



# LONG TERM ABSOLUTE NNN GROUND LEASE

TUCSON, ARIZONA  
OFFERING MEMORANDUM



ACTUAL PROPERTY

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**CUSHMAN &  
WAKEFIELD**

Private Capital Group



# SALAD AND GO

TUCSON, ARIZONA  
OFFERING MEMORANDUM

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OFFERING

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EXECUTIVE SUMMARY

10071



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ACTUAL PROPERTY



10071

**SAJAD AND GO**



# 01

## OFFERING

INVESTMENT HIGHLIGHTS  
EXECUTIVE SUMMARY

ACTUAL PROPERTY

# INVESTMENT HIGHLIGHTS

|                                   |  |
|-----------------------------------|--|
| <b>TENANT:</b>                    | Salad and Go                               |
| <b>GUARANTY:</b>                  | <b>Corporate</b>                           |
| <b>LOCATION:</b>                  | 10071 E Old Vail Road,<br>Tucson, AZ 85747 |
| <b>LEASE TYPE:</b>                | <b>Absolute NNN Ground Lease</b>           |
| <b>BUILDING SIZE:</b>             | ±1,000 SF                                  |
| <b>YEAR BUILT:</b>                | 2024                                       |
| <b>RENT COMMENCEMENT:</b>         | June 1, 2024                               |
| <b>LEASE EXPIRATION:</b>          | May 31, 2044                               |
| <b>LEASE TERM REMAINING:</b>      | ±18 years                                  |
| <b>OPTIONS:</b>                   | Four (4) five (5) year options             |
| <b>RENT ADJUSTMENT:</b>           | 10% every 5 years                          |
| <b>APN:</b>                       | 141-18-5860                                |
| <b>LANDLORD RESPONSIBILITIES:</b> | <b>None</b>                                |

## CURRENT NOI

**\$93,650**

## PRICE

**\$1,620,000**

## CAP

**5.78%**

## RENT SCHEDULE:

| TERM     | DATES            | MONTHLY RENT | ANNUAL RENT  | % INCREASE | CAP RATE |
|----------|------------------|--------------|--------------|------------|----------|
| Primary  | 6/1/24 - 5/31/29 | \$7,804.17   | \$93,650.00  | N/A        | 5.78%    |
| Primary  | 6/1/29-5/31/34   | \$8,584.58   | \$103,015.00 | 10.00%     | 6.36%    |
| Primary  | 6/1/34-5/31/39   | \$9,443.04   | \$113,316.50 | 10.00%     | 6.99%    |
| Primary  | 6/1/39-5/31/44   | \$10,387.35  | \$124,648.15 | 10.00%     | 7.69%    |
| Option 1 | 6/1/44-5/31/49   | \$11,426.08  | \$137,112.97 | 10.00%     | 8.46%    |
| Option 2 | 6/1/49-5/31/54   | \$12,568.69  | \$150,824.26 | 10.00%     | 9.31%    |
| Option 3 | 6/1/54-5/31/59   | \$13,825.56  | \$165,906.69 | 10.00%     | 10.24%   |
| Option 4 | 6/1/59-5/31/64   | \$15,208.11  | \$182,497.36 | 10.00%     | 11.27%   |

# EXECUTIVE SUMMARY

## INVESTMENT HIGHLIGHTS

- **Absolute NNN Ground Lease**
- **Long term primary lease - 18 years remaining**
- **Strong Corporate Guaranty**
- **2024 Construction**

## TENANT HIGHLIGHTS

- ±70 locations across Arizona and Nevada
- Approximately 1,000 employees
- Drive thru only restaurant offering healthy meals on the go
- [www.saladandgo.com](http://www.saladandgo.com)

## LOCATION HIGHLIGHTS

- Less than 2 miles from the University of Arizona Tech Park, over 2 million square feet, home to more than 85 tenants
- Highly visible location with frontage on Old Vail Rd, a major arterial with traffic counts of ±28,721 VPD at nearby intersection
- Across from Houghton Town Center, a shopping mall with national credit tenants such as The Home Depot, Walmart Supercenter, Ross, Petco, McDonald's and more
- High average household incomes over \$144,000 in a 1 mile radius





TARGET

TECH PARKS ARIZONA

Faribault Foods

COSTCO WHOLESALE  
COMING SOON

TRACTOR SUPPLY CO

SAJAD AND GO

OLD VAIL CROSSINGS  
(UNDER CONSTRUCTION)  
SPROUTS FARMERS MARKET  
pinkberry  
MATTRESS FIRM

Walmart SUPERCENTER

THE RETROVILLA DRIVE-THRU

NORTHWEST PRIMARY CARE

Vaseline COMING SOON

WING BROS

Arbys

BIG TIRES  
THE TEAM YOU TRUST

FIREHOUSE SUBS  
AMR BFT

DISCOUNT TIRE

Papa Murphy's

McDonald's

Arby's

verizon

Subway

BRAKE

Race Zone

tropical CAFE DUNKIN'

