

FOR SALE

EL GUERO CANELO MEXICAN RESTAURANTS



REAL ESTATE AND BUSINESS | 3-PROPERTY OWNER-USER OPPORTUNITY

5201 S 12TH AVE, TUCSON AZ



5802 E 22ND ST, TUCSON AZ



2480 N ORACLE RD, TUCSON AZ



ELGUEROCANELO.COM
KIDDER.COM

 Kidder
Mathews

3-PROPERTY PORTFOLIO

5201 S 12TH AVE

ADDRESS	5201 S 12th Ave, Tucson, AZ 85706
SIZE	3,000 SF (0.95 AC)
TYPE	Restaurant Building with Drive Thru
YEAR BUILT	2025
ZONING	C-2

5802 E 22ND ST

ADDRESS	5802 E 22nd St, Tucson, AZ 85711
SIZE	2,009 SF
TYPE	Restaurant Building with Drive Thru
YEAR BUILT	1978, Remodeled 2019
ZONING	C-1

2480 N ORACLE RD - TWO BUILDINGS

ADDRESS	2480 N Oracle Rd, Tucson, AZ 85705	
SIZE	7,672 SF	6,274 SF
TYPE	Restaurant Building	Corporate Office Building
YEAR BUILT	2006	2006
ZONING	C-2	C-2

CALL BROKER

FOR PRICING



INVESTMENT HIGHLIGHTS

All 3 Restaurants are well constructed with 2/3 locations offering drive through service along with traditional QSR counter dining services.



INVESTMENT SUMMARY

Founded in 1993 by Daniel Contreras, who started with a food cart introducing the Sonoran hot dog to Tucson. Now over 30 years in operation. Named one of America's Classics by the James Beard Foundation in 2018 and has received national media coverage including Food Network's Man vs Food. The company currently has around 90 employees and an existing management team. Sales have show strong year over year growth. This is a Turnkey operations poised for a new Operator/ Investor to have stable business cash flow along with owning the Real Estate.

BUSINESS HIGHLIGHTS

"International Award" winning Sonoran Hot Dog

Real Estate has been improved and well maintained

All locations operate with Solar Power

High quality proprietary food recipes and suppliers

Clean well maintained equipment and buildings

GROWTH OPPORTUNITIES

Leverage growth of 30yr brand with high recognition throughout Tucson & Arizona

Possible Franchising opportunity

Adding Beer & Liquor Sales

Improve Operation efficiencies through automation and AI

KIDDER MATHEWS

5201 S 12TH AVE, TUCSON AZ



5802 E 22ND ST, TUCSON AZ



2480 N ORACLE RD, TUCSON AZ



AWARD WINNING FOOD & SERVICE



El Guero Canelo mission is to be the biggest representative of Sonoran style food and culture through teamwork for the patrons while upholding quality, service, tradition and growth.

With over 30 years of dedication, our commitment to quality and tradition has earned us numerous awards and accolades.

AWARDS & RECOGNITION

"International Award" winning Sonoran Hot Dog

Recognition from the prestigious James Beard Foundation.



5201 S 12TH AVE

01

5201 S 12TH AVE

Tucson AZ 85706

PROPERTY OVERVIEW

SIZE	3,000 SF (0.95 AC)
TYPE	Restaurant Building with Drive Thru
YEAR BUILT	2025
ZONING	C-2





5802 E 22ND ST

02

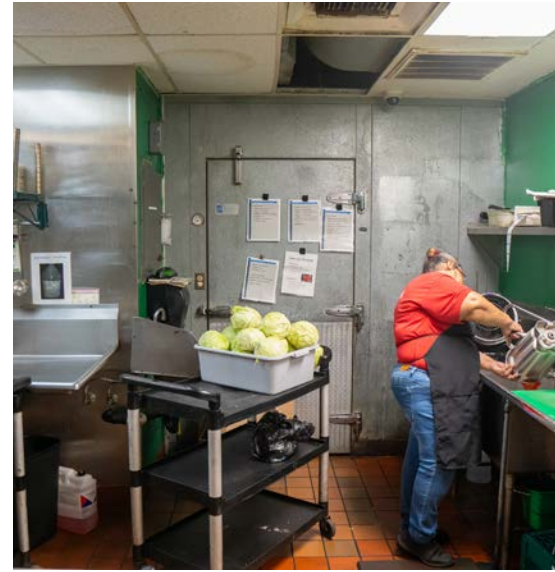
5802 E 22ND ST

Tucson, AZ 85711

PROPERTY OVERVIEW

SIZE	2,009 SF
TYPE	Restaurant Building with Drive Thru
YEAR BUILT	1978, Remodeled 2019
ZONING	C-1





