

ABSOLUTE NNN LEASE



BENSON, ARIZONA



ACTUAL PROPERTY

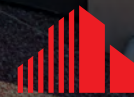
EXCLUSIVELY OFFERED BY:

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**CUSHMAN &
WAKEFIELD**

Private Capital Group

EXECUTIVE SUMMARY

INVESTMENT OVERVIEW

TENANT:	Denny's (C&K Arizona Enterprises)
LOCATION:	825 N Ocotillo Rd Benson, AZ 85602
LEASE TYPE:	Absolute NNN
BUILDING SIZE:	±4,840 Square Feet
LAND SIZE:	±1.01 Acres
YEAR BUILT:	1996
LEASE COMMENCEMENT:	May 24, 1996
LEASE TERM REMAINING:	±11 years
OPTIONS:	Four (4) five (5) year options
RENT ADJUSTMENT:	10% increases every 5 years
APN:	123-08-114A
GUARANTY:	Personal guaranty from the operator

OFFERING TERMS

CURRENT NOI:	\$71,500.08
PRICE:	\$1,100,000
CAP:	6.50%
2024 CAP:	7.15%

RENT SCHEDULE:

TERM	LEASE DATE	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	9/1/19-8/31/24	\$5,958.34	\$71,500.08	10%	6.50%
Primary	9/1/24-8/31/29	\$6,554.17	\$78,650.09	10%	7.15%
Primary	9/1/29-8/31/34	\$7,209.59	\$86,515.10	10%	7.87%
Option	9/1/34-8/31/39	\$7,930.55	\$95,166.61	10%	8.65%
Option	9/1/39-8/31/44	\$8,723.61	\$104,683.27	10%	9.52%
Option	9/1/44-8/31/49	\$9,595.97	\$115,151.59	10%	10.47%
Option	9/1/49-8/31/54	\$10,555.56	\$126,666.75	10%	11.52%

