

OFFERING MEMORANDUM



±137 Planned
Single Family Units

DUNKIN'

SINGLE-TENANT ABSOLUTE NNN GROUND LEASE

SEC Arizona Ave & Balsam Drive Chandler, Arizona

CLICK TO VIEW ON GOOGLE MAPS

\$1,820,000

4.40% CAP RATE

- Half Mile From Arizona's Largest High School
- On the "Going to Work" Side of Arizona Ave.
- Below Market Rents



Hamilton
High School
±4,100 Enrollment

"The Ashley": ±78 Planned Townhomes



First Baptist
Church of Chandler



DUNKIN'

Balsam Dr.

RENDERING

EXCLUSIVELY LISTED BY



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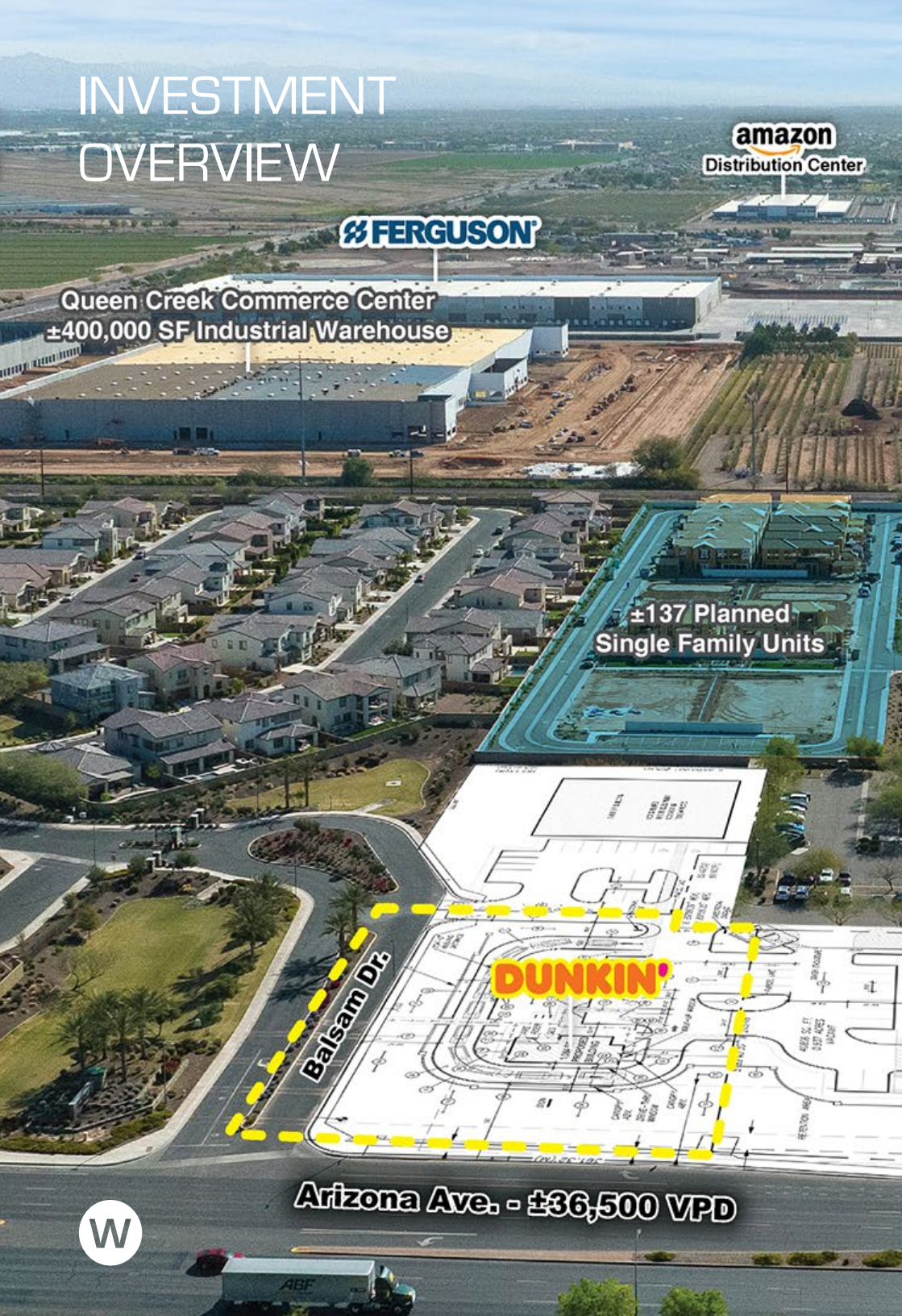
Broker (Western Retail Advisors, LLC) hereby discloses that Broker and/or Broker's affiliates or constituent partners or members are licensed real estate salespersons in the State of Arizona and have an ownership interest in the property.



