



FOR SALE

ABSOLUTE NET LEASE

**180 N WHITE MOUNTAIN ROAD
SHOW LOW, ARIZONA 85901**



All SVN® offices are independently owned and operated.

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**180 N WHITE MOUNTAIN ROAD
SHOW LOW, ARIZONA 85901**

ABSOLUTE NET LEASE



\$3,150,000

SALE PRICE



1985/2019

YEAR BUILT/RENOVATION



5.71%

CAP RATE



2,554 SF

TOTAL BUILDING SIZE



24,394 SF

LOT SIZE



12.14/1,000 SF

PARKING RATIO

INVESTMENT KEY POINTS



Absolute Net Lease - Tenant Directly Responsible For Taxes, Insurance, And Maintenance Including Roof and Structure



20-Year Lease With 17-Years Remaining on Primary Term



Current Term Expires 1/31/2044



10% Every 5 Years including Four (4), 5-Year Options



180 N WHITE MOUNTAIN ROAD SHOW LOW, ARIZONA 85901

ABSOLUTE NET LEASE

LEASE SUMMARY

Tenant: Argonaut Food Partners
Rent Increases: 10% Every 5 Years
Guarantor: Guaranteed by Argonaut Food Partners, LLC
Lease Type: Absolute Net
Lease Commencement: 1/1/2024
Lease Expiration: 1/31/2044
Renewal Options: Four (4), 5-Year Options
Initial Term Length: 20 Years
Term Remaining on Lease: 18 Years
Landlord Responsibility: None
Tenant Responsibility: All
Right of First Refusal: Yes, 14 Days

PROPERTY SUMMARY

Address: 180 N White Mountain Road, Show Low, AZ
Building Size: 2,554 SF
Lot Size: 24,394 SF
Year Built: 1985/2019
Parking Ratio: 12.14/1,000 SF [31 Spaces]
Drive Aisle: ~160 Feet



PLACER.AI HIGHLIGHTS:

- 👉 Ranked in the **Top 14% of KFC locations nationwide** [#389 of 2,892 locations]
- 👉 Generated **148,100 visits over the past 12 months**, averaging more than 400 visits per day
- 👉 **2.52x annual visit frequency**, demonstrating a strong base of repeat customers
- 👉 Customers routinely **travel 30+ miles to visit the location**, highlighting its regional draw

INVESTMENT HIGHLIGHTS

EXPERIENCED MULTI-UNIT OPERATOR

Operated by Argonaut Food Partners, an established KFC franchisee with a 140-unit portfolio and proven multi-state operating experience within the KFC system [Guarantor/LLC of 63 locations].

REGIONAL TRADE HUB

Show Low serves as the primary retail, healthcare, and service hub for northeastern Arizona and the greater White Mountains region. The property draws consumers from surrounding communities throughout Navajo County and benefits from both year-round local demand and seasonal tourism activity.

STRONG VISIBILITY & ACCESS

Positioned at a high-visibility corner along White Mountain Road [HWY 260], the property benefits from approximately 20,315 vehicles per day, three curb cuts, and convenient access within one of Show Low's primary retail corridors.

LONG-TERM ABSOLUTE NET LEASE

20-year absolute net lease with just over 17 years remaining on the primary term, providing long-term stable cash flow with no landlord responsibilities.