2480 N ORACLE RD

03

2480 N ORACLE RD

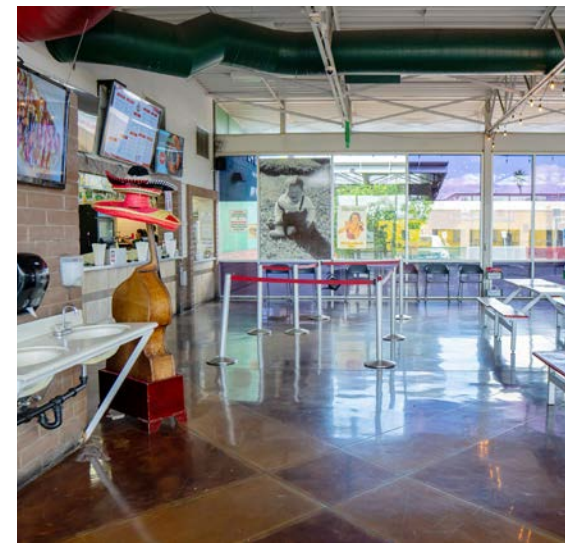
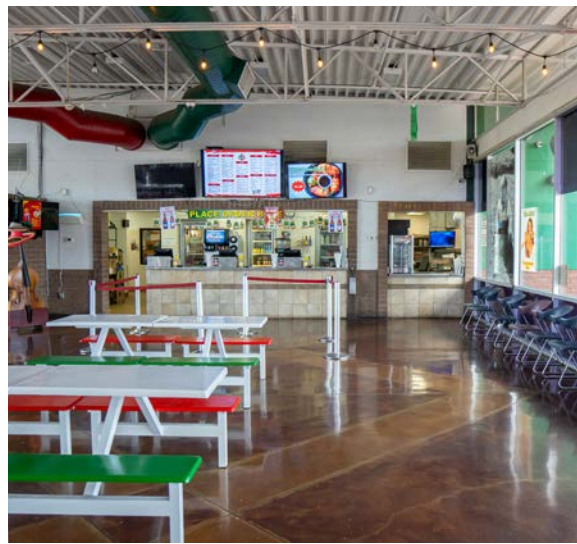
Tucson, AZ 85705

PROPERTY OVERVIEW

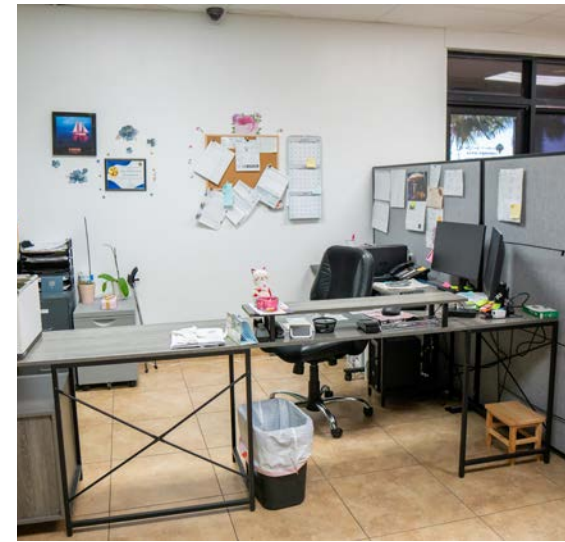
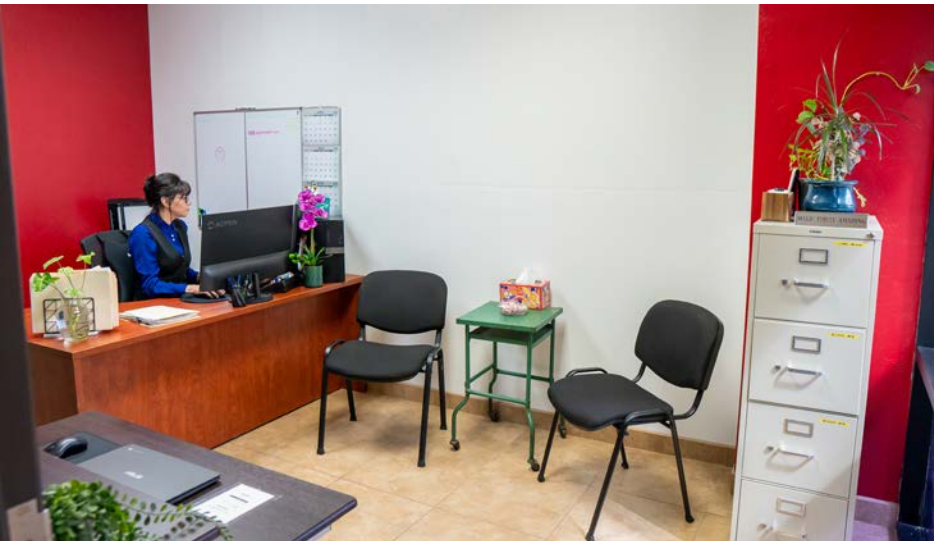
	Building 1	Building 2
SIZE	7,672 SF	6,274 SF
TYPE	Restaurant Building	Corporate Office Building
YEAR BUILT	2006	2006
ZONING	C-2	C-2



