



**FILIBERTO'S MEXICAN FOOD**

3701 N STOCKTON HILL RD.  
KINGMAN, ARIZONA 86409



**ABSOLUTE TRIPLE NET (NNN) INVESTMENT OPPORTUNITY  
KINGMAN, ARIZONA**

Representative Image

## **OFFERING MEMORANDUM**

GPS Commercial Advisors | 480.603.6892 | [www.gpsaz.com](http://www.gpsaz.com)



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KINGMAN, ARIZONA 86409

Exclusively Listed By



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# EXECUTIVE SUMMARY

## INVESTMENT OVERVIEW

Sale Price:	<b>\$2,094,545</b>
Cap Rate:	<b>5.50%</b>
Net Cash Flow:	<b>\$115,200</b>
Lease Term:	<b>15 years</b>
Options:	<b>2, 5-year options</b>

## SITE INFORMATION

Location:	<b>NWC of Stockton Hill Rd &amp; Riata Valley Rd</b>
Building Size:	<b>2,500 SF</b>
Parcel Size:	<b>26,438 SF</b>
Construction:	<b>Target Completion March 2021</b>

## LEASE STRUCTURE

Lease Type:	<b>Absolute Triple Net (NNN) Lease</b>
Guarantor:	<b>Personal Guarantee</b>
Landlord Responsibilities:	<b>NONE</b>

LEASE YEARS	ANNUAL RENT	CAP RATE
Years 1 - 5	\$115,200.00	5.50%
Years 6 - 10	\$126,720.00	6.05%
Years 11 - 15	\$139,392.00	6.66%
Years 16 - 20 (Option 1)	\$153,331.20	7.32%
Years 21 - 25 (Option 2)	\$168,664.32	8.05%



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# INVESTMENT SUMMARY

## INVESTMENT HIGHLIGHTS

- Opportunity to Invest in a Growing Concept with 100+ Locations
- Personally Guaranteed 15-Year Absolute Triple-Net (NNN) Lease
- **ZERO** Landlord Responsibilities
- 10% Rent Increases Every 5 Years Throughout Entire Lease Term Including Options

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 Population	5,857	36,035	48,992
2025 Proj. Population	6,136	37,988	51,943
2020 Daytime Pop	8,595	38,183	49,323
2020 Employed	4,838	14,760	17,336
Avg HH Income	\$60,486	\$55,912	\$57,394
Median Age	47.3	44.3	44.7