RENT SCHEDULE

YEAR	ANNUAL RENT	MONTHLY RENT	RENT \$/SF	CAP RATE
01/01/2026	\$180,000	\$15,000	\$70.48	5.71%
01/01/2027	\$180,000	\$15,000	\$70.48	5.71%
01/01/2028	\$180,000	\$15,000	\$70.48	5.71%
01/01/2029	\$198,000	\$16,500	\$77.53	6.29%
01/01/2030	\$198,000	\$16,500	\$77.53	6.29%
01/01/2031	\$198,000	\$16,500	\$77.53	6.29%
01/01/2032	\$198,000	\$16,500	\$77.53	6.29%
01/01/2033	\$198,000	\$16,500	\$77.53	6.29%
01/01/2034	\$217,800	\$18,150	\$85.28	6.91%
01/01/2035	\$217,800	\$18,150	\$85.28	6.91%
01/01/2036	\$217,800	\$18,150	\$85.28	6.91%
01/01/2037	\$217,800	\$18,150	\$85.28	6.91%
01/01/2038	\$217,800	\$18,150	\$85.28	6.91%
01/01/2039	\$239,580	\$19,965	\$93.81	7.61%
01/01/2040	\$239,580	\$19,965	\$93.81	7.61%
01/01/2041	\$239,580	\$19,965	\$93.81	7.61%
01/01/2042	\$239,580	\$19,965	\$93.81	7.61%
01/01/2043	\$239,580	\$19,965	\$93.81	7.61%
First Option: 1/1/2044	\$263,538	\$21,962	\$103.19	8.37%
Second Option: 1/1/2049	\$289,892	\$24,158	\$113.51	9.20%
Third Option: 1/1/2054	\$318,881	\$26,573	\$124.86	10.12%
Fourth Option: 1/1/2059	\$350,769	\$29,231	\$137.34	11.14%



TENANT OVERVIEW | KFC

Global Brand | Drive-Thru Oriented | Recession-Resilient

GLOBAL QSR BRAND

KFC is one of the most recognized quick-service restaurant brands in the world, with thousands of locations across more than 145 countries and territories. Founded in 1930, the brand has built decades of consumer loyalty and continues to evolve with modern, drive-thru-focused formats.

KFC operates under Yum! Brands, Inc., one of the largest restaurant companies globally, alongside Taco Bell and Pizza Hut.

DRIVE-THRU ORIENTED | HIGH-VOLUME FORMAT

Quick-service restaurants with drive-thru infrastructure continue to outperform across market cycles, driven by convenience, affordability, and consistent consumer demand.

This location benefits from a long drive-thru lane with strong stacking capacity, supporting efficient throughput and high-volume operations.

- Essential, low-cost dining option
- Strong takeout and drive-thru demand
- Efficient, high-volume store format

NATIONAL BRAND RECOGNITION

- Decades of established consumer loyalty
- Globally recognized brand identity
- Consistent product offering and demand drivers



TENANT PROFILE | ARGONAUT FOOD PARTNERS

Experienced Operator | Multi-State Platform | Strong Guarantee

EXPERIENCED MULTI-UNIT OPERATOR

Argonaut Food Partners is an established KFC franchisee with a 140 unit portfolio and proven multi-state operating experience within the KFC system.

STRONG GUARANTOR

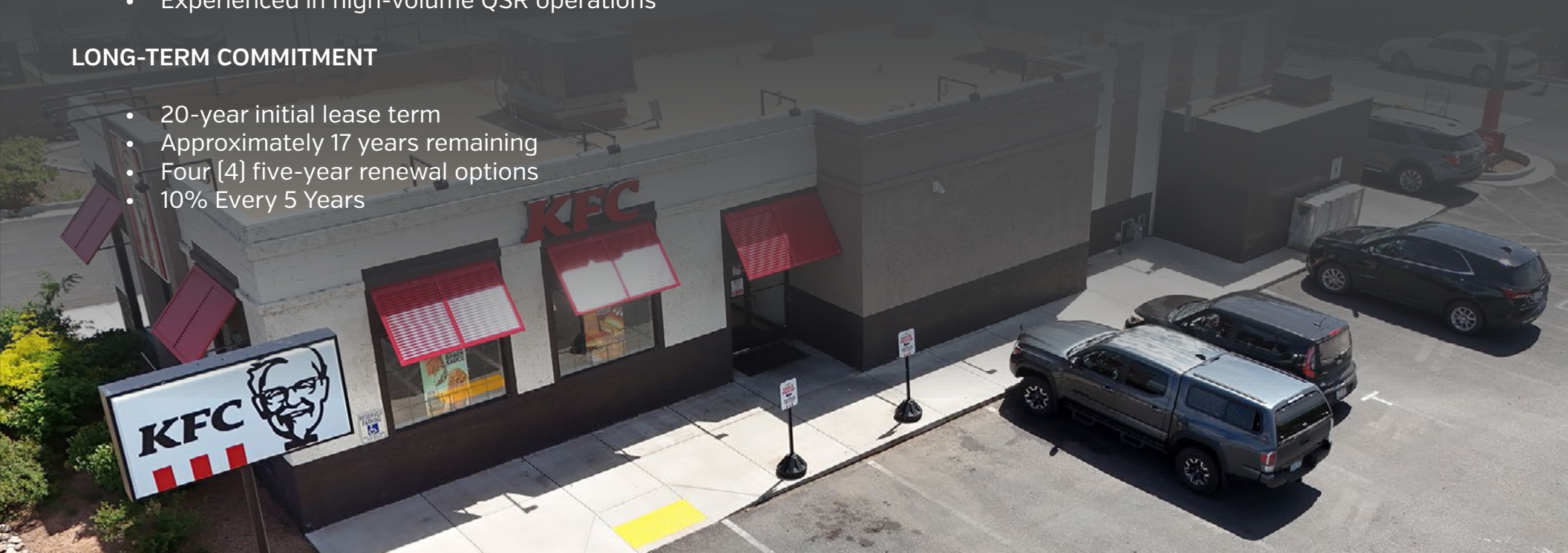
The lease is guaranteed by Argonaut Food Partners, LLC, a proven multi-state operator within the KFC system, providing additional financial backing and operational depth.