NORTHWEST PRIMARY CARE

Freddy's

7,594 VPD

Wendy's  
Taco Bells  
T-Mobile

DISCOUNT TIRE

Hughes  
Fidelity Credit Union

native  
grill wings

TACO BELL

at&t BAGGIN'S

HOUGHTON ROAD

OLD VAIL ROAD

±21,127 VPD





±21,127 VPD

±7,594 VPD

Tucson ENT  
COMING SOON

ExtraSpace  
Storage

**BIG O TIRES**  
THE TEAM YOU TRUST

**SAJAD AND GO**



VALENCIA ROAD

**ACE Hardware** **U-HAUL**  
**SNAP Fitness** **Mister**  
**BRACKEN**

**MICA MOUNTAIN HIGH SCHOOL**  
±1,161 STUDENTS

**SAFeway** **McDonald's**  
**Walgreens** **Little Caesars**  
**H&R BLOCK** **Vantage West**  
**Great Clips** **SUBWAY**

RITA ROAD

HOUGHTON ROAD

**DESERT SKY MIDDLE SCHOOL**  
±764 STUDENTS

OLD VAIL ROAD

**DESERT WILLOW ELEMENTARY SCHOOL**  
±712 STUDENTS

**frut's Signature** **Pizza Hut** **O'Reilly AUTO PARTS**  
**Starbucks** **PAPA JOHN'S** **Great Clips**  
**SHOUBERT'S BAGELS** **SHERWIN WILLIAMS** **Bank of America**  
**POSTNET**

**HONEYBEE RV STORAGE**

**OLD VAIL CROSSINGS (UNDER CONSTRUCTION)**  
**SPROUTS FARMERS MARKET** **FirstWatch**  
**pinkberry** **MATRESS FIRM**

**arcadia** CUSTOM

**Blue Bell**

**SAJAD AND GO**

**THE UNIVERSITY OF ARIZONA**  
**TECH PARKS ARIZONA**  
 ±6,500 EMPLOYEES  
**Raytheon IBM citi**

**Faribault Foods** SINCE 1895

**Dutch Bros.** **at&t** **Arbys** **TACO BELL** **Freddy's**  
**T-Mobile** **BIG TIRES** **ATMART**  
**Wendy's** **native grill** **BFT** **Ranch O Rustic**  
**BAGGI'S** **FIREHOUSE SUBS** **QSR**

RITA ROAD

**TARGET**

**TRACTOR SUPPLY CO.**  
**COSTCO WHOLESALE**  
 COMING SOON

**EMPIRE HIGH SCHOOL**  
±876 STUDENTS

STATE ROUTE 10

**BURGER KING** **Pilot.**  
**SUBWAY** **Hampton**

**THE HOME DEPOT** **Walmart SUPERCENTER** **ROSS DRESS FOR LESS** **TJ-MAXX**  
**SportClips** **popoYES** **McDonald's** **PETCO**  
**Jack-in-the-Box** **Denny's** **egee's** **DISCOUNT TIRE** **COLD STONE** **verizon**  
**DUNKIN'** **Papa Murphys** **crumbl cookies** **Auto Zone** **tropical CAFE**

MARY ANN CLEVELAND WAY





# 02 OVERVIEW

TENANT OVERVIEW

ACTUAL PROPERTY

# TENANT OVERVIEW



Salad and Go is a drive-thru restaurant chain specializing in fresh, nutritious, and affordable food. Founded in 2013 in Gilbert, Arizona, the company's mission is to revolutionize fast food by offering healthier options.

To compete with larger national brands, Salad and Go employs a vertically integrated strategy. This approach involves sourcing ingredients directly from local farmers and suppliers, processing the produce in their own facilities, and delivering it to their stores for final assembly. This model allows the company to maintain quality control and reduce costs, resulting in a menu that includes salads, wraps, soups, breakfast burritos, and a selection of hand-crafted lemonades and teas.

Today, Salad and Go operates approximately 70 locations across two states, Arizona and Nevada, with a strong concentration throughout the Phoenix metropolitan area and a growing presence in the Las Vegas market. The brand is deeply rooted in Arizona, where it enjoys significant name recognition and frequent repeat traffic, benefiting from its local origins and long-standing market presence. Its focused geographic footprint allows the company to maintain operational consistency, reinforce brand awareness, and maximize efficiency in densely populated, high-traffic corridors.

The company's vertically integrated platform is supported by centralized food preparation and distribution infrastructure, allowing Salad and Go to maintain consistent product quality while scaling efficiently within its core markets..

