



13929 N 83RD AVE
PEORIA (PHOENIX), ARIZONA

ABSOLUTE TRIPLE NET (NNN) TROPHY INVESTMENT OPPORTUNITY - PHOENIX, AZ MSA



OFFERING MEMORANDUM

GPS Retail Advisors | 480.566.8640 | www.gpsaz.com



13929 N 83RD AVE
PEORIA (PHOENIX), ARIZONA

Exclusively Listed By



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Executive Summary

Sale Price	\$2,550,000
Cap Rate:	5.00%
Location:	NEC of 83rd St & Thunderbird
Building Size:	846 SF w/ 1,000 SF patio
Lot Size:	1.15 acres
Rent Commencement:	Upon Successful Closing
Lease Term:	15 years
Rent/Primary Term:	\$127,500/year
Options:	Five 5 year options
Rent Increases:	10% every 5 years
Lease Type:	Absolute Triple Net (NNN)
Credit:	Franchisee (Large Net Worth)

Demographics	1 mile	3 miles	5 miles
2018 Population	13,911	118,944	323,116
Daytime Population	11,834	130,001	310,344
Average HH Income	\$81,208	\$69,734	\$69,550

Lease Years

Lease Years	Annual Rent	Cap Rate
1 - 5	\$ 127,500.00	5.00%
6 - 10	\$ 140,250.00	5.50%
11 - 15	\$ 154,275.00	6.05%
Option 1 (16 - 20)	\$ 169,702.50	6.66%
Option 2 (21 - 25)	\$ 186,672.75	7.32%
Option 3 (26 - 30)	\$ 205,340.03	8.05%
Option 4 (31 - 35)	\$ 225,874.03	8.86%
Option 5 (36 - 40)	\$ 248,461.43	9.74%

Investment Highlights

Opportunity to buy an asset with proven Franchise Credit – Operates and owns some of the top 20 performing locations in the company

Strategically positioned along a major artery in one of the fastest growing cities in the country

Superior visibility and access from 83rd Avenue with easy access to Loop 101 via Thunderbird Drive

Adjacent to brand new high-end apartment complex – 183 units under construction

Adjacent to Thunderbird Office Park @101 & Stonegate Office Park

Surrounded by apartment complexes, established neighborhoods and national retailers