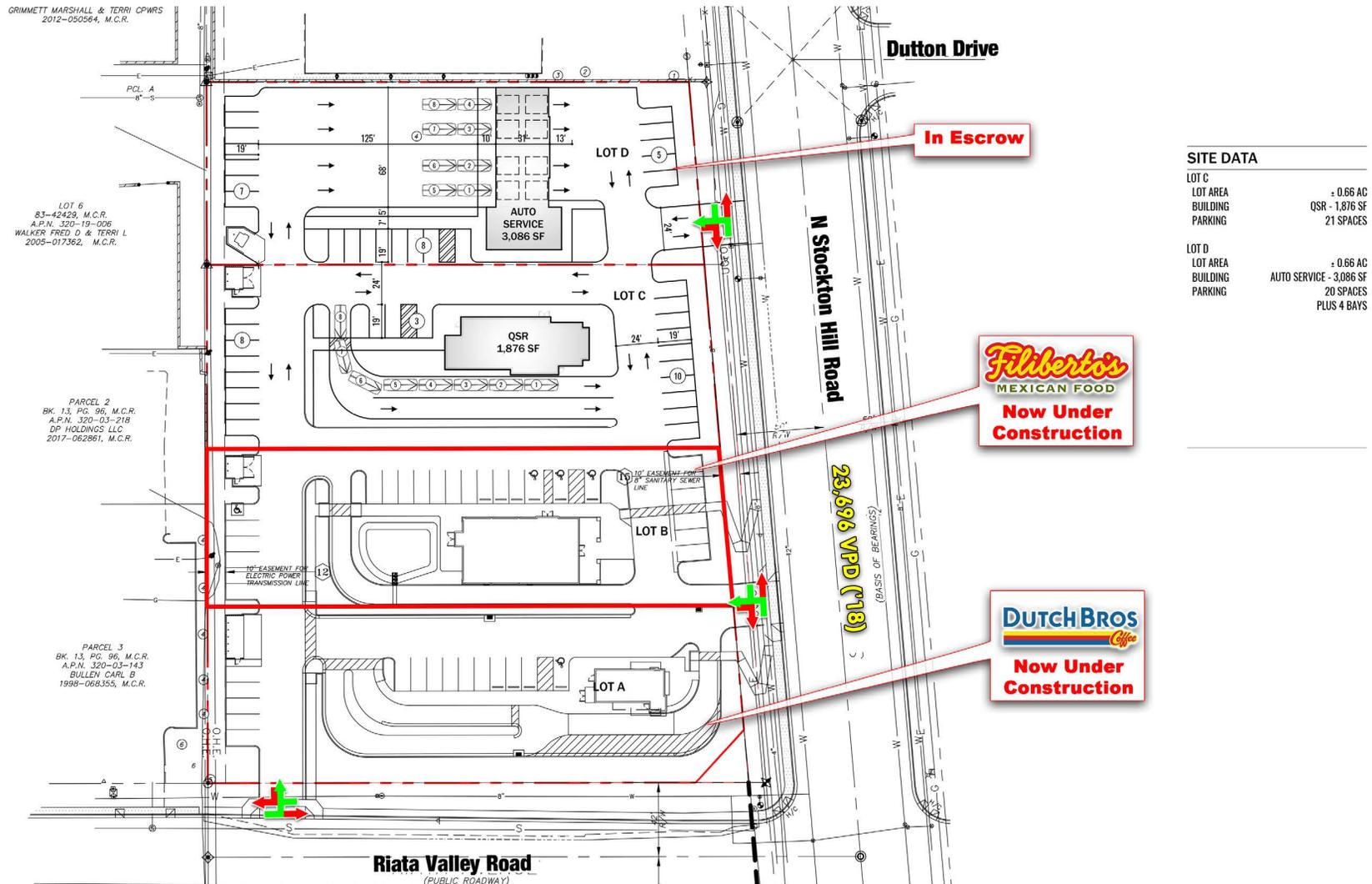
## LOCATION OVERVIEW

- Strategically Positioned at the **Epicenter** of Kingman's **Retail, Medical and Schools**
- Opportunity for **Premier Frontage** along Stockton Hill Rd - Kingman's **Dominant Commercial Artery**
- **Drive-Thru** and Full Access Available
- Dense Retail Corridor: Join retailers in close proximity such as **Walmart, PetCo, Ross, Safeway, Frys, Safeway, Discount Tire, and more**

