

For Sale

Single Tenant - Denny's in Camp Verde, AZ



1630 West State Route 260
Camp Verde, Arizona

Confidential offering memorandum

**AVISON
YOUNG**



Exclusively Listed by

David Maling
Principal
Lic. 01139115
+1 213 618 3825
david.maling@avisonyoung.com

Arizona Broker of Record

Matt Milinovich
Principal
+1 602 885 9393
matt.milinovich@avisonyoung.com

**AVISON
YOUNG**

Investment summary

Avison Young is pleased to present the opportunity to acquire a single tenant Denny's located at 15586 W State Route 260, Camp Verde, Arizona. This $\pm 5,169$ SF building sits on a ± 1.17 AC lot. This building is strategically located off of the 17 freeway and has an 8 year net lease to 1620 Arizona CA, LLC. This Denny's location is surrounded by several other QSR tenants such as Starbucks and McDonalds. This location is also in close proximity to 3 motels in the Camp Verde area.

Highlights

- $\pm 5,169$ SF building on 1.7 AC
- Single tenant Denny's with 8 year net lease
- Ideally situated near other QSR tenants and 3 motels
- Close to 17 freeway
- Ample parking
- NNN with no landlord responsibility
- QK Holdings, LLC is guarantor
- Healthy rent to sales at 8%





Offering summary

\$1,570,000

Offering price



Building Price/SF:
\$303.73



Land Price/SF:
\$30.81



NOI:
\$102,047



Cap Rate:
6.5%



Building Area:
±5,169 SF



Land Area:
±1.17 Acres



Property Type:
Freestanding Retail



Year Built/Renovated:
1993



APN:
403-22-029U



Zoning:
C

Location overview

Demographics (5 mile radius)