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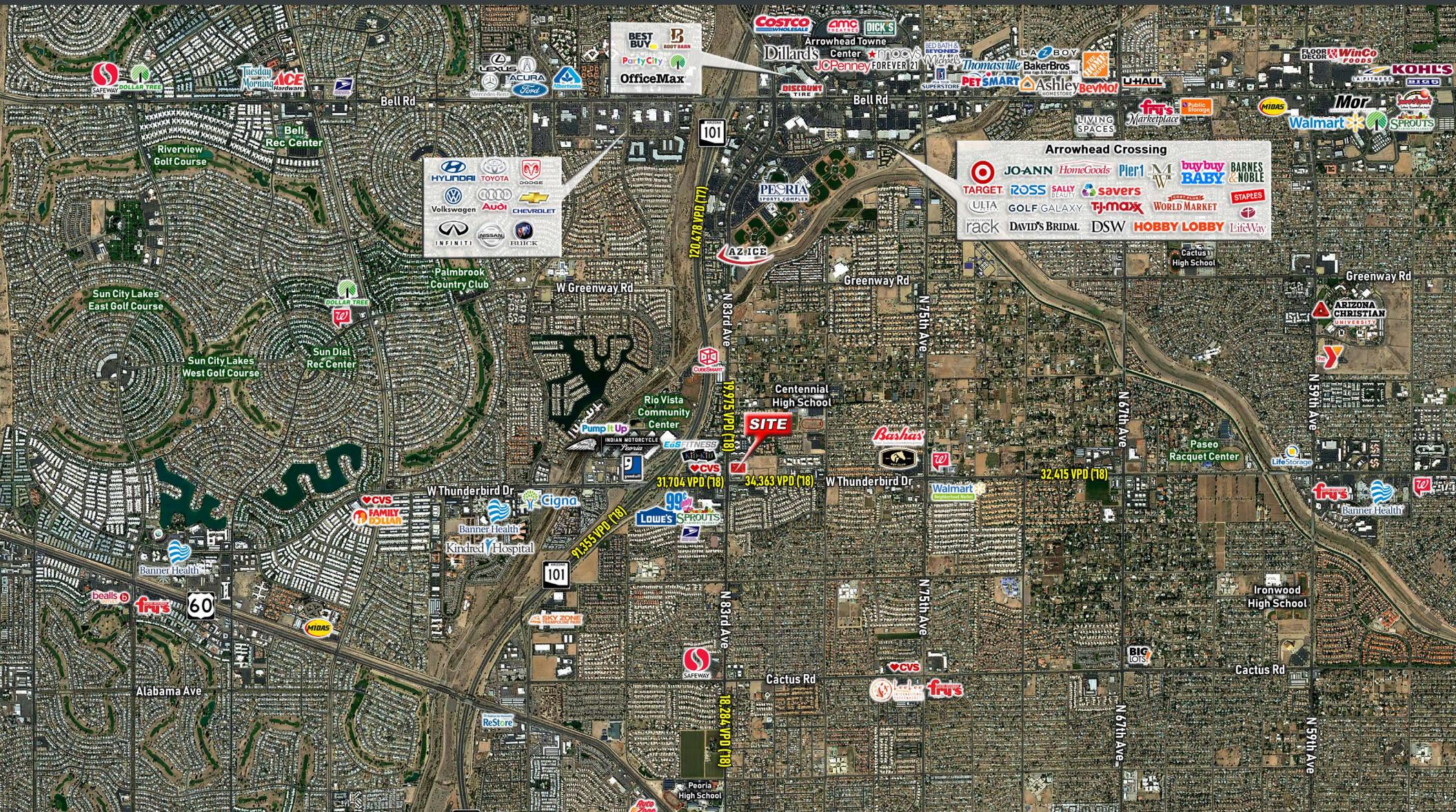


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"Dutch Bros. Coffee Growth is driven primarily by providing compelling future opportunities. They grow from within, using an internal pool of qualified franchise candidates to grow the company. Their growth rate will be driven by the number of qualified people and will increase as they add shops with leaders cultivating leaders."



Franchisee, Caleb Berkey:

