

BLACK

BRCB (NASDAQ)



ROCK

COFFEE BAR™

16 W. McKELLIPS ROAD ■ MESA, AZ 85201

METRO PHOENIX



REPRESENTATIVE LOCATION

ABSOLUTE TRIPLE NET (NNN) LEASE 5.25% CAP RATE

Guaranty: Corporate ■ 15-Year Initial Term

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OFFERING MEMORANDUM

480.603.6892 ■ IGNITE-CRE.com

IGNITE

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At Ignite Commercial Real Estate, innovation meets excellence.

Our expertise lies in the dynamic Retail/Mixed-Use sector where we are at the forefront of industry trends.

Our mission is to foster the success of businesses and real estate owners by providing them with unparalleled support and a strategic partnership.

We have a tremendous track record for assisting Buyers and Sellers alike in:

- Acquisitions
- Dispositions
- Evaluations

of single and multi-tenant NNN Properties all across the country.



We fuel people forward — one connection, one moment, one cup at a time.

16 WEST McKELLIPS ROAD ■ MESA, AZ 85201
NWC McKELLIPS ROAD & CENTER STREET

..... Exclusively listed by:



Jesse Rozio Founder & CEO

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INVESTMENT OVERVIEW

Sale Price:	\$2,571,429
Cap Rate:	5.25%
Initial Lease Term:	15 Years
Options:	Four, 5-Year Options
Rent Increases:	10% Every 5 Years

SITE INFORMATION

Address:	16 W McKellips Road Mesa, AZ 85201 NWC McKellips Road & Center Street
Building Size:	796 SQ FT
Parcel Size:	.67 Acres 29,185 SQ FT
Property Type:	Retail Drive-Thru New Construction
Zoning:	LC Single Tenancy

LEASE STRUCTURE

Lease Type:	Absolute Triple Net (NNN) Lease
Guaranty:	Corporate (180+ Locations Nationwide)
Landlord Responsibilities:	NONE

LEASE YEAR **ANNUAL RENT** **CAP RATE**

Years 1-5	\$135,000. ⁰⁰	5.25%
Years 6-10	\$148,500. ⁰⁰	5.78%
Years 11-15	\$163,350. ⁰⁰	6.35%
Years 16-20 (Option 1)	\$179,685. ⁰⁰	6.99%
Years 21-25 (Option 2)	\$197,653. ⁵⁰	7.69%
Years 26-30 (Option 3)	\$217,418. ⁸⁵	8.46%
Years 31-35 (Option 4)	\$239,160. ⁷⁴	9.30%



Black Rock is a publicly traded company and their ticker symbol trading on the NASDAQ is BRCB. The company is currently trading at a Market Cap of over \$225 million.

INVESTMENT HIGHLIGHTS

- 15-year lease with four **5-year options** and a **Corporate Guaranty for the full 15-Year lease term.**
- **15-Year Absolute Triple Net (NNN) Lease.**
- Landlord Responsibilities — **NONE.**
- Opportunity to invest in a growing, popular concept with **180+ locations** nationwide

