

# NNN GROUND LEASE | CIRCLE K CORPORATE GUARANTEE

NEW CONSTRUCTION RETAIL FEATURING SPROUTS AND FRYS

163RD AVE & PAT TILLMAN BLD, SURPRISE, AZ 85387



[REPRESENTATIVE PHOTO]

# EXECUTIVE SUMMARY



## Clean Freak

Absolute Ground Lease with zero landlord responsibilities.



## 15-Year Term

Corporate Guarantee 2025 New Construction.



## 10% Rent Increases Every 5 Years

Strategic rent increases provide a built-in inflation hedge.



## New Retail Intersection

Featuring Fry's Marketplace (Kroger).



[REPRESENTATIVE PHOTO]



±4,882

TOTAL SqFT



\$2,762,000

PURCHASE PRICE



5.25%

CAP RATE



\$144,999.96

NOI

# LOCATION HIGHLIGHTS



## High-Traffic Exposure

At the signalized hard corner of 163rd Avenue and Pat Tillman Boulevard, this strategic location captures a steady flow of over 12,386 vehicles per day.



## Built-In Growth

At the epicenter of a residential boom within the Asante Master-Planned community. With 15,665 planned housing units currently under development or completed, this site serves as a vital retail hub for a massive audience of families and high-income households.



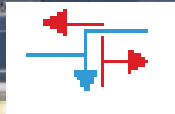
## Investment Stability

Benefit from a corporate guarantee from Circle K, a subsidiary of Alimentation Couche-Tard (ANCTF). This tenancy offers institutional-grade security and a proven track record of long-term operational success and regional market leadership.