Website: [www.saladandgo.com](http://www.saladandgo.com)

## PHOENIX

Headquarters



Located in  
Arizona & Nevada

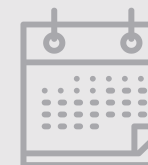
**±70**

Locations in operation



**±1,000**

Employees



**2013**

Year founded



# 03 MARKET

AREA OVERVIEW  
AREA DEMOGRAPHICS

ACTUAL PROPERTY

# TUCSON



# AREA OVERVIEW

## Population

Tucson, the second-largest city in Arizona, has a population of approximately 550,000 residents, while the greater metropolitan area, including suburbs such as Oro Valley, Marana, and Sahuarita, exceeds 1 million people. The city has seen steady population growth, driven by its affordable cost of living, strong job market, and desirable climate. Tucson attracts a diverse mix of residents, including young professionals, families, retirees, and students, thanks to its balance of economic opportunities, cultural amenities, and natural beauty.

The University of Arizona, one of the city's major institutions, has a student population of over 45,000, contributing to the city's vibrant and youthful energy. Additionally, Tucson is home to a large number of military personnel due to its proximity to Davis-Monthan Air Force Base. The city's demographics reflect a rich cultural history, with a strong influence from Hispanic, Native American, and Western traditions.

## Employment

Tucson's economy is driven by industries such as aerospace and defense, healthcare, education, and technology. Major employers include Raytheon Technologies, the University of Arizona, Banner Health, and Davis-Monthan Air Force Base. The city has also become a hub for startups and small businesses, benefiting from state incentives and a cost-effective business environment. With a growing focus on renewable energy and logistics, Tucson

continues to attract companies and talent from across the country.

## Lifestyle & Entertainment

Tucson offers a high quality of life, blending outdoor adventure, cultural heritage, and a vibrant social scene. Surrounded by the Sonoran Desert and multiple mountain ranges—including the Santa Catalina, Rincon, and Tucson Mountains—the city is a paradise for outdoor enthusiasts. Residents and visitors enjoy a variety of recreational activities such as:

- Hiking and biking - Popular trails include those in Sabino Canyon, Saguaro National Park, and Mount Lemmon, which also offers skiing in the winter.
- Golfing - Tucson is home to world-class golf courses, including the Omni Tucson National Resort and Ventana Canyon Golf Club.
- Wildlife and nature exploration - Attractions like the Arizona-Sonora Desert Museum and Reid Park Zoo showcase the region's unique flora and fauna.

Tucson's arts and culture scene is equally dynamic. The city boasts numerous museums, historic sites, and annual events that celebrate its rich history and diverse influences. Some key cultural attractions include:

- Tucson Museum of Art and Historic Block - Featuring works from local and international artists.
- Mission San Xavier del Bac - A historic Spanish Catholic mission, often referred to

## MAJOR PHOENIX EMPLOYERS

Raytheon Missile Systems

University of Arizona

Davis-Monthan Air Force Base

Banner - University Medicine

Freeport-McMoran Mine

Walmart Inc.

Tucson Medical Center

Carondelet Health Network

TMC Healthcare

Corrections Corp. of America

# AREA OVERVIEW



as the “White Dove of the Desert.”

- The Tucson Gem and Mineral Show – One of the largest and most prestigious gem shows in the world, attracting visitors and collectors from around the globe.
- Fourth Avenue and Downtown Tucson – Known for their eclectic mix of local shops, restaurants, and music venues.

Tucson has also gained national recognition for its food scene, being designated as a UNESCO City of Gastronomy. The city’s cuisine is deeply rooted in Mexican and Native American traditions, with standout local favorites including Sonoran-style hot dogs, green corn tamales, and carne asada tacos. The local craft beer and coffee scenes are also growing, adding to the city’s culinary appeal.

The city’s nightlife and entertainment options cater to a wide range of interests, from live music at the Rialto Theatre and Fox Tucson Theatre to college sports at the University of Arizona. With a laid-back atmosphere, friendly community, and a wealth of things to do, Tucson provides a unique and fulfilling lifestyle for its residents.

Whether you’re drawn to its outdoor beauty, job opportunities, or cultural experiences, Tucson continues to be one of Arizona’s most appealing places to live, work, and visit.