INVESTMENT HIGHLIGHTS

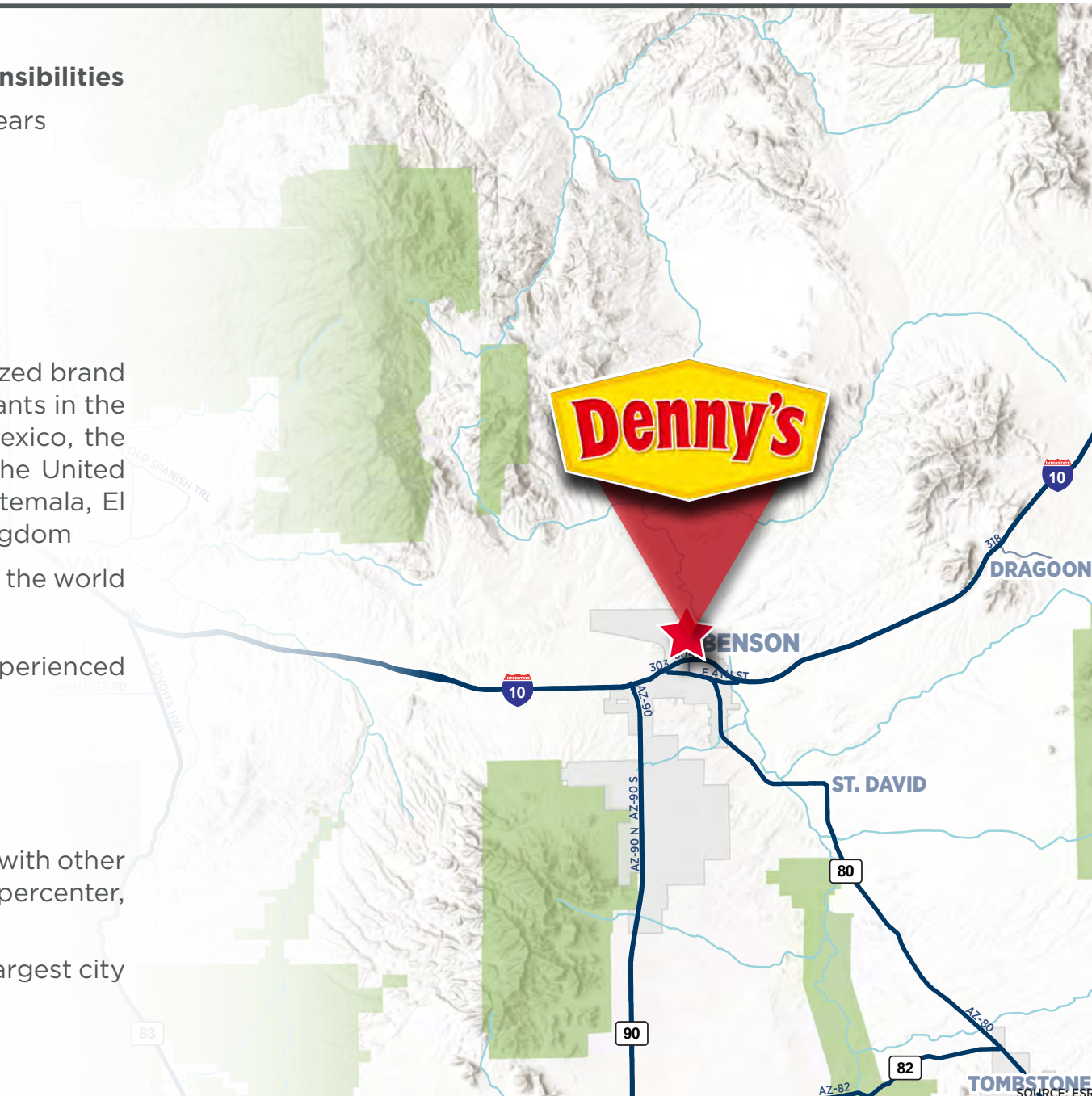
- **Absolute NNN – Zero Landlord Responsibilities**
- Location has been operating over 25 years
- Replaceable rents
- **CAP Rate jumps to 7.15% next year**
- Bite size deal

TENANT HIGHLIGHTS

- Long term operating nationally recognized brand originally founded in 1953 with restaurants in the United States, Canada, Puerto Rico, Mexico, the Philippines, New Zealand, Honduras, the United Arab Emirates, Costa Rica, Guam, Guatemala, El Salvador, Indonesia and the United Kingdom
- Denny's has over 1,600 locations across the world
- www.dennys.com
- C&K Arizona Enterprises are an experienced Denny's franchisee of 6 locations

LOCATION HIGHLIGHTS

- Adjacent to the I-10 Freeway
- Located near the retail hub of the town with other national tenants such as Walmart Supercenter, Safeway, Subway, Wendy's, and more
- Less than 1 hour from Tucson, second largest city in Arizona
- ±4 miles from Benson Airport





SURROUNDING RETAIL MAP

PROPERTY OVERVIEW



TENANT PROFILE - DENNY'S

PROPERTY OVERVIEW

Denny's is a well-known American restaurant chain that specializes in serving breakfast, lunch, and dinner around the clock. With a rich history dating back to 1953, Denny's has established itself as a popular dining destination for people of all ages across the United States and in various international locations.

Denny's is renowned for its expansive menu that offers a wide range of traditional American comfort food. Customers can enjoy classic breakfast favorites like pancakes, omelets, and bacon and eggs, as well as an extensive selection of burgers, sandwiches, salads, and hearty dinner options.

One notable aspect of Denny's is its commitment to providing 24/7 service. This all-day availability has made Denny's a go-to choice for late-night dining, catering to shift workers, travelers, and those seeking a meal at any time of the day or night. The round-the-clock operation contributes to the brand's reputation for reliability and convenience.