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INVESTMENT OVERVIEW



INVESTMENT SUMMARY

Offering Price	\$1,820,000
Cap Rate	4.40%
NOI	\$80,000
Rent Commencement	July 27, 2022
Lease Type	Absolute NNN Ground Lease
Tenant DBA	Dunkin'
Guarantor	Quality Brand Group Arizona, LLC
Guarantee Type	Significant Franchisee; ±90 Units
Remaining Term	±15 Years
Rent Increases	10% every 5 years
Options	3, 5-year Options
Building SF	±1,084 SF
Year Built / Ren:	2023
Property Address	SEC Arizona Ave & Balsam Drive Chandler, Arizona 85286
Total Land Size	±40,000 SF (±0.92 Acres)
Ownership	Fee Simple



INVESTMENT HIGHLIGHTS

- Excellent intrinsic value with **below market rents**.
- **Absolute NNN ground lease** with zero landlord responsibilities.
- **Ideal, management-free investment** for an out-of-state, passive investor.
- **Attractive 10% rental increases every 5 years** providing for a strong hedge against inflation.
- **Significant franchisee guarantee (±90 units)** from **Quality Brand Group Arizona LLC**, the largest Dunkin' franchisee in the western United States.
- **Located on the “going to work” side of Arizona Avenue** with multiple points of ingress/egress for maximum accessibility.



TENANT HIGHLIGHTS

- **Dunkin' is ranked Number 1 in customer loyalty** in the coffee category by Branded Keys for 14 years running.
- **Dunkin' operates 12,870 stores worldwide, 8,500 nationally in 41 states** as of 2022.
- **Guarantor operates ±90 units and has been in business since 2008.**



LOCATION HIGHLIGHTS

- Less than half a mile north from Hamilton High School, **the largest high school in Arizona with an enrollment of more than 4,100 students**.
- Strong traffic counts with more than ±36,500 VPD on Arizona Avenue.
- Arizona Avenue is a major retail corridor with other national tenants: **Five Guys, Starbucks, Chick-Fil-A, Wendy's, Raising Cane's, and Jack in the Box**.
- **Attractive Demographic Profile**
 - 1-Mile trade area with **±3,650 residents with an AHHI of more than \$140,000**.
 - 5-Mile trade area with **±83,000 residents with an AHHI of more than \$117,000**.

- **Guarantor is the largest franchisee** in the western United States.
- **Globally recognized and leading coffee and baked goods restaurant in the world** with more than 12,870 restaurants in 40 countries.

FINANCIAL OVERVIEW



RENT ROLL & UNDERWRITING

LEASE TERMS					SCHEDULED RENT			ADDITIONAL DETAILS	
TENANT	SF	% GLA	START	END	DATE	MONTHLY	ANNUAL	REIMB.	OPTIONS
Occupied Suites									
Dunkin’	1,084	100%	07/27/22	07/31/37	Current	\$6,666.67	\$80,000	A-NNN	3, 5-Year
					Year 6	10.0% every five (5) years			
Notes: 10% increases every five years of initial term and option periods.									
Occupied SF	1,084	100.0%							
Vacant SF	0	0.0%				CURRENT TOTALS	\$6,667	\$80,000	
Total SF	1,084	100.0%							

INCOME SUMMARY	
Base Rent	\$80,000
Expense Reimbursements	Absolute NNN
Gross Revenue	\$80,000
Operating Expenses	Absolute NNN
Net Operating Income	\$80,000



*REPRESENTATIVE PHOTO

DUNKIN'

BRAND
PROFILE



±12,870

LOCATIONS



Private

COMPANY TYPE

DUNKIN'

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 12,870 Dunkin' restaurants in 41 states and 36 countries.

Dunkin' is part of the Inspire Brands family of restaurants. For more information, visit [InspireBrands.com](https://www.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.



