

HIGH-PERFORMING LOCATION

(PER PLACER A)

Filiberto's
MEXICAN FOOD

3701 N STOCKTON HILL RD | KINGMAN, AZ

ABSOLUTE NNN LEASE



Actual Site



ECHO WEST

CAPITAL ADVISORS

KYLE DUFFY

Senior Advisor

Echo West Capital Advisors

(480) 338 - 2439

KDuffy@EchoWest.com

TIM WESTFALL

Partner

Echo West Capital Advisors

(602) 628 - 6298

TWestfall@EchoWest.com

RYAN MORONEY

Partner

Echo West Capital Advisors

(602) 421 - 9100

RMoroney@EchoWest.com

DEAL SUMMARY



Address

3701 N Stockton Hill Rd
Kingman, AZ 86409

Asking Price

\$2,203,826

Cap Rate

5.75%

Annual Rent

\$126,720

Year Built

2021

Lease Type

Absolute NNN



LEASE SUMMARY



Tenant	Filiberto's Mexican Food
Lease Guarantor	Personal (Sergio Tenorio, Sr.)
Address	3701 N Stockton Hill Rd Kingman, AZ 86409
Annual Rent	\$126,720*
Lease Type	Absolute NNN
Original Lease Term	15 Years
Landlord Responsibilities	None
Rent Commencement	9/17/2021
Lease Expiration	9/31/2036
Lease Term Remaining	10+ Years
Building Size	2,500 SF
Lot Size	0.69 AC
Rent Increases	10% Increases Every 5 Years
Renewal Options	Two, 5-Year Options
Year Built	2021



*Current Annual Rent is \$115,200. Seller to provide a rent credit from close of escrow until 10/1/2026.

INVESTMENT HIGHLIGHTS



TOP-PERFORMING LOCATION WITH DOMINANT FOOT TRAFFIC

With approximately 216,435 annual visits, this location ranks among the top 5 stores nationwide, underscoring its exceptional customer demand and strong market presence (Placer.ai).

LONG-TERM NNN LEASE WITH ZERO LANDLORD RESPONSIBILITIES

Filiberto's signed an original 15-year triple net lease with more than 10 years of firm term remaining, this asset offers a truly passive, hands-off investment profile. The tenant is responsible for all operating expenses, maintenance, roof, and structural obligations, eliminating landlord responsibilities entirely. The lease further features attractive 10% rental increases every five years throughout the initial term and each option period, providing built-in income growth and reliable inflation protection.

DOMINANT RETAIL AND COMMERCIAL CORRIDOR

The property is positioned within Kingman's primary retail and commercial corridor. Within a three mile radius there is approximately 2.4 million square feet of retail, 1 million square feet of office, and more than 1,100 multifamily units. National and regional retailers within one mile include Walmart Supercenter, Safeway, The Home Depot, PetSmart, Petco, Staples, Ross Dress for Less, Boot Barn, O'Reilly Auto Parts, Taco Bell, Big 5 Sporting Goods, Dutch Bros Coffee, True Value, Discount Tire and Jimmy John's, reinforcing the site's strong retail synergy and daily traffic drivers.

EXCELLENT INTERSTATE ACCESS AND VISIBILITY

The property offers premier frontage along Stockton Hill Road, Kingman's dominant commercial artery, with traffic counts of approximately 23,669 vehicles per day. The site is located just feet from Interstate 40, which carries approximately 38,827 vehicles per day. Full access and drive thru functionality enhance customer convenience and long term tenant performance. The location sits at the center of Kingman's retail, medical and school districts, supporting consistent daytime and commuter traffic.

KINGMAN MSA GROWTH PROFILE

The Kingman MSA, with a population of approximately 226,479, continues to emerge as a regional economic hub driven by logistics, manufacturing and renewable energy. Its strategic positioning along major transportation corridors and proximity to regional airport infrastructure support distribution and commerce. Workforce growth and strong outdoor recreation amenities further enhance long term economic stability and population growth trends.

FOUNDER GUARANTY | ESTABLISHED QSR BRAND

The lease is personally guaranteed by one of the original founding members of Filiberto's Mexican Food. The brand operates more than 160 locations nationwide and maintains its headquarters in Arizona, where it has its highest concentration of stores. Additional locations are spread across California, Nevada, New Mexico and other Western states. The company remains privately held and family operated, with continued measured expansion through franchise and affiliated operators.





TENANT PROFILE



ARIZONA'S FAVORITE MEXICAN FOOD!

In 1993, Filiberto's opened its first Mexican fast-food restaurant located in Mesa, AZ. This restaurant still serves Mexican food to the entire valley of the Sun. Their gamble paid off and within a few short years, the Tenorio Family opened 10 new Mexican fast-food restaurants that offered a great Mexican food selection, friendly service, clean facilities and carry-out. Filiberto's carry-out and drive-thru quickly became an Arizona favorite and a household name.