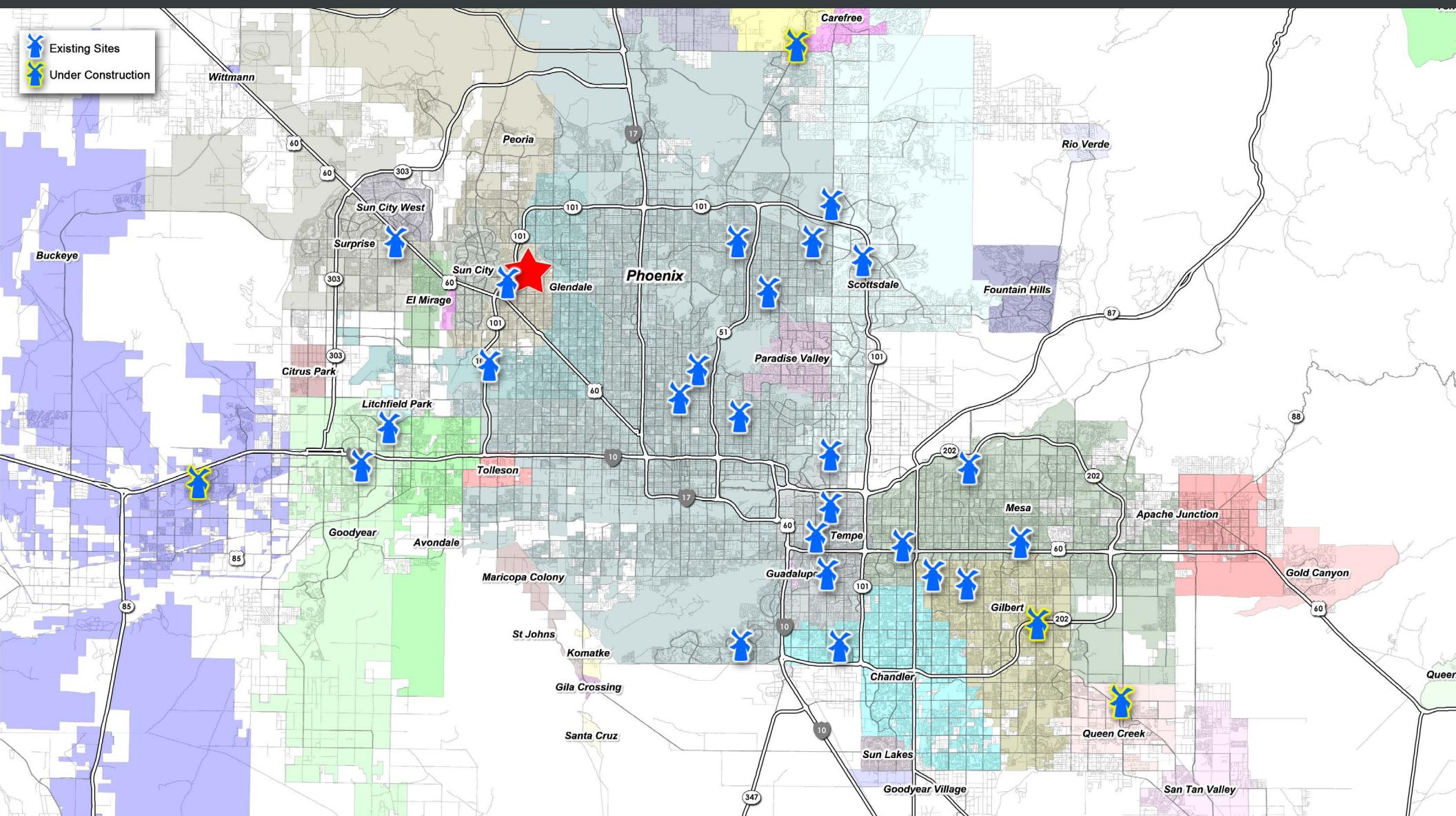
In 2012, Dutch Bros. corporate offered Caleb a franchise territory for the **entire west side of metropolitan Phoenix**. 7 years later, Caleb is one of the most successful franchisees in the chain, **currently operating 6 of the top performing units in the company's history**. By the end of 2019, Caleb will have 8 units.

Due to the tremendous success Dutch Bros has enjoyed, they have grown to **over 325 locations nationally**, and have become one of the most sought after drive-thru pad tenants in the Western U.S.