BUILDING 1



BUILDING 2



LOCATION OVERVIEW



TUCSON MSA FACTS & DEMOGRAPHICS

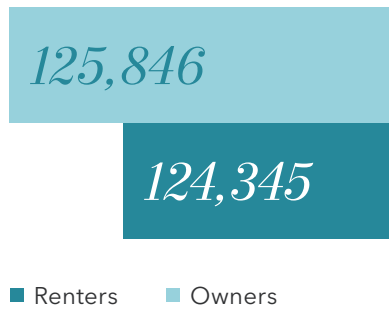
552,015
POPULATION

2.3
AVG HH SIZE

\$57,089
MEDIAN HH INCOME

35
MEDIAN AGE

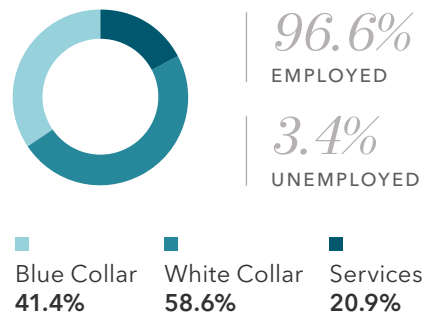
Home Ownership



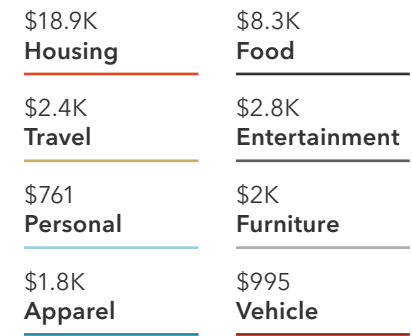
Education



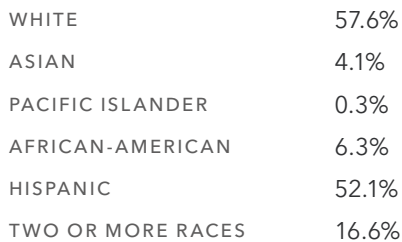
Employment



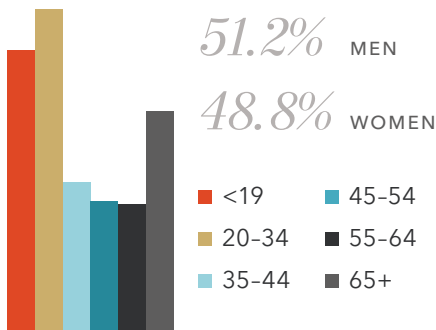
Household Spending



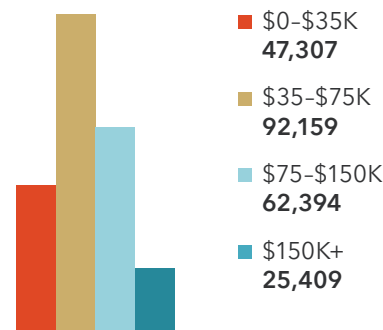
Race & Ethnicity



Gender & Age



Income by Household



Source: ESRI



TUCSON'S ECONOMIC IMPACT

The natural beauty of the Sonoran Desert makes Tucson a desirable location for residents and businesses alike.

Tucson is the second-largest city in Arizona with a population of 1,066,578. It is the largest city in Pima County, which totals 1.075 million residents. Located 60 miles from the U.S.-Mexico border, Tucson is expected to grow to 1,077,232 residents by 2028 (1.1 million in Pima County).

The natural beauty of the Sonoran Desert makes Tucson a desirable location for residents and businesses alike. Downtown Tucson is a diverse submarket with a rich cultural heritage that contains a blend of Native American, Spanish, Mexican and Anglo-American influences. Tucson ranks high nationally in various categories including: Top 10 city for export assistance in global trade; Top Southwest city for millennials; Top 5 city for entrepreneurs; and second best city in America to find a job. Tucson is the first North American city to be designated a UNESCO City of Gastronomy. Tucson boasts hundreds of miles of hiking trails, from the Sonoran Desert, to the Sky Islands peaks 9,000 feet above sea level. There are over 40 golf courses, including Omni Tucson National Resort, home of an annual PGA Tour Champions event.