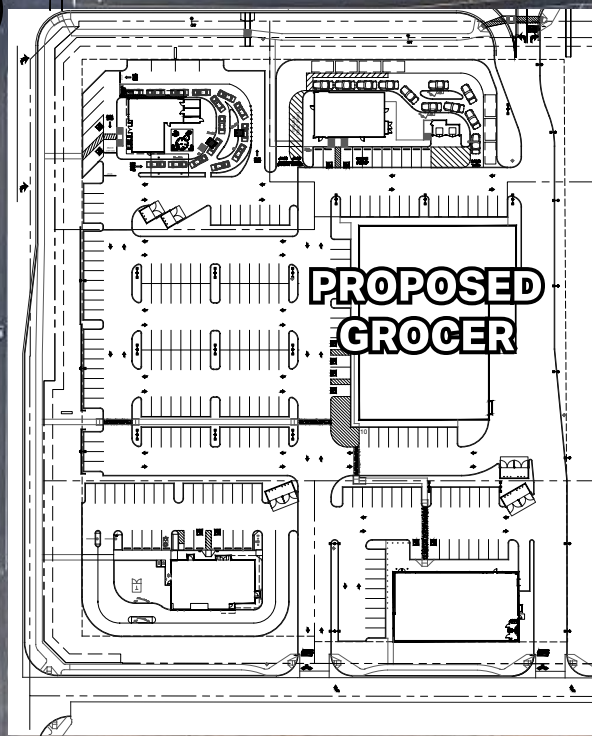
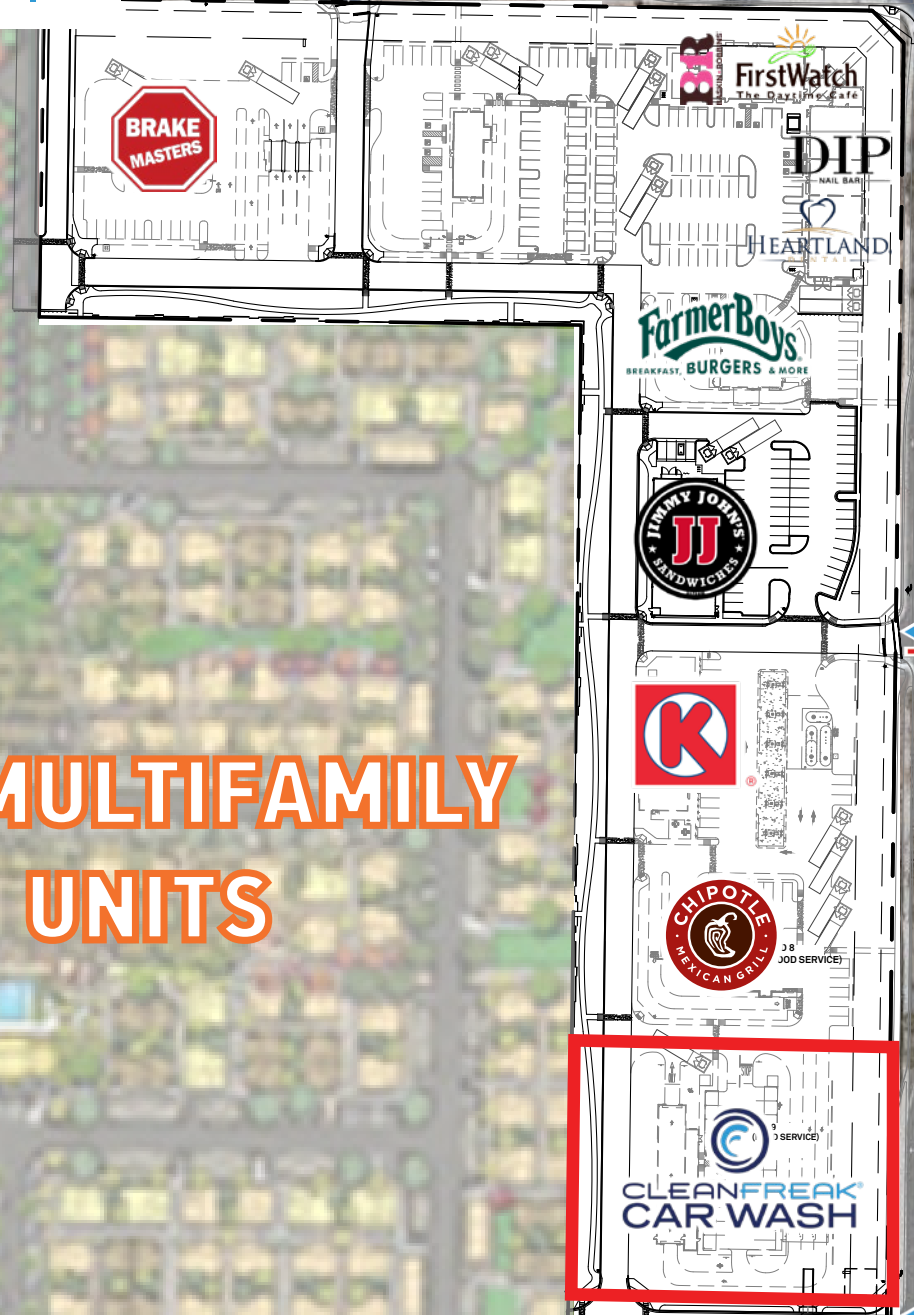
# PLANNED MULTIFAMILY ±282 UNITS