Fast forward to present day and Filiberto's now boasts more than **160 Mexican fast-food restaurants** and is known as the celebration of Mexico's vibrant history and culture. Every Filiberto's prepares fresh ingredients from scratch daily. All of the tacos, burritos, & carne asada area ll made with fresh meat and ingredients. The Filiberto's pride doesn't lie in their fast and successful growth, but rather that they have been able to maintain a high level of quality, respect, and professional commitment to their staff, customers, and food.



Actual Site

WEBSITE	www.filiberto's.com
HEADQUARTERS	Phoenix, AZ
FOUNDED IN	1986



NO. OF RESTAURANTS
160+ Restaurants



LOCATED IN
AZ, CA, & NM



GUARANTY
Personal



FOUNDED BY
The Tenorio Brothers

PROPERTY AERIAL



Future Retail

Stockton Hill Rd - 23,669 VPD

PROPERTY AERIAL



Walmart

petco SALLY BEAUTY.
BOOT BARN ROSS DRESS FOR LESS
BIG 5 SPORTING GOODS STAPLES goodwill

Carl's Jr. KFC
Auto Zone Domino's Pizza TACO BELL
PANDA EXPRESS DEL TACO Pollo Loco

ARIZONA INSTITUTE
AIMS
MEDICINE & SURGERY

Filiberto's
MEXICAN FOOD

Smith's

DISCOUNT
TIRE

Culver's Cracker Barrel

IHOP

Jersey Mike's
SUBS

Stockton Hill Rd - 23,669 VPD

True Value

tropical
SMOOTHIE
CAFE

DUTCH BROS
Coffee

PROPERTY AERIAL





DEMOGRAPHICS - Kingman, AZ

DRIVE TIME TO PHOENIX, AZ
3 HOURS



DRIVE TIME TO LAS VEGAS, NV
1 HOUR 40 MINS



Population Trends

1 Mile

3 Miles

5 Miles

2024 Population

6,140

34,921

50,035

Household Trends

2024 Households

2,629

14,225

20,413

Average Household Income

\$68,095

\$58,581

\$63,058

2024 Annual Spending

Total Consumer Spending

\$74M

\$380.2M

\$571M

34 MILLION
PEOPLE WITHIN
A DAY'S DRIVE

#1 LOCATION
ON ROUTE 66 FOR
GLOBAL TOURISTS

50,000+
VEHICLES PASS BY
KINGMAN DAILY

#1 LARGEST
INDUSTRIAL PARK IN
NORTHERN ARIZONA

LOCATION OVERVIEW - Kingman, AZ



Kingman is the county seat of Mohave County and a key commercial hub in Northwestern Arizona. Positioned strategically along Interstate 40 and Route 66, Kingman offers access to major Southwestern markets including Las Vegas, Phoenix, and Southern California. The region is home to approximately **35,000 residents** and benefits from steady population growth driven by housing affordability, regional logistics expansion, and continued migration into Arizona.

Kingman's strategic location places it within an easy drive of several high-traffic destinations including the Las Vegas metro, Lake Havasu, and the Grand Canyon region, supporting both tourism and service-based economic activity. With comparatively low operating costs, available land, and proximity to key freight corridors, Kingman continues to attract investment across industrial, warehousing, transportation, and retail sectors. As Arizona continues to expand outward from its major population centers, Kingman has emerged as a compelling secondary market with increasing demand for workforce housing, regional distribution infrastructure, and retail services.

- **Located ~105 miles southeast of Las Vegas and approximately 200 miles northwest of Phoenix, providing access to two of the Southwest's most important economic hubs.**
- **Served by Interstate 40, a major east-west freight corridor connecting Southern California to the central U.S., supporting industrial and logistics demand.**
- **Home to Kingman Airport & Industrial Park, offering infrastructure and land availability for business expansion and industrial development.**
- **Regional growth fueled by migration and affordability, as residents and employers seek lower-cost alternatives to Phoenix and Las Vegas.**
- **Tourism and travel activity supported by Route 66, Grand Canyon traffic, and nearby outdoor recreation, benefiting hospitality and retail.**





ECHOWEST

CAPITAL ADVISORS

EXCLUSIVELY PRESENTED BY:

KYLE DUFFY

Senior Advisor

Echo West Capital Advisors

(480) 338 - 2439

KDuffy@EchoWest.com



TIM WESTFALL

Partner

Echo West Capital Advisors

(602) 628 - 6298

TWestfall@EchoWest.com



RYAN MORONEY

Partner

Echo West Capital Advisors

(602) 421 - 9100

RMoroney@EchoWest.com

