



OFFERING MEMORANDUM

Salad And Go | Absolute NNN Investment

10071 E Old Vail Rd Tucson, AZ 85747

BRAND NEW CONSTRUCTION

\$1,695,000 5.52% CAP

- Limited local competition
- High traffic area along regional corridor
- Rapidly growing community
- 20-year lease
- 10% increases every 5 years



For more information, please contact:

Aaron LaPrise, Principal (Owner/Agent)
Retail Properties
+1 520 546 2770
alaprise@picor.com

PICOR Commercial Real Estate Services
5151 E. Broadway Blvd, Suite 115
Tucson, Arizona 85711
phone: +1 520 748 7100
picor.com

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Aerial



Houghton Rd 20,939 VPD (2023)

Old Vail Rd 9,605 VPD (2023)





Executive Summary

FINANCIAL SUMMARY

| | |
|---------------|-------------|
| PRICE | \$1,695,000 |
| CAP RATE | 5.52% |
| NET CASH FLOW | \$93,650.00 |
| BUILDING SIZE | 1,000 SF |
| YEAR BUILT | 2024 |

LEASE SUMMARY

| | |
|-------------------------|----------------------|
| LEASE TYPE | Triple Net |
| TENANT | And Go Concepts, LLC |
| GUARANTOR | Corporate |
| LEASE TERM | 20 Years |
| LEASE COMMENCEMENT DATE | June 1, 2024 |
| LEASE EXPIRATION DATE | May 31, 2044 |
| RENTAL INCREASES | 10% Every 5 Years |
| RENEWAL OPTIONS | 4, 5 Year Options |





Tenant Profile

| | |
|----------------------|--------------------------|
| Company Type | Private |
| Revenue | \$206 Million (2023) |
| Store Count | 155 (US as of July 2024) |
| Employees | Est. 2,700 |
| Website | saladandgo.com |
| Headquartered | Phoenix, AZ |
| Founded | 2013 |

- The first Salad and Go location opened in Gilbert, Arizona in 2013.
- Salad and Go offers fresh, made-to-order salads, wraps, soups, and organic drinks at affordable prices through a convenient drive-thru format.
- In addition to their in-house crafted recipes, Salad and Go emphasizes using high-quality ingredients, including responsibly sourced proteins and organic produce, offering a healthy alternative to traditional fast food.
- Salad and Go has earned a strong reputation for delivering fresh, nutritious meals quickly and at a price point significantly lower than competitors in the healthy fast-casual space.
- Ranked as a growing leader in the health-conscious, fast-casual restaurant segment.
- Salad and Go is rapidly expanding with locations across multiple states, aiming to provide healthy, convenient meals to busy communities.



Property Description



Investment Highlights

- Brand new 20-year absolute triple-net (NNN) corporate ground lease
- 10 percent rental increases every five years
- 35,586 residents within a 10-minute drive time
- Rapidly growing trade area with households and population projected to increase 2% annually
- Average household income exceeds \$135,000 within a three-mile radius
- Surrounded by new development and major national retailers, including Walmart, The Home Depot, Ross, Petco, McDonald's, Dutch Bros, and More

| DEMOGRAPHICS | 1 Mile | 2 Mile | 3 Mile | 10 Min Drive Time |
|--------------|--------|--------|--------|-------------------|
|--------------|--------|--------|--------|-------------------|

| Population | | | | |
|------------------|-------|--------|--------|--------------|
| 2029 Projection | 4,442 | 16,529 | 21,513 | 35,586 |
| 2024 Estimate | 4,419 | 15,458 | 19,699 | 39,357 |
| Growth 2024-2029 | 0.1% | 1.4% | 1.8% | 3,771 (2.1%) |

| Households | | | | |
|-----------------|-------|-------|-------|--------|
| 2029 Projection | 1,557 | 5,700 | 7,335 | 13,679 |
| 2024 Estimate | 1,534 | 5,269 | 6,652 | 12,286 |

| Income | | | | |
|-----------------|-----------|-----------|-----------|-----------|
| 2029 Projection | \$173,674 | \$143,101 | \$138,886 | \$136,538 |
| 2024 Estimate | \$166,388 | \$139,215 | \$135,400 | \$132,140 |





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Location Overview

Vail, Arizona, located southeast of Tucson, is a growing suburban area known for its proximity to both the Davis-Monthan Air Force Base and Raytheon Missile Systems, which employ a significant number of military and civilian personnel. The Tucson MSA population is approximately 1 million. The population within 10 miles of the site at 10071 E Old Vail Road is approximately ±45,000 people, with approximately ±25,000 people within 5 miles of the site.