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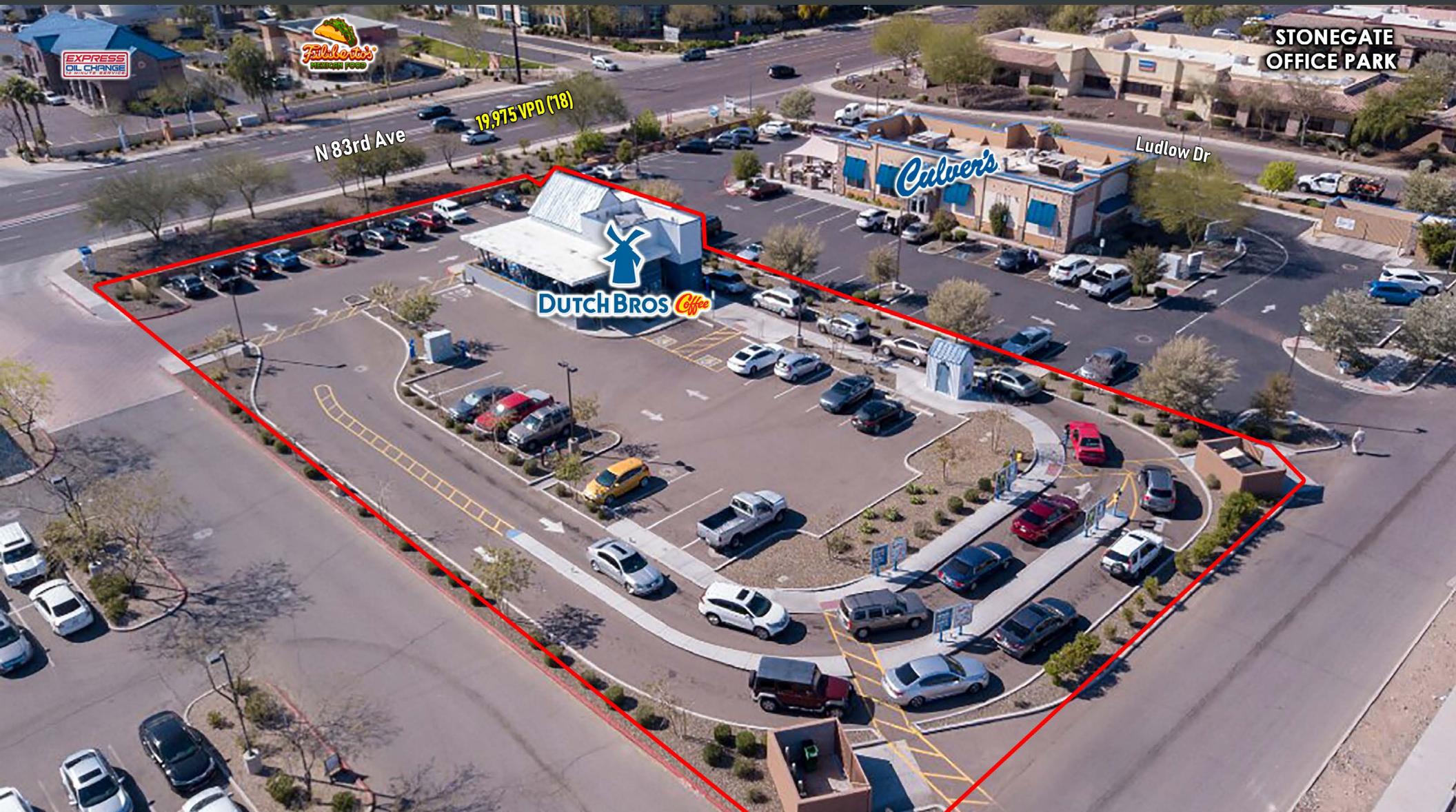