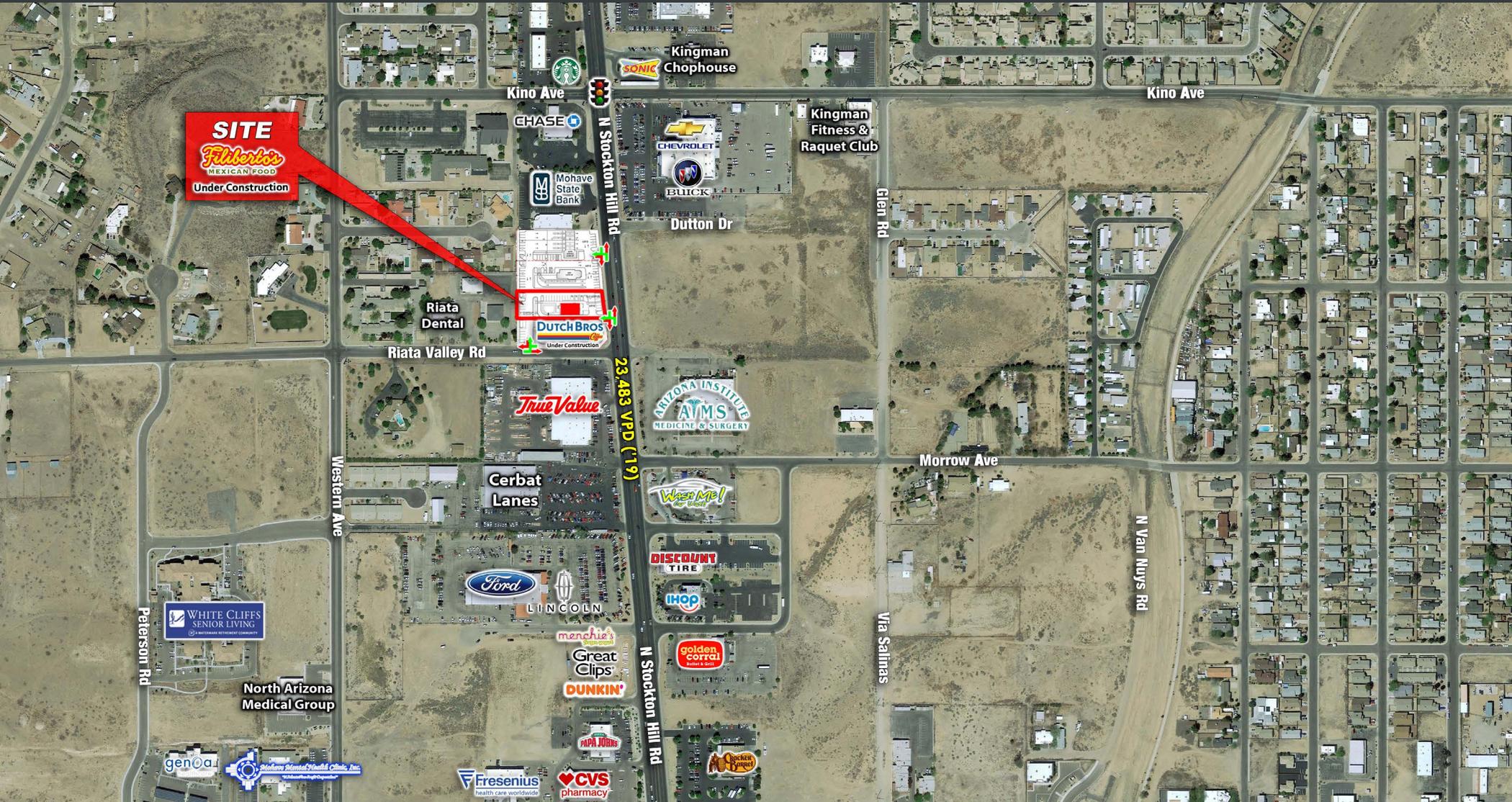


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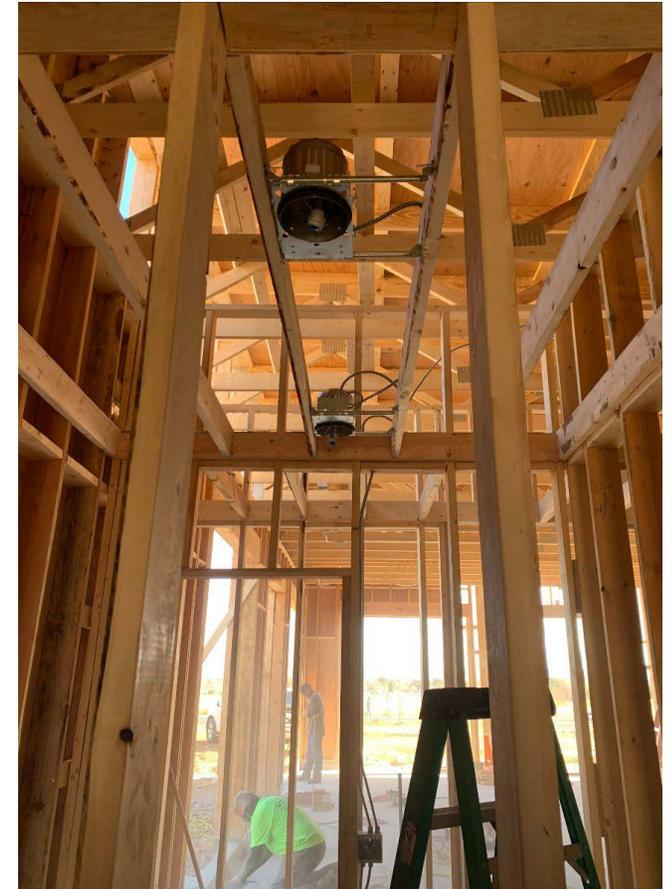