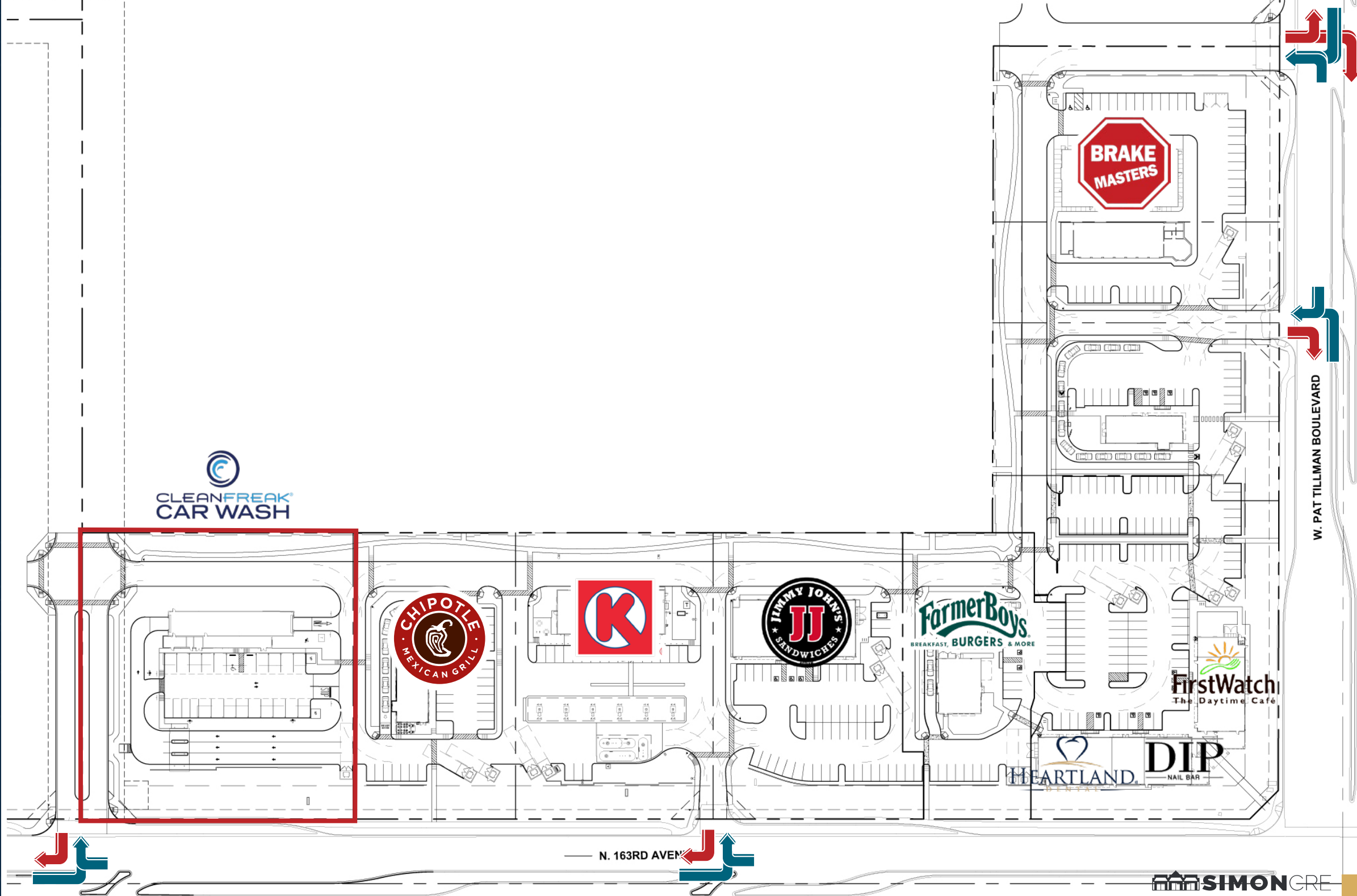
PAT TILLMAN BLVD



163RD AVE ±25,244 VPD



# SITE PLAN





**SUBJECT PROPERTY**



ASANTE  
7,793 LOTS

ESCALANTE  
1,005 LOTS



PAT TILLMAN BLVD

PLANNED  
Multifamily  
282 Units

CLEANFREAK  
CAR WASH  
SUBJECT PROPERTY

347 LOTS

294 UNITS

CLOSED ESCROW  
HONORHEALTH

+25,244 VPD

60

+31,541 VPD



TRADE MAP

60

LOOP 303

**CLEANBREAK CAR WASH**  
SUBJECT PROPERTY



DEER VALLEY GOLF COURSE



HILLCREST GOLF CLUB



WILLOW CREEK GOLF COURSE

**FRY'S** FOOD STORES  
**HONOR HEALTH**  
**BRAKE MASTERS**  
**McDonald's**  
**SPROUTS** FARMERS MARKET  
**Farmer Boys** BREAKFAST BURGERS & MORE  
**First Watch** The Daytime Cafe  
**CHIPOTE** MEXICAN GRILL  
**Great Clips** IT'S GONNA BE GREAT  
**JJ** TIMMY JOHN'S SANDWICHES  
**EoS**  
**K**

