

## Rare Single Tenant Absolute NNN Investment in Prescott, Arizona

1090 Iron Springs Road, Prescott AZ 86305

**\$725,000**

### Highlights

**Well Established and  
Expanding Franchisee**

**Personal Quarantees**

**At this Location Since 1999**

**High Traffic Arterial Street**

**Daily Needs Corridor with  
Shopping, Schools and  
Sports Fields**

**Near Hospital  
and Medical Providers**



**Invest Southwest**  
Commercial Real Estate  
Investment Sales and Leasing

Mary Jo Kirk, CCIM  
928-710-4045  
mj@investSW.com

Sandra Shaffer  
928-899-3111  
sandy@investSW.com

## The Offering

Price	\$725,000
Price/SF	\$456
NOI	\$36,346
Cap Rate	5.01%

## Expense Responsibilities

Real Estate Taxes	Tenant Monthly
Insurance	Tenant Monthly
HVAC	Tenant
Repairs & Maintenance	Tenant
Roof	Reimbursed by Tenant
Structure	Reimbursed by Tenant

## Property Details

Property Type	Retail
Subtype	Fast Food
Investment Type	NNN Lease
Tenant	PWP Arizona, LLC
DBA	Papa John's Pizza
Tenant Credit	Personal Guarantees
Lease Term	4 Years Remaining
Lease Expiration	March 31 2027
Current Rental Rate	\$18.69
Rent Bumps	3% Annually
Lease Options	None
Tenant Occupancy	24 Years
Net Rentable SF	±1,591
Parcel	115-09-058A
Zoning	Business General
Class	B
Year Built	1980
Acres	.33
Ownership	Fee Simple

**Invest Southwest** is pleased to offer this Single-Tenant Absolute Triple Net Lease opportunity. Papa John's Pizza has occupied the building since 1999 with 4 years remaining on the current term. Tenant pays all expenses and reimburses Landlord for real estate taxes, insurance and management on a monthly basis.

**Annual Escalations in Base Rent** of 3% provides upside and a hedge against inflation for the Landlord.

**Great Underlying Real Estate** - Property benefits from it's location in one of the strongest employment hubs in the Prescott area adjacent to the hospital, major medical providers and national retailers. It is located on the daily needs corridor with grocers, schools, and sports fields servicing nearby dense residential areas.

**Franchisee and Personal Guarantees** - Franchisee, PWP Arizona LLC, is a 30 year operator with ±68 locations. The principals are personal guarantors of the lease.

**Prescott MSA** - The property benefits from a service area that extends 50 miles from the center of Prescott, the County Seat, with steady population growth and high employment.



<https://yourpapajohns.com/owners/>



### Trade Area

**Daily Needs Corridor** nearby grocer anchored centers include Safeway, Fry's Marketplace, Natural Grocers and Super WalMart. Three schools and the YMCA are within  $\pm 1$  mile.

**Strong Retail Area** including Walgreens, Joann, Cal Ranch, Dollar Tree, Big Lots, Goodwill, Big 5, True Value, Big O Tires, Starbucks, FedEx Kinko's, T-Mobile Verizon, Burger King, Dunkin Donuts, Arby's, Subway, Taco Bell and more.

**Financial Services Area** including Bank of America, OneAz Credit Union, Foothills Bank, National Bank of Arizona, Chase and Wells Fargo.

**Medical Services Hub** including the Hospital, surgical center, medical imaging, laboratories and numerous private practices.

Great Access from all directions in the daily trips corridor to the High School, YMCA, Grocery Centers and the County Hospital.







Prescott High School

Medical Offices

Yavapai Regional  
Medical Center East

YMCA

Willow Creek Road

Medical Offices

Sonora Quest  
Laboratories



Physicians Care  
Network

SITE

Iron Springs Road





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