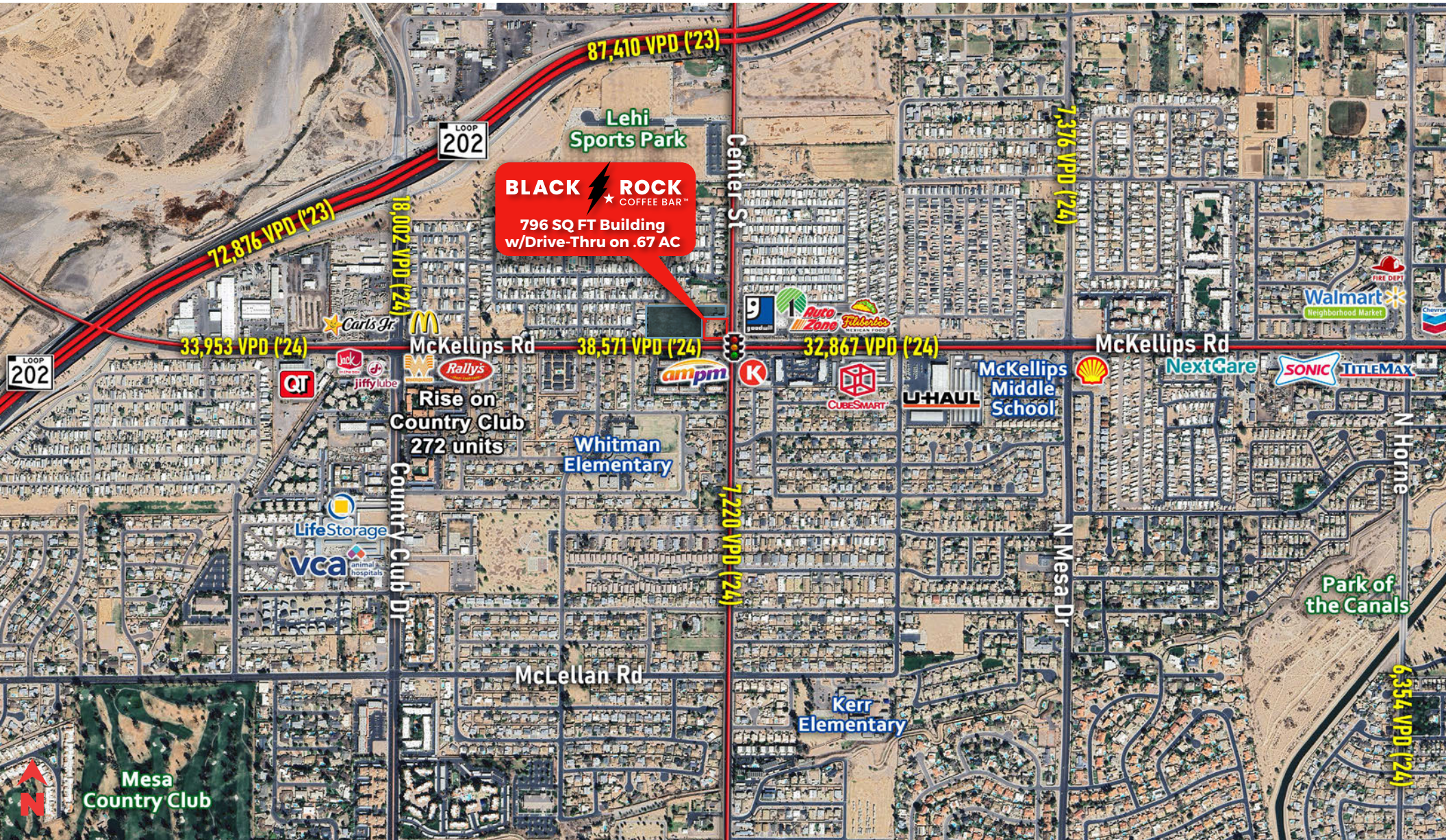


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	15,645	86,194	264,978
Projected Population (2029)	15,185	88,090	271,437
Daytime Population	10,177	88,960	276,100
Avg Home Value	\$416,566	\$476,406	\$457,418
Avg HH Income	\$87,009	\$92,307	\$90,679
Median Age	33.5	34.7	33.6

2024 Demographics © ESRI.com

LOCATION OVERVIEW

- Direct access from West McKellips Road — a **premier commercial artery throughout the East Valley** and Center Street — the **main artery** of the historic **downtown Mesa** area.
- **Tremendous commercial activity** in the immediate area including **Retail, Medical** and **Entertainment** options.
- The site is surrounded by a host of **national retailers** including **Walmart, Auto Zone, Goodwill, Cube Smart, U-Haul, Dollar Tree, Next Care, Jiffy Lube, Rally's, Filliberto's, Carl's Junior, McDonalds, Whataburger, QuikTrip, VCA Animal Hospital, PetSmart/Banfield Pet Hospital** and more!
- Located just east of the **202/Red Mountain Freeway**—traveled by 99,500+ vehicles per day.