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STONEGATE
OFFICE PARK

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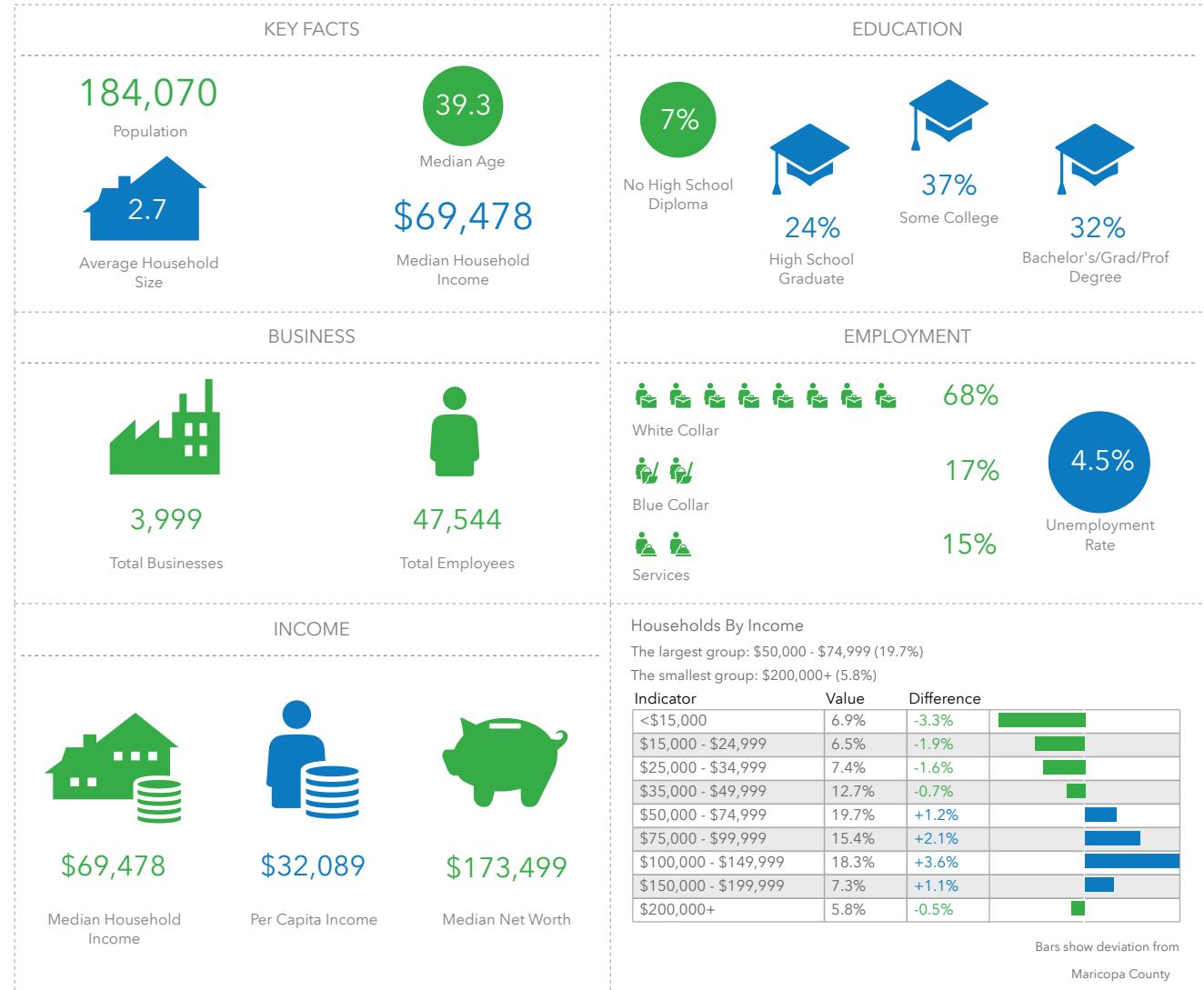
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PEORIA, ARIZONA:

- "Peoria AZ, a suburb in Northwest Metropolitan Phoenix, is a city on the rise. It is a community recognized for its high knowledge and technically skilled workforce. Peoria is establishing itself as an emerging center for innovation. The city's outstanding recreation opportunities and great quality of life have attracted a highly skilled and educated workforce.
 - When it comes to entertainment, Peoria is hard to beat! We offer Spring Training baseball, two community theatres, an art museum, and a year-round calendar of festivals and special events. Our P83 Entertainment District offers a wide variety of local restaurants, shopping, and entertainment options for the whole family.
 - Peoria is moving forward aggressively and strategically to develop its local economy to compete on a global scale. We invite you to join in our future success."



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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from GPS Retail LLC and it should not be made available to any other person or entity without the written consent of GPS Retail LLC. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to GPS Retail LLC.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. GPS Retail LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, GPS Retail LLC has not verified, and will not verify, any of the information contained herein, nor has GPS Retail LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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