



Taken November 2022



1205 N COUNTRY CLUB DR  
MESA, AZ 85201

**Absolute NNN**

Long-Term with 18 Years Remaining





MESA, AZ

## Exclusively Listed By

### PRIMARY CONTACT

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## Introduction

**Retail Investment Group** is pleased to be the exclusive listing brokerage for this **Wendy's** in **Mesa, Arizona**. Largest Wendy's franchisee in Arizona with over 50 locations throughout the state.

A long-term absolute NNN with 18 years remaining on the lease and no landlord maintenance responsibilities. This  $\pm 2,816$  square foot building was built in 1979 and sits on a  $\pm 0.56$  acre lot.



MESA, AZ

**\$2,543,200**  
PRICE

**4.50%**  
CAP

**\$114,444**  
NOI

**±2,816 SF**  
BUILDING SIZE

**±0.56 AC**  
LAND SIZE

**1979**  
YEAR BUILT

## Executive Summary

ADDRESS	1205 N Country Club Dr Mesa, AZ 85201
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	December 31, 2040
FRANCHISEE	Arizona Restaurant Company, LLC dba Wendy's
OPTIONS	(3) 5-Year Options
INCREASES	2% Annually
ROFR	N/A

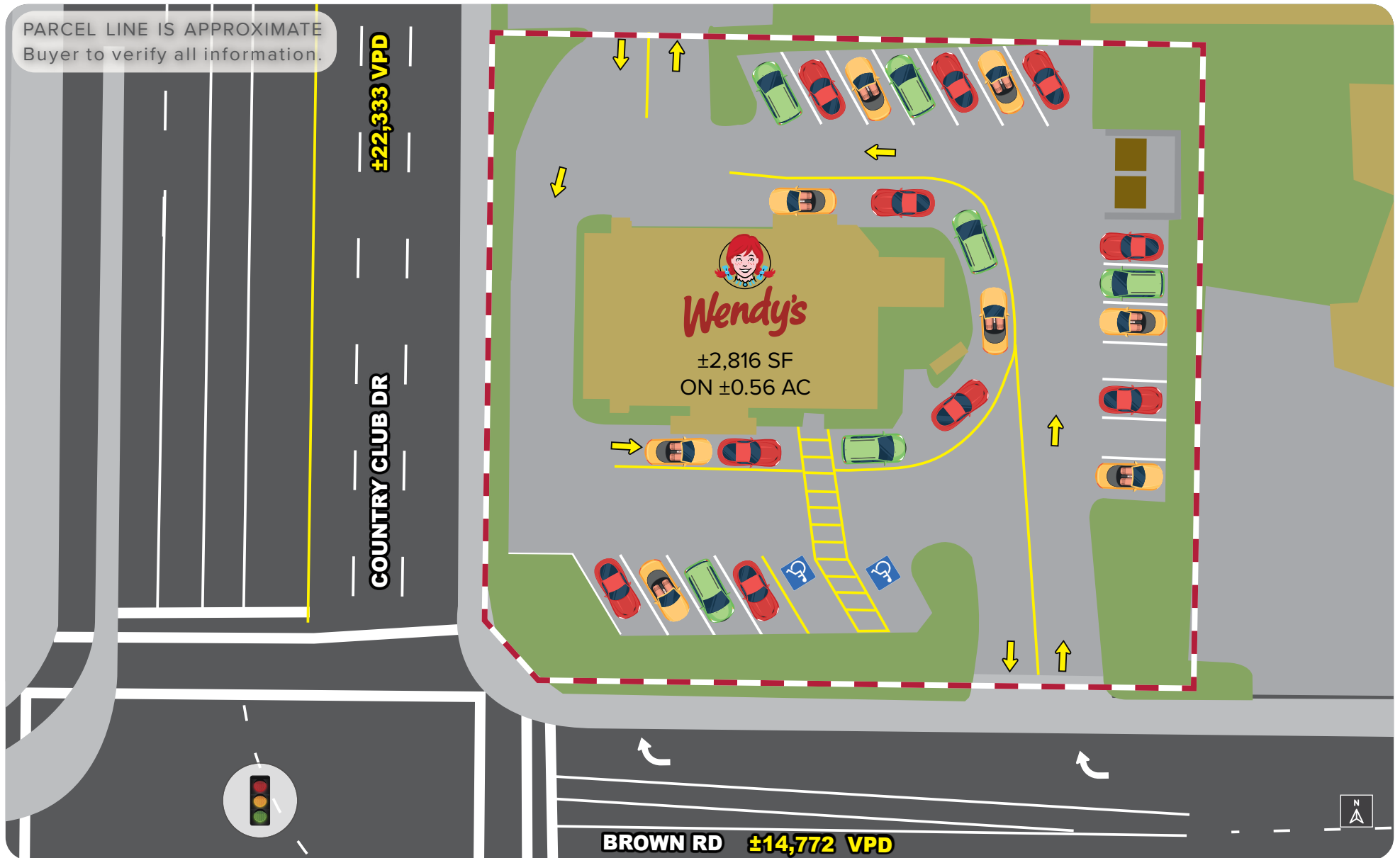
## Property Highlights

-  Absolute NNN lease with ZERO landlord responsibilities
-  Long-term operating Wendy's since 1979
-  Internet resistant business
-  Corporate guarantee from Wendy's International, LLC through January 1, 2026
-  Strong franchise operator with ±180 locations in 10 states
-  Largest Wendy's franchisee in Arizona with over 50 locations throughout the state
-  Densely populated area with over 345,000 residents within a 5-mile radius



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**A's** HOHOKAM STADIUM  
±12,500 CAPACITY

