix metro consists of Maricopa and Pinal counties, and includes more

than 30 incorporated and more than 30 unincorporated towns and cities. Since 2000, the population in the metro increased by more than 38 percent. The largest city is Phoenix, which encompasses about 520 square miles, is the capital city and boasts a population of more than 1.5 million.

As one of the primary beneficiaries of the massive shift in the U.S. population from north to south, the Phoenix metro has had little difficulty finding workers; the challenge, though, is attracting high-paying jobs. Phoenix claims five Fortune 500 headquarters, including Freeport-McMoRan, Republic Services, Insight Enterprises, Avnet and PetSmart. Construction, high-tech manufacturing, healthcare and tourism dominate the Phoenix economy. The local economy has strengthened since the recession, with retail sales projected above 8 percent this year and hotel occupancy levels rising.



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