[DUNKINDONUTS.COM](https://www.DunkinDonuts.com)



LEASE ABSTRACT

Lease Details

Lessee	QBAZ Arizona Ave & Balsam, LLC
Tenant DBA	Dunkin’
Guarantor(s)	Quality Brand Group Arizona, LLC
Guarantee Type	Significant Franchisee; ±90 Units
Guarantee Term	15 Years, Primary Term Only
Lease Type	Absolute NNN Ground Lease
Building SF	± 1,084 SF
Rent Commencement	July 27, 2022
Lease Expiration Date	July 31, 2037
Initial Term	± 15 Years
Remaining Term	± 15 Years
Rent Escalations	10% every 5 years
Remaining Options	3, 5-Year Options

Reimbursement Details

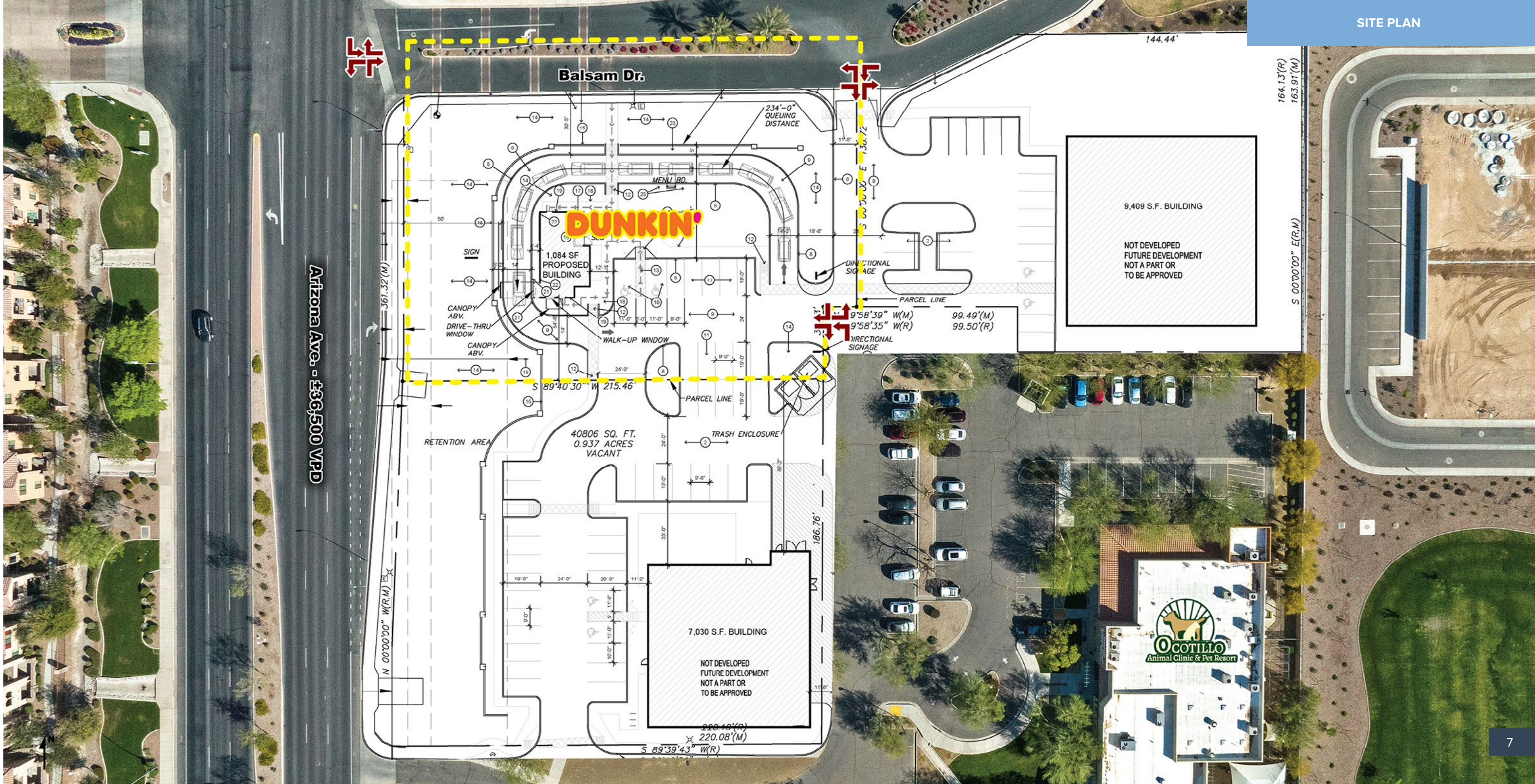
Common Area Maintenance	Tenant Responsibility
Property Taxes	Tenant Responsibility
Insurance	Tenant Responsibility
HVAC	Tenant Responsibility
Roof	Tenant Responsibility
Structure	Tenant Responsibility
Notable Lease Clauses	
Co-Tenancy	No
Right of First Refusal	No
Go Dark	No
Sales Reporting	No
Tenant Financial Reporting	Yes