BLACK  **ROCK**
★ **COFFEE BAR™**
796 SQ FT Building
w/Drive-Thru on .67 AC

Future Development
±3.4 Acre Land



Our story began in 2008 inside a 160 sq ft drive-thru in Beaverton, Oregon. Founded by family, rooted in hospitality, and driven by a desire to bring light to grey Pacific Northwest mornings, we set out to build something simple but meaningful — *a place where coffee could fuel connection.*

Black Rock Coffee Bar is highly regarded for its community-focused atmosphere, friendly, energetic baristas, and premium specialty coffee, boasting a 96% customer satisfaction rate. Customers frequently praise their unique Fuel® energy drinks, providing a high-quality alternative to larger chains.

The key positive aspects of Black Rock Coffee

- **Exceptional Service & Culture** — Baristas are described as the “soul” of the company, focusing on creating personal connections, community and positive daily moments.



- **High Customer Loyalty** —The brand has experienced consistent, strong growth with high visit frequency, indicating strong customer loyalty.
- **Loyalty Program** — Customers earn rewards via their app, with a structure that converts points (Bolts) into free drinks.

Based on data from early 2026, Black Rock has established itself as a fast-growing, premium, and community-driven brand.

BLACK  **ROCK**
COFFEE BAR™

Coffee with purpose — We're a Community grounded in Connection.

OUR JOURNEY

Today, we're more than a coffee company. As we look ahead, we're committed to staying true to what started it all — real moments, shared stories, and the kind of connection that can only happen over a great cup of coffee.



From the beginning, every guest, every barista, every team member has helped shape us. As we've grown from a single stand into a family of locations across multiple states, our mission has remained unchanged: to be a positive force in people's daily lives, one cup at a time. This journey has never been just about business. It's been about people. The ones behind the bar, in the drive-thru, and across the counter. The ones who wake up early, stay late, and show up with intention and heart — every single day.



*We fuel people forward —
one connection, one moment,
one cup at a time.*

*Source: br.coffee.com

Phoenix is the vibrant center of one of the fastest growing job markets and economies in the United States. As the **5th largest city in the country**, Phoenix has a thriving economy with strength in high tech, manufacturing, bioscience research and advanced business services. And, with a population of over 515,000, **Mesa is the second largest city in Maricopa County**. Featuring a highly-skilled and available workforce, companies are choosing Phoenix and the East Valley — not only as a dynamic business environment, but also as a great place to live.

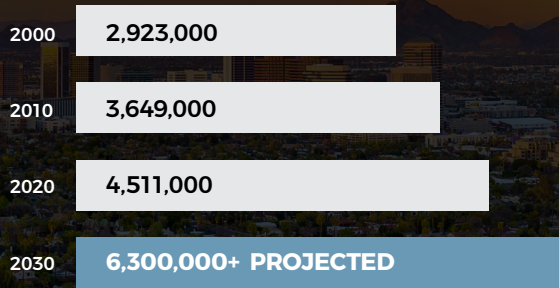


UNITED STATES LARGEST CITIES



Phoenix now ranking with a population of 1.6+million

Metro Phoenix population 2000-2030



Over the next 10 years, job growth is predicted to increase by

**48.2%
GROWTH RATE**



The metro Phoenix population grew from 3.6 million in 2010 to 4.9± million in 2025.

34.9% GROWTH

Data: MacroTrends.net | January 2026

LEADING COMPANIES

PHOENIX IS HOME TO **9** FORTUNE 500 FIRMS + TOP METRO PHOENIX EMPLOYERS

- Republic Services
- Insight Enterprises
- Carvana
- Avnet
- Freeport-McMoRan
- Microchip Technology
- ON Semiconductor
- Taylor Morrison Homes
- Sprouts Farmers Market
- Banner Health
- American Express
- Amazon
- Wells Fargo & Company
- PetSmart

OFFERING MEMORANDUM

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IGNITE Commercial Real Estate LLC and it should not be made available to any other person or entity without the written consent of IGNITE-CRE LLC. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to IGNITE-CRE LLC.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. IGNITE-CRE LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, IGNITE-CRE LLC has not verified, and will not verify, any of the information contained herein, nor has IGNITE-CRE LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. IGNITE Commercial Real Estate LLC.



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