2ND

LARGEST CITY IN
ARIZONA

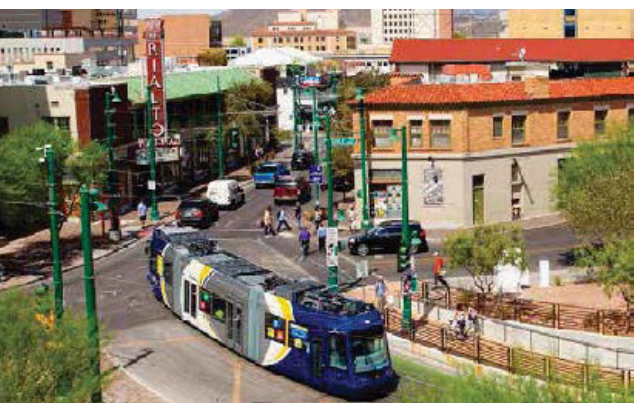
5TH

BEST PLACES TO
RETIRE

6TH

BEST US CITY FOR
GEN-Z

LOCATION OVERVIEW



EDUCATION

The University of Arizona is vital to Tucson and Southern Arizona, having garnered national and international attention. It has the largest optics program among U.S. institutions, is second in funding for the physical sciences, and is ranked 16th for the employability of its graduates. UA brings in more than \$580 million in research investment each year. UA's enrollment is $\pm 45,000$ with numerous branch campuses and learning centers throughout Southern Arizona. Pima Community College is a two-year school serving Metro Tucson at six locations throughout the county. Tucson Unified School District is one of the largest in the state, encompassing 229.5 square miles. It serves more than 52,000 students in grades pre-K through 12 at more than 90 schools.

ACCESSIBILITY

Interstate 10, the major East-West highway in the Sun Belt, runs east from California, enters Arizona near Ehrenberg and continues through Phoenix and Tucson. It exits at the border with New Mexico. Interstate 19 travels from Nogales to Tucson, and ends at I-10.

While the highway is short (63 miles), it is a key corridor, serving as a fast route from Tucson and Phoenix (via I-10) to the Mexican border. The highway is a portion of the U.S. section of the CANAMEX Corridor, a trade route that stretches north from Mexico across the U.S. to the Canadian province of Alberta.

The Port of Tucson is a full service inland port, rail yard and intermodal facility southeast of the city and 70 miles north of the Mexico border at Nogales. The facility is located adjacent to the Union Pacific Railroad Mainline and I-10, linking California and Texas.

In 2014, Tucson launched Sun Link, a fixed electric rail system that operates eight vehicles between Downtown Tucson and the UA campus. Each streetcar vehicle holds 150 passengers. There are 24 stops along the 3.9-mile route.

EMPLOYMENT

Tucson is a national leader in bioscience fields like precision medicine, cancer research, and diagnostics through innovative partnerships between the University of Arizona and the surrounding business community. The region hosts cutting edge research facilities at Tech Parks Arizona, and the University's recently completed Bioscience Research Laboratory.

With three military bases in the area, Tucson has long led the way for pioneering developments in the aerospace and defense industries. Tucson attracts aerospace employers through the outstanding programs offered by the University of Arizona's College of Engineering, Pima Community College's Aviation Technology Center, and Embry-Riddle Aeronautical University.

Gaining notoriety as Optics Valley, Tucson is home to a high concentration of optics companies, as well as research activity tied to the University of Arizona and several astronomical observatories located in the mountains of Southern Arizona

Tucson is a natural transportation hub because of its strategic location near the Mexican border and its proximity to Phoenix and California. Tucson also has excellent infrastructure, which is a strong asset for this cluster

Tucson's favorable climate makes it an excellent destination for solar energy activities. The city is

LOCATION OVERVIEW

also a strong technological hub, with assets such as the University of Arizona Tech Park and Arizona Research Institute for Solar Energy (AzRISE).

Tucson's Technology Services and Software cluster is a growing and productive business sector and includes assets such as the Pima Community College IT/ Cybersecurity Center of Excellence, which hosts the nation's first postsecondary live-fire Cyber-warfare range.






Tucson has competitive advantages in this cluster due to its high diversity and strategic location and the presence of the University of Arizona and other educational institutions in Tucson that contribute to a well-educated workforce. The business services cluster creates a more balanced and resilient economy.

Caterpillar Corporate Headquarters recently located to Tucson to an adjacent parcel on Congress Street, bringing more than 600 executive jobs with an average medium pay of at least 6 figures to the workforce. This relocation will have a \$6M economic impact. Commitments from the Arizona Commerce Authority, the city of Tucson and Pima County make the incentive package one of the largest in recent state history.

Sources: Connect Tucson, ESRI, Tucsonaz.gov, Smart Assets, Census.gov, Biz Tucson



MAJOR EMPLOYERS

Exclusively listed by

BRAD DOUGLASS

Senior Vice President

602.882.9412

brad.douglass@kidder.com

ELGUEROCANELO.COM

KIDDER.COM