**DOLLAR  
GENERAL**  
*Walgreens*

**FOOD  
CITY** **CVS**  
pharmacy

**A's** OAKLAND ATHLETICS  
LEW WOLFF  
TRAINING COMPLEX  
±7,500 FIXED SEATS

NORTHWOOD PARK  
CONDOMINIUM COMPLEX  
± 118 UNITS

  
**Wendy's**

FUTURE  
MULTI-FAMILY

±14,772 VPD  
BROWN RD

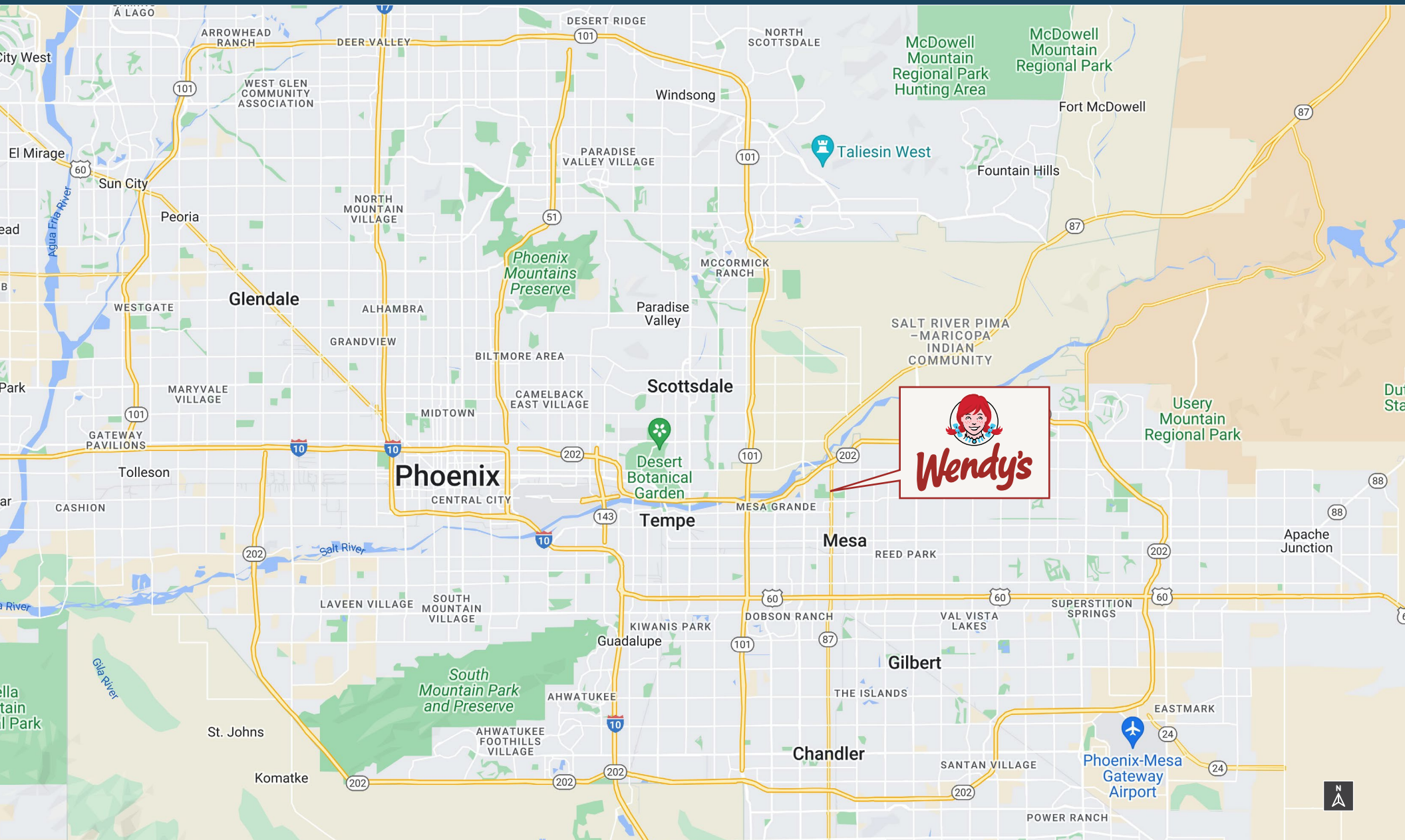
±22,333 VPD

COUNTRY CLUB DR



Approximately 2 minutes from Hohokam Stadium  
Approximately 4 minutes from Oakland Athletics Training Complex









MESA, AZ

**AZ RESTAURANT  
COMPANY, LLC  
DBA WENDY'S  
FRANCHISEE**

**±180**  
LOCATIONS

**±10**  
STATES

**1975**  
FOUNDED

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**WENDY'S**  
TENANT

**±6,500**  
U.S. LOCATIONS

**DUBLIN, OH**  
HEADQUARTERS

**1969**  
FOUNDED

## Tenant Profile



**Wendy's** is an American international fast food restaurant chain founded in 1969. On November 15, 1969, Dave Thomas opened his very first Wendy's restaurant in Columbus, Ohio at 257 East Broad Street. In no time, the quick-service chain became known for its square beef patties, made from fresh beef, and iconic Frosty® desserts.

There are more than 6,500 Wendy's® restaurants currently in operation in the United States and 29 countries and U.S. territories worldwide. New market expansion and further development within existing markets will continue to be dominant drivers of Wendy's worldwide strategy over the coming years. With superior-quality ingredients, unique menu offerings, contemporary restaurant designs and flexible approach to developing new markets, Wendy's is meaningfully differentiated and well-positioned for future growth.

[wendys.com](http://wendys.com)





## Demographics



### POPULATION

	1 Mile	3 Miles	5 Miles
2022 Estimated	29,639	148,963	345,067
2027 Projected	34,294	167,497	387,180



### INCOME

	1 Mile	3 Miles	5 Miles
2022 Avg HH Income	\$61,423	\$60,699	\$68,824
2022 Med HH Income	\$45,915	\$45,543	\$51,126



### HOUSEHOLDS

	1 Mile	3 Miles	5 Miles
2022 Estimated	11,853	53,254	130,031
2027 Projected	13,702	59,833	145,678