9,331

Population

3,833

Households

4,311

Daytime employees

\$74,807

Average household income

74%

Renter occupied

494

Daytime businesses

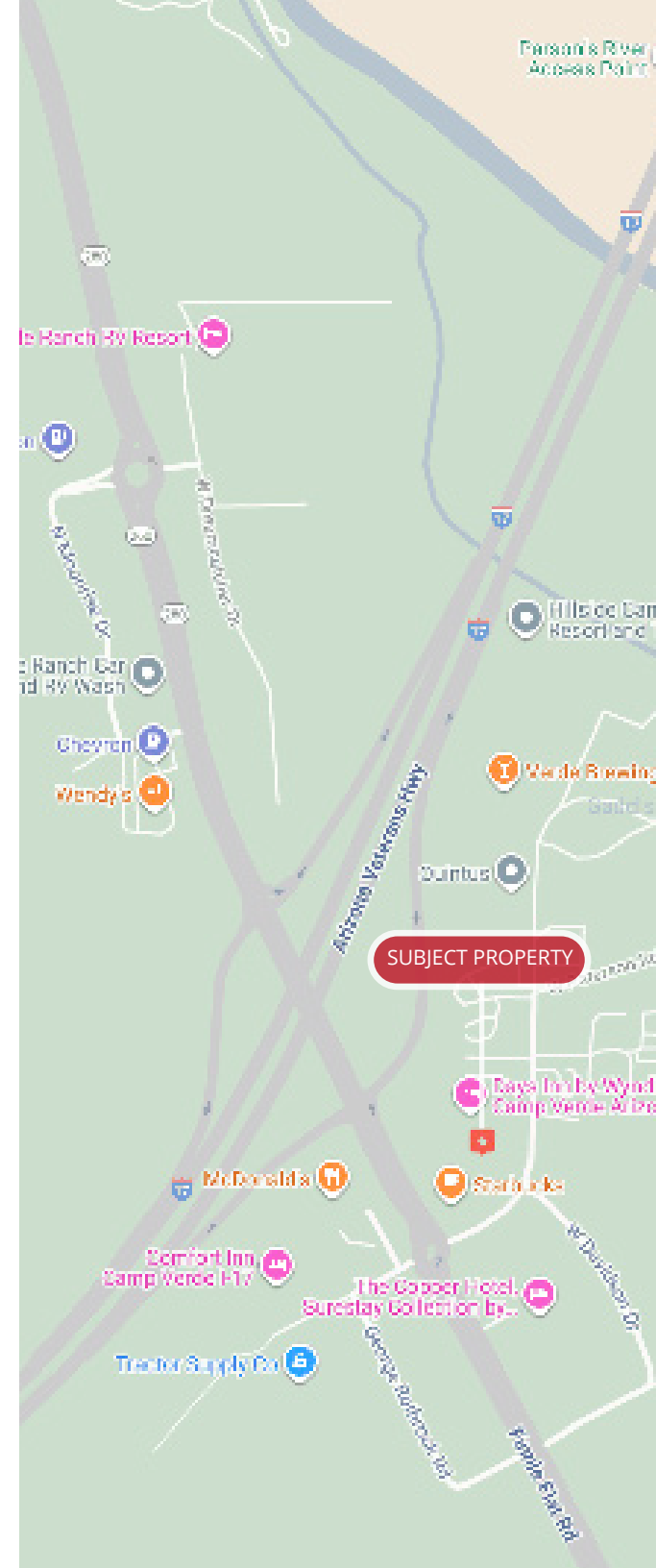
About Camp Verde, Arizona

Camp Verde is a town in Yavapai County, Arizona. The residents of Camp Verde consider themselves lucky to live in the lush Verde River Valley. Their winding waterway creates a habitat for bald eagles, hawks, blue heron, beavers, and otters. Surrounded by the Bradshaw Mountains and Prescott National Forest, there's spectacular scenery in every direction.

Getting outdoors in such a beautiful area is a must—try horseback riding, off-roading, jeep tours, hiking, camping, canoeing, kayaking, and fishing.

The explorations don't end there. Camp Verde also holds incredible cultural attractions. Montezuma Castle National Monument—a historic five-story American Indian dwelling in a limestone cliff—is located in town, and Fort Verde State Historic Park is in Camp Verde's historic downtown.

<https://www.visitarizona.com/places/cities/camp-verde>



Denny's Lease Abstract

Tenant: Denny's - QK Holdings, LLC



Lease Commencement:	August 9, 2013
Lease Termination:	August 8, 2033
Original Term:	Twenty (20) Years
Term Left on Lease:	Eight (8) Years
Current Net Operating Income:	\$102,047.00
Options:	Four (4), Five (5) Year Options to Renew
Rent Schedule:	Fixed as follows: 1 - 5 Years \$7,208.00/month \$84,336.00/year 6 - 10 Years \$7,730.00/month \$92,770.00/year 11 - 15 Years \$8,503.88/month \$102,047.00/year 16 - 20 Years \$9,354.27/month \$112,251.00/year Extention Terms: Two (2) Five (5) Year Options
Lease Type:	NNN
Landlord Expense:	None
Guarantor:	QK Holdings, LLC

QK Holdings, LLC, founded in 1993 by Robbie Qualls and Doug Koch in Holbrook, Arizona, grew into the largest Denny's franchisee in the U.S., at its peak operating nearly 95 restaurants across multiple states plus several Del Taco units. Backed by a \$43M leveraged recapitalization in 2013 with Cave Creek Capital, Seacoast Capital, and Stewart Capital, the company professionalized its operations, added units, and boosted revenue by ~30% and EBITDA by ~50%. In 2019, QK sold 94 Denny's locations to WKS Restaurant Group, effectively exiting the system and completing its investor-backed growth cycle.

<https://www.cavecreekcapital.com/current-investments/qk-holdings-llc/>



AVISON YOUNG

David Maling
Principal
Lic. 01139115
+1 213 618 3825
david.maling@avisonyoung.com

Matt Milinovich
Arizona Broker of Record
Principal
+1 602 885 9393
matt.milinovich@avisonyoung.com

Visit us online
[avisonyoung.com](https://www.avisonyoung.com)

©2025 Avison Young Commercial Real Estate Services, LP,
Commercial Real Estate Agency. All rights reserved.

E. & O.E.: The information contained herein was obtained
from sources which we deem reliable and, while thought to be
correct, is not guaranteed by Avison Young.

Avison Young



Confidential information and disclaimer

Contacts and confidentiality

Avison Young (“Agent”) has been engaged by Ownership (“Seller”) as the exclusive agent for the sale of (the Property”).

The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Avison Young as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor”. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence, for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability

whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by owner and any conditions to owner’s obligations there under have been satisfied or waived.

By taking possession of an reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in a strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied

or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Avison Young. Seller will be responsible for any commission due to Agent in Connection with the sale of the Property. Each prospective purchaser will be responsible for any claims for commissions by any other broker or agent in connection with a sale of the Property if such claims arise from acts of such prospective purchaser or its broker/agent’s authority to act on its behalf.

The information contained herein was obtained from sources believed reliable; however, Avison Young makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice.

Avison Young Commercial Real Estate Services,
LP Commercial Real Estate Agency

601 South Figueroa Street, Suite 4450
Los Angeles, California
www.avisonyoung.com