In addition to its diverse menu and continuous service, Denny's prides itself on offering a family-friendly atmosphere and affordable prices. The restaurant chain is known for its casual

and welcoming ambiance, making it a popular gathering spot for families, friends, and groups. Denny's also caters to specific dietary needs with a variety of options for vegetarians, gluten-sensitive individuals, and those seeking healthier choices.

C&K Arizona Enterprises

C&K Arizona Enterprises is run by Kevin and Collen Killham, who currently own and operate 6 Denny's locations. They have a track record of success spanning over 30 years in the restaurant business. They have also personally guaranteed the lease so a buyer will have an extra level of comfort when purchasing the property. Kevin and Colleen also own Food Service Concepts, Inc in Phoenix, AZ (www.fscaz.net) where they specialize in project management of restaurants through design, construction and equipment solutions. FSC has been in business for over 20 years helping restaurants with their construction management needs.

For more information please visit: www.dennys.com

NUMBER OF DENNY'S LOCATIONS (2023): ±1,600



ACTUAL PROPERTY

BENSON, ARIZONA

POPULATION



	1 MILE	3 MILE	5 MILE
2022	843	5,678	7,191

DAYTIME POPULATION

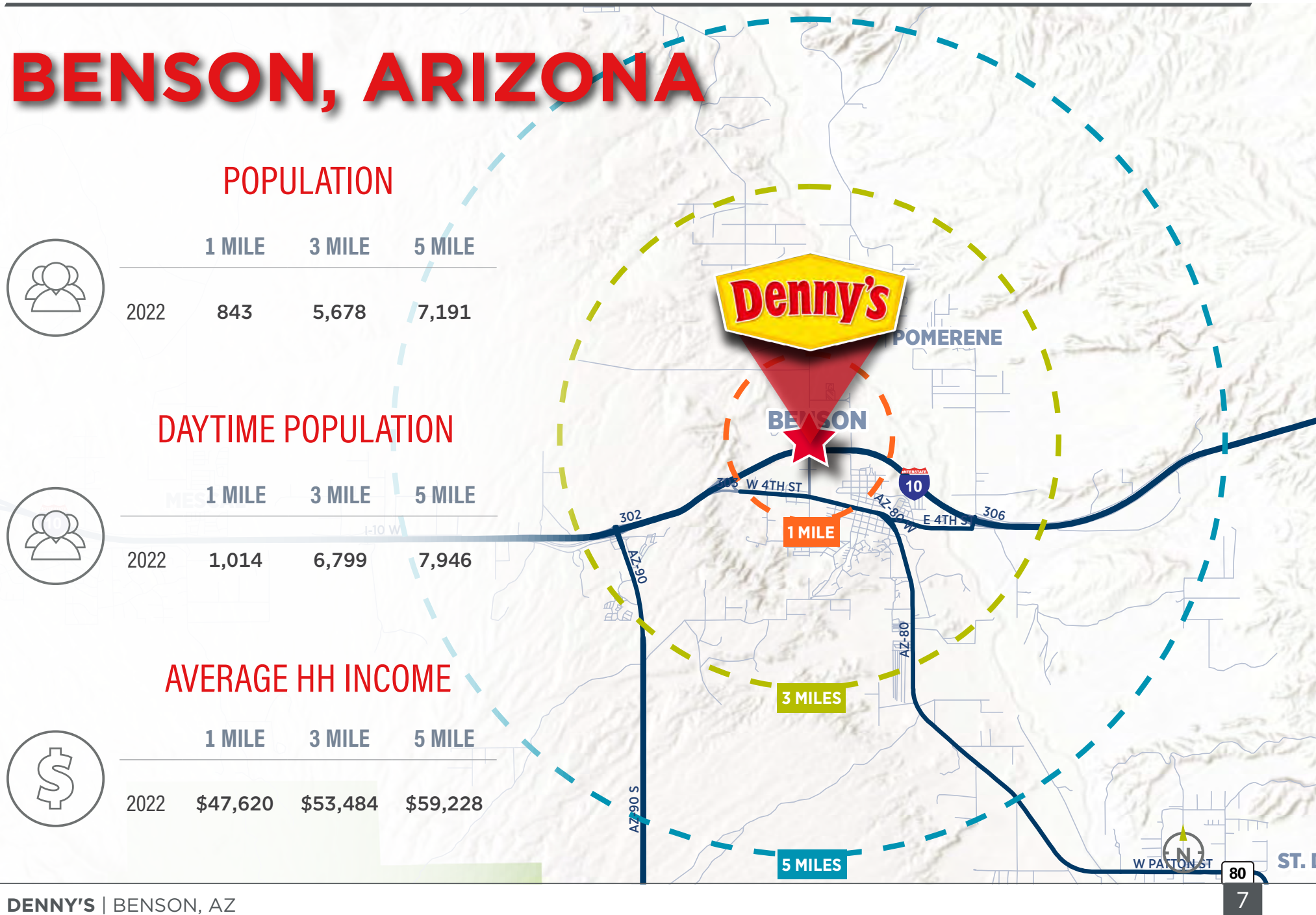


	1 MILE	3 MILE	5 MILE
2022	1,014	6,799	7,946

AVERAGE HH INCOME



	1 MILE	3 MILE	5 MILE
2022	\$47,620	\$53,484	\$59,228



BENSON, ARIZONA

Nestled in the southeastern part of Arizona, is the charming town of Benson. With its unique blend of natural beauty, rich history, and a warm community spirit, Benson offers a delightful experience for residents and visitors alike.

