

# CARL'S JR.

**WALMART SUPERCENTER OUTPARCEL - TOP 4%  
PERFORMING WM SITE IN US ACCORDING TO PLACER AI DATA**

*3440 STOCKTON HILL ROAD, KINGMAN, ARIZONA*



OFFERING MEMORANDUM

Marcus & Millichap





SAFeway maurices CHEVROLET DUTCH BROS  
THE HOME DEPOT planet fitness SONIC  
chili's HONDA Starbucks

KINGMAN  
HIGH SCHOOL

DESERT WILLOW  
ELEMENTARY SCHOOL  
& WHITE CLIFFS  
MIDDLE SCHOOL

KINGMAN  
AIRPORT

STAPLES IHOP ROSS  
Walmart DRESS FOR LESS  
BIG LOTS IN-N-OUT BURGER Culver's  
Smith's HAMPTON BY HILTON TACO BELL  
BOOT BARN Crocker Barrel  
golden corral O'Reilly AUTO PARTS DEL TACO

★ *Carl's Jr.*

KRMC KINGMAN REGIONAL  
MEDICAL CENTER  
MAIN CAMPUS | 235 BEDS

KRMC KINGMAN REGIONAL  
MEDICAL CENTER  
HUALAPAI MOUNTAIN CAMPUS

CERBAT CLIFFS  
GOLF COURSE

TSC TRACTOR SUPPLY CO SAFEWAY  
99¢ ONLY STORES HOME 2 K DAIRY QUEEN

LEE WILLIAMS  
HIGH SCHOOL

DOWNTOWN  
KINGMAN

Holiday Inn Express RAMADA SPRINGHILL SUITES®  
SONIC Days Inn BW | Best Western.  
Hotels & Resorts



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# Executive Summary

3440 Stockton Hill Road, Kingman, AZ 86409

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$3,361,818</b>
Cap Rate	5.50%
Building Size	3,092 SF
Net Cash Flow	5.50% \$184,900
Year Built	2012
Lot Size	0.89 Acres

## LEASE SUMMARY

Lease Type	Triple-Net (NNN) Lease
Tenant	Carl's Jr.
Guarantor	Franchisee - Starcorp (160+ Units)
Roof & Structure	Tenant Responsible
Lease Commencement Date	January 20, 2012
Lease Expiration Date	January 19, 2032
Lease Term Remaining	9 Years
Rental Increases	7.5% Every 5 Years
Renewal Options	4, 5 Year Options at Market Rate
Right of First Refusal	30 Days

## ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
Current - 1/19/2027	\$184,900.00	5.50%
1/20/2027 - 1/19/2032	\$198,767.50	5.91%


<b>Base Rent</b>	<b>\$184,900</b>
<b>Net Operating Income</b>	<b>\$184,900</b>
<b>Total Return</b>	<b>5.50% \$184,900</b>