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## CONSTRUCTION UPDATE

The construction of Filiberto's in Kingman is well underway and expected to deliver as scheduled, March 2021.  
- Images were taken 01/29/21



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## TENANT OVERVIEW

Where do you go when you're craving a good ol' carne asada burrito anytime, day or night?

That's what Southwest residents wondered until Filiberto's introduced their original menu of tacos and burritos to the desert and brought a whole new heatwave into effect. Founded in 1993 Filiberto's has served the southwest with 24 hour, fast, authentic Mexican food. Since then, there has been no comparison to the great product that Filiberto's provides. Filiberto's launched their first restaurant in Mesa, Arizona in 1993. From there, the venture paid off and only a few short years later, ten other locations were providing a great Mexican selection, friendly service, and a wonderful experience. Soon enough, Filiberto's carry out and drive thru became a Phoenix Valley essential.

As the Phoenix Valley began to fall in love with Filiberto's, in turn, they showed their appreciation by making many long lasting commitments to the community. Filiberto's is a dedicated supporter of St. Jude Children's Hospital and youth athletics in the community among others. Their enthusiasm is not solely based on growth (having added more than 100+ restaurants across 3 states) but on integrity. Every single day, Filiberto's prepares freshly cut produce for our recipes. They care very much about taste and customer satisfaction. These are a few of the many measures they take to insure guests receive only the best quality in food and service.

Their mission is to provide each guest prompt, professional, friendly and courteous service. They are committed to maintaining clean, comfortable and well maintained premises for their guests and staff. They strive to provide a fair price and well-prepared meals using only the freshest ingredients. They strive to treat all guests and staff with the respect and dignity they deserve. By maintaining these objectives they shall be assured of a beneficial relationship with the communities they are so proud to be a part of.

Source: [www.filibertos.com](http://www.filibertos.com)



<b>Year Founded:</b>	1993
<b>Headquarters:</b>	Phoenix, AZ
<b>Total Locations:</b>	100+ Locations

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## KINGMAN, ARIZONA

Known as the "Heart of Route 66", Kingman is a premier destination for travelers across the country, situated between Los Angeles, Las Vegas, Phoenix, and the Grand Canyon. Conveniently located on Interstate 40, there is easy access to the Historic Downtown and the Sky Walk at the Grand Canyon, a popular tourist destination. Kingman is a leading location for business, targeting key industries that service a market of approximately 32 million people in less than a one-day turnaround drive. Kingman has a competitive advantage and strategic opportunity for industries such as Healthcare, Transportation, Manufacturing, Aviation, and Tourism.

Favorable state taxes, the Interstate highway, the Santa Fe Railroad mainline and proximity to the California market has made Kingman



a leading site for key industries.

This major transportation hub features BNSF rail services and the Kingman Regional Airport. The economic region is made up of roughly eight zip codes that encompass 2,133 square miles and offers an inexpensive business environment compared to other southwest markets.

There are comprehensive plans in place which aim to fuel the momentum behind ongoing efforts to revitalize Downtown Kingman, increase tourism, improve quality of life, and create new jobs.

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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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