SITE DETAILS

Location Information	
Address	SEC Arizona Ave & Balsam Dr
City / State / Zip	Chandler, AZ 85286
County	Maricopa
Ownership	Fee Simple
Parcel Data	
Parcel Number	303-41-975A
Parcel Size (SF)	± 40,000 SF
Parcel Size (Acres)	± 0.918 Acres
Zoning:	C-1, City of Chandler
Building Information	
Year Built / Renovated	2022
Building SF	± 1,084 SF
Parking	± 23 Spaces
Traffic Counts	
Arizona Ave	± 36,500 VPD





Queen Creek Commerce Center
±400,000 SF Industrial Warehouse

±137 Planned
Single Family Units



Balsam Dr.

Arizona Ave. - ±36,500 VPD



"The Ashley": ±78 Planned Townhomes

±137 Planned
Single Family Units

First Baptist
Church of Chandler

Ocotillo
Animal Clinic & Pet Resort

DUNKIN'

Balsam Dr.

Arizona Ave. ±E36,500 VFD

Hamilton
High School
±4,100 Enrollment

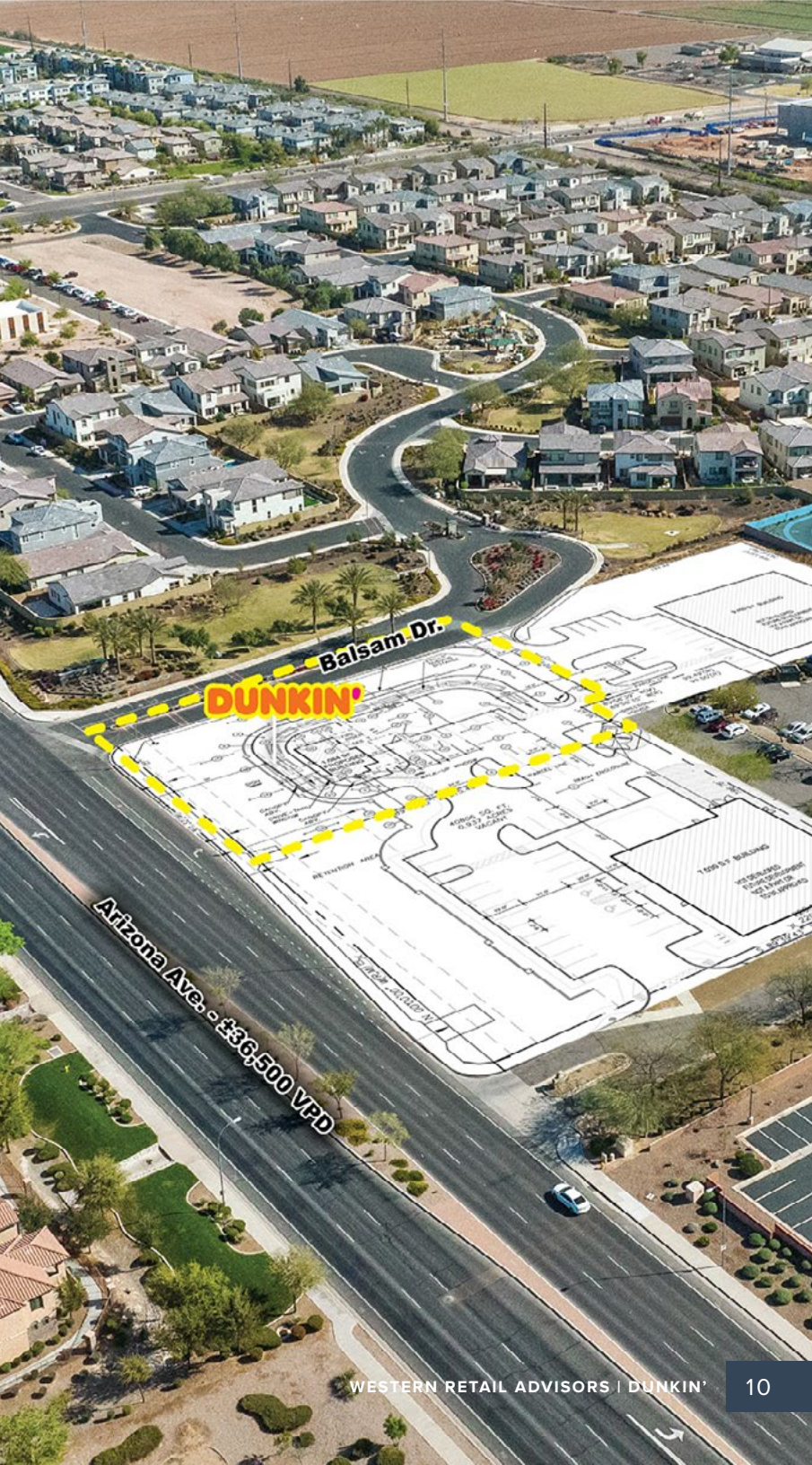
LOCATION OVERVIEW



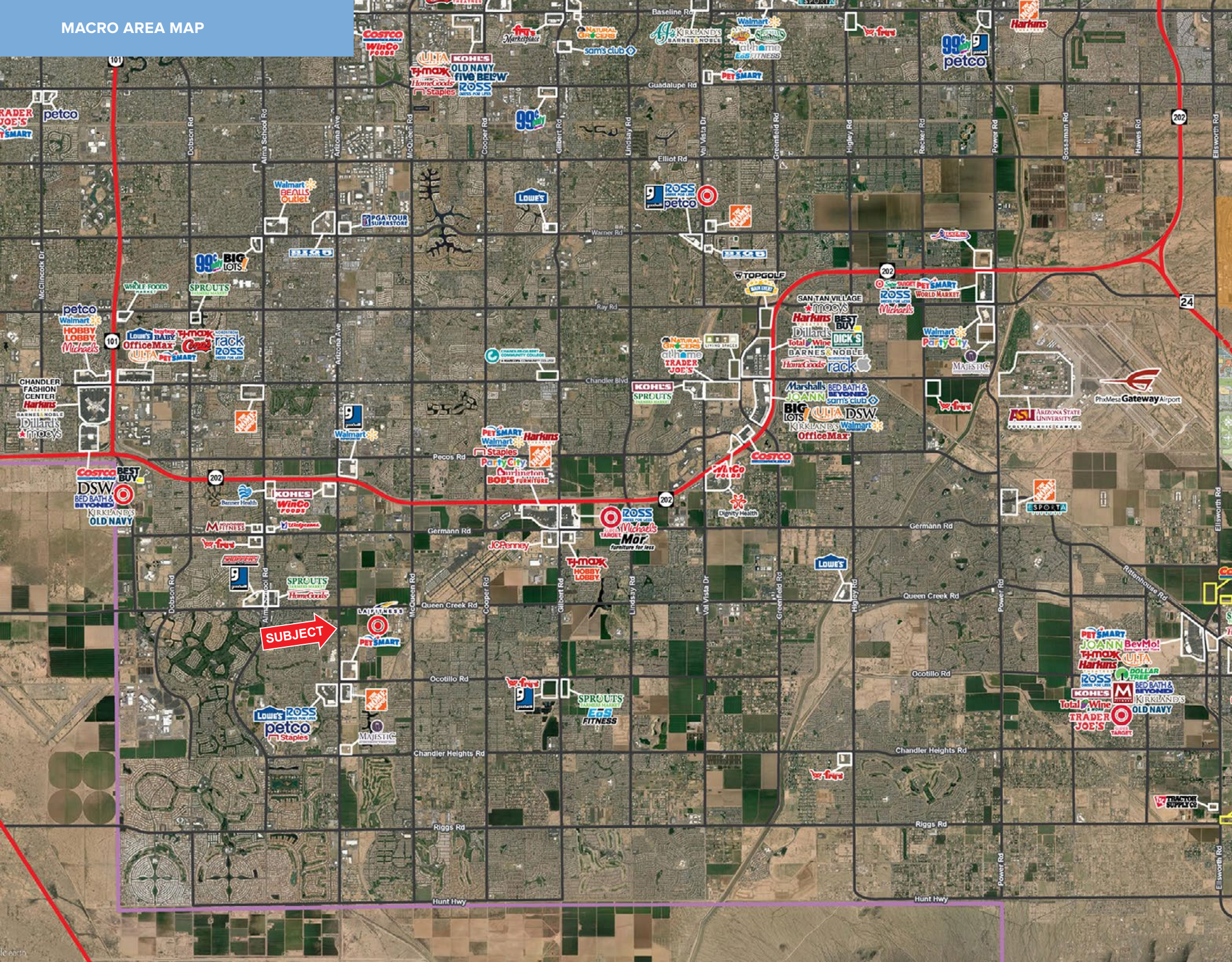
LOCATION DEMOGRAPHICS

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
POPULATION			
2000 Population	3,893	38,533	121,733
2010 Population	8,235	76,067	189,608
2021 Population	12,522	102,420	239,306
2026 Population	13,827	114,012	261,529
2000-2010 Annual Rate	7.78%	7.04%	4.53%
2010-2021 Annual Rate	3.80%	2.68%	2.09%
2021-2026 Annual Rate	2.00%	2.17%	1.79%
2021 Male Population	48.9%	49.1%	48.9%
2021 Female Population	51.1%	50.9%	51.1%
2021 Median Age	35.4	36.7	37.3
HOUSEHOLDS			
2000 Households	1,380	13,179	44,105
2010 Households	2,935	27,067	69,952
2021 Total Households	4,360	36,343	87,179
2026 Total Households	4,792	40,185	94,594
2000-2010 Annual Rate	7.84%	7.46%	4.72%
2010-2021 Annual Rate	3.58%	2.65%	1.98%