 **43,300 CPD**  
PURPLE HEART TRL / I-40

**TSC TRACTOR SUPPLY CO 99¢ ONLY STORES**  
**DAIRY QUEEN** **CIRCLE K**

**SAFEWAY**

**IN-N-OUT BURGER**

 **KINGMAN REGIONAL MEDICAL CENTER**  
MAIN CAMPUS | 235 BEDS

**ROSS** **BOOT BARN**  
DRESS FOR LESS petco **BIG 5** **STAPLES** **LOTS!**

**TACO BELL**

**Walmart**

**KFC**

**PANDA EXPRESS**  
CHINESE KITCHEN

**O'Reilly**  
AUTO PARTS

**DEL TACO**

**Hampton**  
by HILTON

**Brake Masters**

 **Carl's Jr.**

**Chevron**

**AutoZone**

**27,600 CPD**  
STOCKTON HILL RD

**MATTRESS FIRM**  
**JIMMY JOHN'S**





# Property Description



## INVESTMENT HIGHLIGHTS

- » **Nine Years Remaining on Triple-Net (NNN) Lease - 160+ Unit Franchisee**
- » 7.5 Percent Rental Increases Every Five Years
- » **Walmart Supercenter Outparcel - Top Four Percent Performing WM Site in the US**
- According to Placer AI Data**
- » 47,849 Residents within a Five-Mile Radius - Households in the Same Area are Projected to Increase Over Three Percent by 2027
- » **Located Immediately Off the I-40 (43,300 Cars/Day) with Excellent Visibility and Access Along Stockton Hill Road (27,600 Cars/Day)**
- » Situated within a Dense Retail Corridor - Tenants Include Smith's Food and Drug, Walmart, Staples, Safeway, McDonald's, Taco Bell, and Petco
- » **Across from Kingman Regional Medical Center's Main Campus (235 Beds)**
- » Kingman is a Popular Stop on the Drive Between Phoenix and Las Vegas



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2027 Projection	6,530	34,310	49,055
2022 Estimate	6,429	33,653	47,849
Growth 2022 - 2027	1.57%	1.95%	2.52%

### Households

2027 Projection	2,798	13,956	19,983
2022 Estimate	2,717	13,578	19,339
Growth 2022 - 2027	2.98%	2.79%	3.33%

### Income

2022 Est. Average Household Income	\$63,755	\$64,183	\$64,339
2022 Est. Median Household Income	\$50,098	\$51,416	\$50,812
2022 Est. Per Capita Income	\$27,355	\$26,358	\$26,341



# Tenant Overview



Franklin, Tennessee

Headquarters

CKE Restaurants Holdings, Inc.

Parent Company

1941

Founded

1,100+

Locations

carlsjr.com

Website

Founded in 1941, Carl's Jr. is a West Coast favorite, known for its iconic charbroiled burgers. The chain has more than 1,100 locations across the U.S. and serves 28 countries worldwide. In the 1990s, the company began operating under Carl Karcher Enterprises (CKE) and in 1997, CKE acquired Hardee's restaurants. Over the last decade, Carl's Jr. has striven for innovation, from being the first QSR to have a plant-based burger at all restaurants to the introduction of the first-ever CBD infused burger.

**FRANCHISEE: STARCORP LLC** – StarCorp LLC is a franchisee of Carl's Jr. and Hardee's

Restaurants with over 160 units throughout Arizona, Texas, and the Midwest.

**PARENT COMPANY: CKE RESTAURANTS HOLDINGS, INC.** – CKE Restaurants Holdings, Inc. ("CKE") , a privately-held company based in Franklin, Tennessee, runs and operates Carl's Jr. and Hardee's, two regional brands known for one-of-a-kind premium and innovative menu items. With both a US and international footprint, Carl's Jr. Restaurants LLC and Hardee's Restaurants LLC have over 3,900 franchised or company-operated restaurants in 44 states and 42 foreign countries and territories.



# Property Photos





# Location Overview



Kingman is located in the heart of the historic Route 66 in northwestern Arizona, situated 85 miles southeast of Las Vegas and 165 miles northwest of Phoenix. It is conveniently located right off of Interstate 40. Visitors are drawn to this historic town for its scenic hiking, historic charm, cafes and restaurants, and the allure of Route 66.

The historic road's role in American history is celebrated at the Route 66 Museum, set inside the Powerhouse Visitors Center. Murals, dioramas and a library at the Mohave Museum of History and Arts trace local history. Locomotive Park, featuring a 1928 steam engine, and the Kingman Railroad Museum document the city's past as a 20th-century railway hub.

Favorable state taxes, the Interstate highway, the Santa Fe railroad mainline and proximity to the California market has made Kingman a prime site for industries. Situated between Los Angeles, Las Vegas, Phoenix, and the Grand Canyon, Kingman's leading industries are tourism and manufacturing. The fully developed Airport Industrial Park attracts manufacturers with reasonable land costs and the opportunity to build regional trade and service centers.

Kingman is one of only 50 communities across the country that advanced into the quarterfinals of the America's Best Communities competition. For this achievement, Kingman was awarded \$50,000 to construct a Community Revitalization Plan.



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