# AREA DEMOGRAPHICS

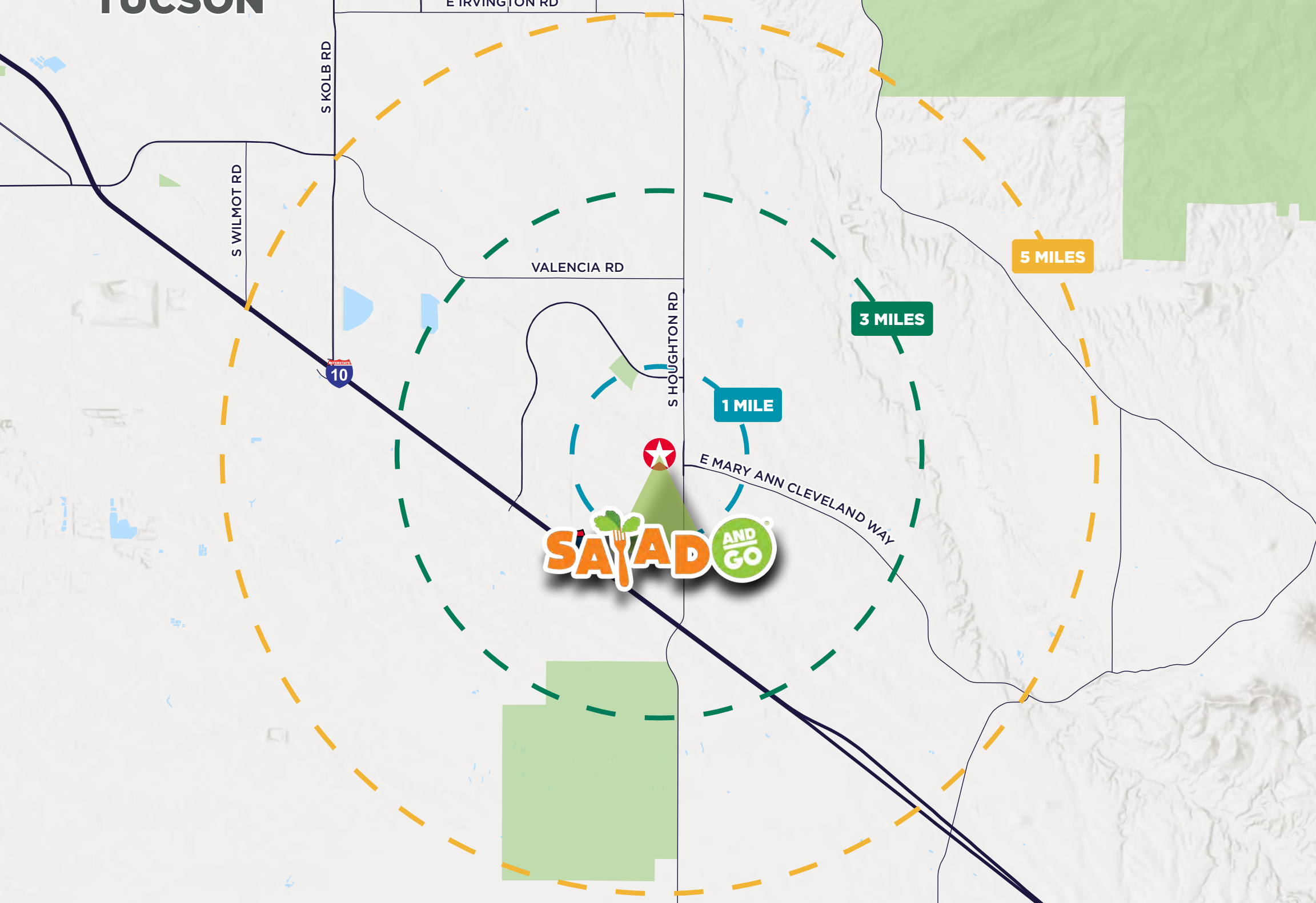
|  | 1 Mile | 3 Miles | 5 Miles |
|--|--------|---------|---------|
|--|--------|---------|---------|

## POPULATION GROWTH

|                           |       |        |        |
|---------------------------|-------|--------|--------|
| <b>2025</b>               | 4,639 | 20,220 | 50,636 |
| <b>2030</b>               | 4,528 | 20,721 | 52,315 |
| <b>Daytime Population</b> | 4,275 | 15,282 | 34,396 |

## AVERAGE HH INCOME

|             |           |           |           |
|-------------|-----------|-----------|-----------|
| <b>2025</b> | \$144,680 | \$121,273 | \$126,935 |
| <b>2030</b> | \$168,022 | \$142,673 | \$149,738 |



# PRIVATE CAPITAL GROUP WESTERN REGION

ONE team FOURTEEN markets



## PRIVATE CAPITAL GROUP WESTERN REGION

- **ONE** Team, **FOURTEEN** Markets
- **COHESIVE 32-BROKER TEAM**  
Sourcing and Sharing Regional Capital
- Each Team is Based and **OPERATES EXCLUSIVELY IN THEIR OWN MARKET**  
(No Outsiders or Rookies handle Marketing)
- Shared **WESTERN REGION BUYER DATABASE**
- **1031 EXCHANGE TRACKING**
- **BI-WEEKLY CALL**  
Sharing Market Intel, Listings and Buyers
- Culture of **SHARING** and **SUPPORTING MEMBERS AND EACH OTHER'S CLIENTS**



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