Surrounded by picturesque desert landscapes, Benson is a haven for nature enthusiasts. The town is situated in close proximity to the Whetstone and Dragoon Mountains, providing stunning backdrops for outdoor adventures. Hiking trails, rock climbing opportunities, and wildlife spotting await those who seek to immerse themselves in the beauty of the desert. Breathtaking sunsets and clear, star-filled skies add to the enchantment, making Benson an ideal destination for astronomy enthusiasts.

Benson's history dates back to the Wild West era, and the town proudly embraces its heritage. Founded in 1880 as a vital railroad stop, Benson played a crucial role in connecting the mining towns of Tombstone and Bisbee. Visitors can explore the town's past at the Benson Visitor Center and Museum, which showcases exhibits on mining, ranching, and the railroad that shaped the region. The San Pedro Valley Arts and Historical Society Museum offers further insights into the area's captivating history.

Recreational opportunities abound in Benson. The renowned Kartchner Caverns State Park, located just a short drive away, beckons with its awe-inspiring limestone caves and captivating guided tours. The nearby Coronado National Forest offers a wealth of activities such as camping, hiking, bird-watching, and horseback riding, allowing visitors to immerse themselves in the natural wonders of the region. Golf enthusiasts will also find a vibrant community in Benson, with several golf courses set against the backdrop of the desert's beauty.

One of Benson's defining features is its strong sense of community. The town exudes a welcoming atmosphere, where neighbors know each other and come together to support local events and initiatives. Festivals like the Butterfield Overland Stage Days and the Cochise Cowboy Poetry and Music Gathering celebrate the area's western heritage and bring the community closer.