2020-2026 Annual Rate	1.91%	2.03%	1.65%
2021 Average Household Size	2.87	2.81	2.74

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
MORTGAGE INCOME			
2020 Percent of Income for Mortgage	14.7%	16.2%	16.7%
MEDIAN HOUSEHOLD INCOME			
2021 Median Household Income	\$116,912	\$106,924	\$91,122
2026 Median Household Income	\$128,199	\$117,466	\$102,867
2020-2026 Annual Rate	1.86%	1.90%	2.45%
AVERAGE HOUSEHOLD INCOME			
2021 Average Household Income	\$143,309	\$135,033	\$116,819
2026 Average Household Income	\$159,916	\$150,585	\$131,735
2020-2026 Annual Rate	2.22%	2.20%	2.43%



MACRO AREA MAP



MICRO AREA MAP



DISCLOSURE AND CONFIDENTIALLY STATEMENT

DUNKIN'

SEC Arizona Ave & Balsam Dr | Chandler, AZ 85286

The information contained in this Offering Memorandum is confidential, furnished solely for the purpose of a review by a prospective purchaser of the subject property. It is not to be used for any other purpose or made available to any other person without the express written consent of Western Retail Advisors (the "Broker"). The material is based in part upon information deemed to be reasonably reliable by Broker. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines some of the provisions contained therein. No warranty or representation, expressed or implied, is made by the the Broker, or any affiliates, as to the accuracy or completeness of the information contained herein or any other written or oral communication transmitted to a prospective purchaser in the course of its evaluation of the subject property. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, to determine the condition of the Property and the existence of any potentially hazardous material used in the construction or maintenance of the building or located at the site.

This Offering Memorandum was prepared by the Broker and has been reviewed by the Owner. It contains selected information pertaining to the subject property and does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may desire. All financial projections are provided for general reference purposes only and are based on assumptions relating to the general economy, competition, and other factors beyond owner's and broker's control and, therefore, are subject to material change or variation.

In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to independently review all documents.

This Offering Memorandum is subject to prior sale, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the

property by the Broker or the Owner. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the subject property described herein.

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With the exception of the Western Retail Advisors and Realty Resources Network logos, all other brand logos represented in this Offering Memorandum, if trademarked, are trademarked through their parent companies.

Broker (Western Retail Advisors, LLC) hereby discloses that Broker and/or Broker's affiliates or constituent partners or members are licensed real estate salespersons in the State of Arizona and have an ownership interest in the property.

The terms and conditions set forth above apply to this Offering Memorandum in its entirety.



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