### DAYTIME DEMOS

	1 Mile	3 Miles	5 Miles
2022 Employees	5,279	60,511	145,020
2022 Businesses	654	4,060	12,326

Costar 2022

## Traffic Counts



Brown Rd (Country Club Dr to Center St)	±14,772 VPD
Country Club Dr (Brown Rd to McKellips Rd)	±22,333 VPD

City of Mesa, 2020



### Food Away From Home Spending of

**±\$34,751,074**

within 1-mile

**±\$161,617,340**

within 3-miles

**±\$420,285,295**

within 5-miles



### Population Nearly

**149,000**

within 3-miles



### Average HH Income

**±\$60,699**

within 3-miles



### Daytime Employees

**±60,511**

within 3-miles





MESA, AZ

**±509,475**

2021  
POPULATION

**±4,845,832**

2020 PHX MSA  
POPULATION

**MARICOPA**  
COUNTY

**1878**

FOUNDED

## About Mesa, Arizona

This Wendy's is located in Mesa, Arizona. Mesa, a suburb about 20 miles east of Phoenix, is in the East Valley section of the Phoenix Metropolitan Area. It is bordered by Tempe on the west, the Salt River Pima-Maricopa Indian Community on the north, Chandler and Gilbert on the south along with Queen Creek, and Apache Junction on the east.

Mesa is the largest suburban city by population in the United States, the third-largest city in Arizona after Phoenix and Tucson, the 35th-largest city in the US, and the largest city that is not a county seat. The city was home to 504,258 people as of 2020 according to the Census Bureau, which makes it more populous than Minneapolis, St. Louis, and Miami. Mesa has been described as "America's most conservative city". Mesa is home to numerous higher education facilities including the Polytechnic campus of Arizona State University. In January 2020, Arizona State University broke ground on ASU at Mesa City Center, a project offering programs from the Herberger Institute for Design and Arts that will be located in downtown Mesa that is scheduled to open in spring 2022. It is also home to the largest relief airport in the Phoenix area, Phoenix-Mesa Gateway Airport, which is in the southeastern corner of the city.



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