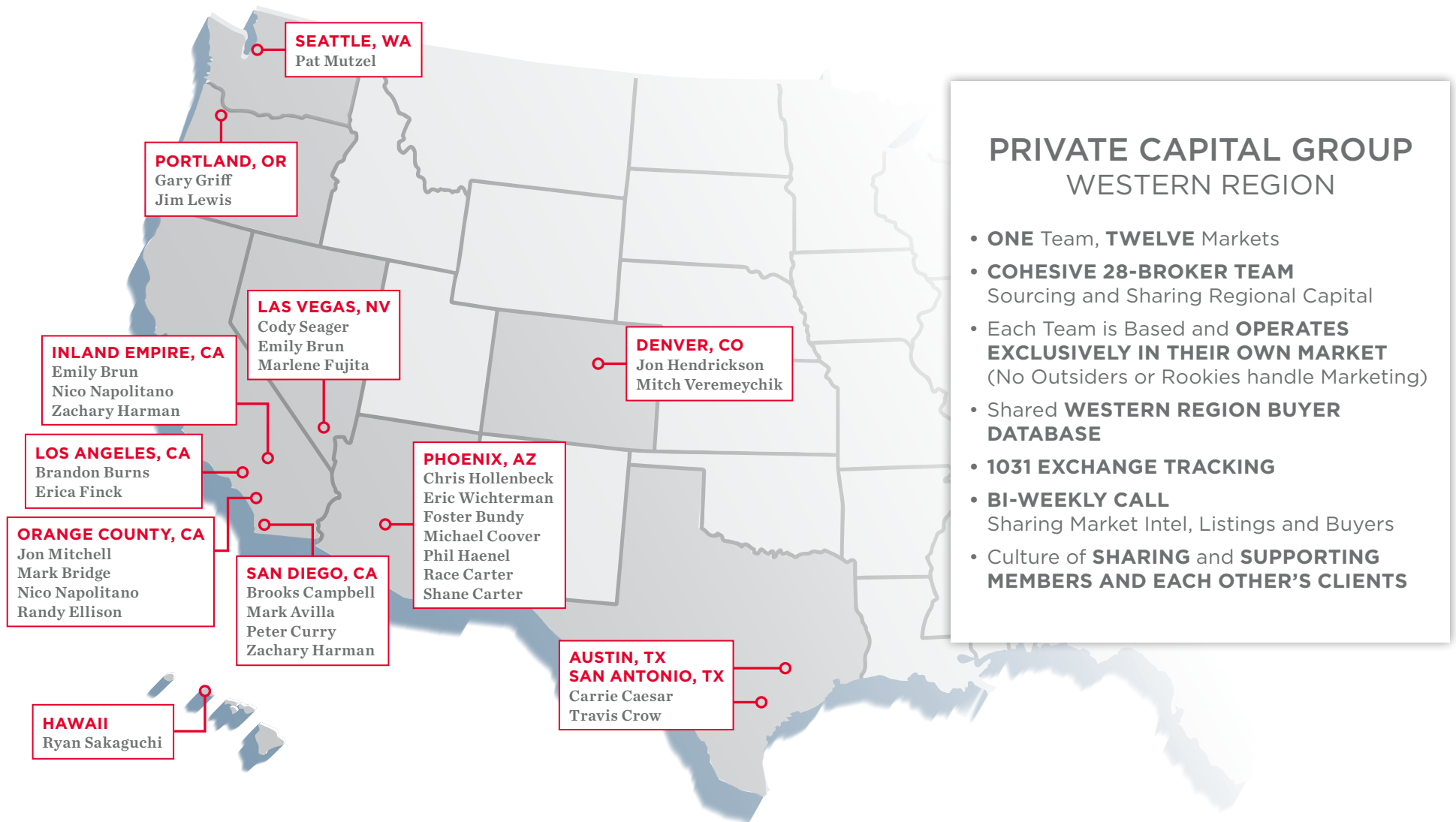
Despite its small size, Benson benefits from its convenient location along Interstate 10, connecting the town to major cities such as Tucson and Phoenix. This accessibility ensures that visitors have easy access to amenities, while providing opportunities for business growth and investment in the town.

In conclusion, Benson, AZ, is a hidden gem nestled in the heart of Arizona. Its natural beauty, rich history, and strong community spirit make it a destination worth exploring. Whether you seek outdoor adventures, a journey through time, or the warmth of a tight-knit community, Benson offers an unforgettable experience that captures the essence of Arizona's desert charm.

CUSHMAN & WAKEFIELD - PRIVATE CAPITAL GROUP

PRIVATE CAPITAL GROUP, WESTERN REGION

ONE Team, TWELVE Markets





**CUSHMAN &
WAKEFIELD**

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