SCALED FRANCHISE PLATFORM

- 140 unit operator
- Guarantor/LLC of 63 locations
- Multi-state footprint
- Established within the KFC franchise system
- Experienced in high-volume QSR operations

LONG-TERM COMMITMENT

- 20-year initial lease term
- Approximately 17 years remaining
- Four [4] five-year renewal options
- 10% Every 5 Years



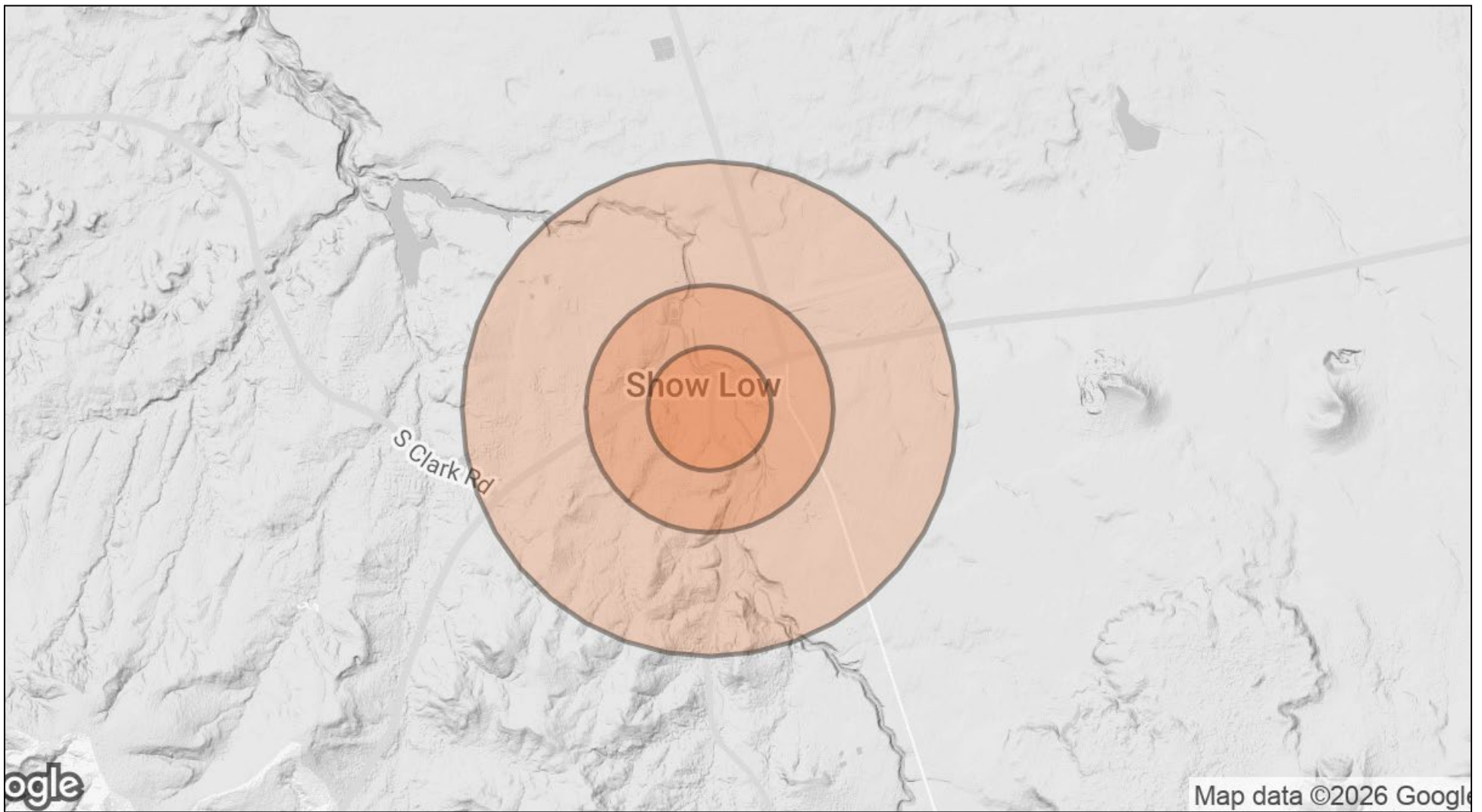




LOCATION MAP



AERIAL MAP



POPULATION	1/2 MILE	1 MILE	2 MILES	HOUSEHOLD & INCOME	1/2 MILE	1 MILE	2 MILES
TOTAL POPULATION	320	1,543	5,804	TOTAL HOUSEHOLDS	127	611	2,327
AVERAGE AGE	40.6	39.7	40.1	# OF PERSONS PER HH	2.5	2.5	2.5
AVERAGE [MALE]	41.3	39.7	40.4	AVERAGE HH INCOME	\$84,032	\$81,094	\$80,666
AVERAGE [FEMALE]	44.8	41.3	39.7	AVERAGE HOUSE VALUE	\$301,331	\$277,567	\$278,494

The Show Low metropolitan trade area sits in the heart of Arizona's White Mountains region in Navajo County and serves as the primary commercial and tourism hub for northeastern Arizona. The City of Show Low itself has a population of approximately 12,500 residents, while the broader regional trade area serves more than 140,000 people and experiences significant seasonal population increases from visitors and second-home owners.

The local economy is diverse and driven by healthcare, tourism, retail, education, and regional services. Healthcare is one of the area's largest employment sectors, with Summit Healthcare Regional Medical Center serving as a major employer and medical hub for the surrounding White Mountains communities. Retail and regional commerce also play an important role, as Show Low functions as the shopping and service center for much of northeastern Arizona. National retailers, locally owned businesses, restaurants, and service providers support both year-round residents and seasonal visitors.

Education contributes to the area's economic stability through the Show Low Unified School District and the White Mountain Campus of Northland Pioneer College, which provides higher education and workforce training opportunities for the region. Small business entrepreneurship is also a notable part of the local economy, with industries ranging from metal fabrication and construction to food services and outdoor recreation-related businesses.

Tourism remains one of Show Low's strongest economic drivers. Known for its cooler mountain climate, pine forests, lakes, and outdoor recreation, the area attracts visitors year-round for fishing, hiking, camping, boating, golfing, and winter activities. Popular destinations such as Fool Hollow Lake Recreation Area and the surrounding Apache-Sitgreaves National Forests draw travelers seeking outdoor recreation and seasonal escapes from the desert heat found in other parts of Arizona. Seasonal tourism and second-home ownership contribute substantially to local spending and economic activity throughout the White Mountains region.



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DISCLAIMER.

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