**FANTASTIC SAM'S**  
**Pizza Hut** Chevron  
**Walmart** Supercenter  
**BURGER KING**  
**EoS** FITNESS  
**DQ**  
**SUBWAY**

+39,806 VPD  
+31,541 VPD

GRAND VILLAGE CENTER

**PET SUPPLIES PLUS**  
**Walgreens**  
**Albertsons**  
**SALLY BEAUTY**  
**OUTBACK** STEAKHOUSE  
**SHERWIN WILLIAMS**  
**Great Clips** IT'S GONNA BE GREAT  
**Hungry Howies**  
**TRADER JOE'S**  
**QT**  
**BURGER KING**  
**K**  
**BIG LOTS!**  
**TEXAS** SCORERS  
**McDonald's**  
**Pepp Boys**  
**Hallmark**  
**Starbucks**  
**GNC** LIVE WELL  
**goodwill**

**SEPHORA**  
**OfficeMax**  
**Michaels**  
**KOHL'S**  
**Burlington**  
**FIVE GUYS**  
**McDonald's**

**Walgreens**  
**Great Clips** IT'S GONNA BE GREAT  
**goodwill**  
**SUBWAY**  
**CVS** pharmacy  
**Arbys**  
**WELLS FARGO**  
**SAFeway**  
**ACE** fry's HARDWARE  
**True Value**  
**bealls** OUTLET  
**Bashas'**  
**PNC**  
**Starbucks**

**USbank**  
**CHASE**  
**WinCo** FOODS  
**Jack**  
**K**  
**O'Reilly** AUTO PARTS  
**DUNKIN'**  
**DOLLAR TREE**  
**FANTASTIC SAM'S**  
**ACE** Hardware  
**SUPER STAR** CAR WASH  
**Pizza Hut**  
**Starbucks**  
**EoS** FITNESS  
**Walgreens**  
**SAFeway**  
**Firestone**  
**SAJAD**  
**Wendy's**  
**QT**  
**Orangetheory** FITNESS

**BURGER KING**  
**Wendy's**  
**KFC**  
**Days Inn**  
**Comfort INN**  
**SCOOTERS**  
**99¢ ONLY STORES**  
**BIG 5** SPORTING GOODS  
**HARBOR FREIGHT TOOLS**

**SPROUTS** FARMERS MARKET  
**Low Malhati's** PIZZERIA  
**BLUE** SUSHI SAKI GRILL  
**KOHL'S**  
**ULTA** BEAUTY  
**PET SMART**  
**HomeGoods**  
**Marshall's**  
**HOBBY LOBBY**  
**FLOOR DECOR**  
**Total Wine** SPIRITS-BEER & MORE  
**Foot Locker**  
**ROSS** DRESS FOR LESS  
**OHIO** BAKERY & DISTILLERY  
**Fat Cat's** ALL DAY  
**BAMBOO QUEEN**  
**FIREBIRDS** WOOD FIRED GRILL  
**DICK'S** SPORTING GOODS  
**COOPER'S HAWK** WINERY & RESTAURANTS  
**COSTCO** WHOLESALE  
**Burlington**

**ULTA** BEAUTY  
**ROSS** DRESS FOR LESS  
**BARNES & NOBLE** BN.com  
**Target**  
**Walmart** Supercenter  
**rue21**  
**Bed Bath & Beyond**  
**Best Buy**  
**LOWE'S**  
**chili's**  
**Olive Garden**  
**Bath & Body Works**

**Starbucks**  
**KFC**  
**FRY'S** FOOD STORES  
**goodwill**  
**AT&T**  
**SUBWAY**  
**Quick Quack** CAR WASH  
**Cafe Rio** MEXICAN GRILL  
**Little Caesars**  
**Great Clips** IT'S GONNA BE GREAT  
**SONIC**  
**TRACTOR SUPPLY CO.**  
**CVS** pharmacy

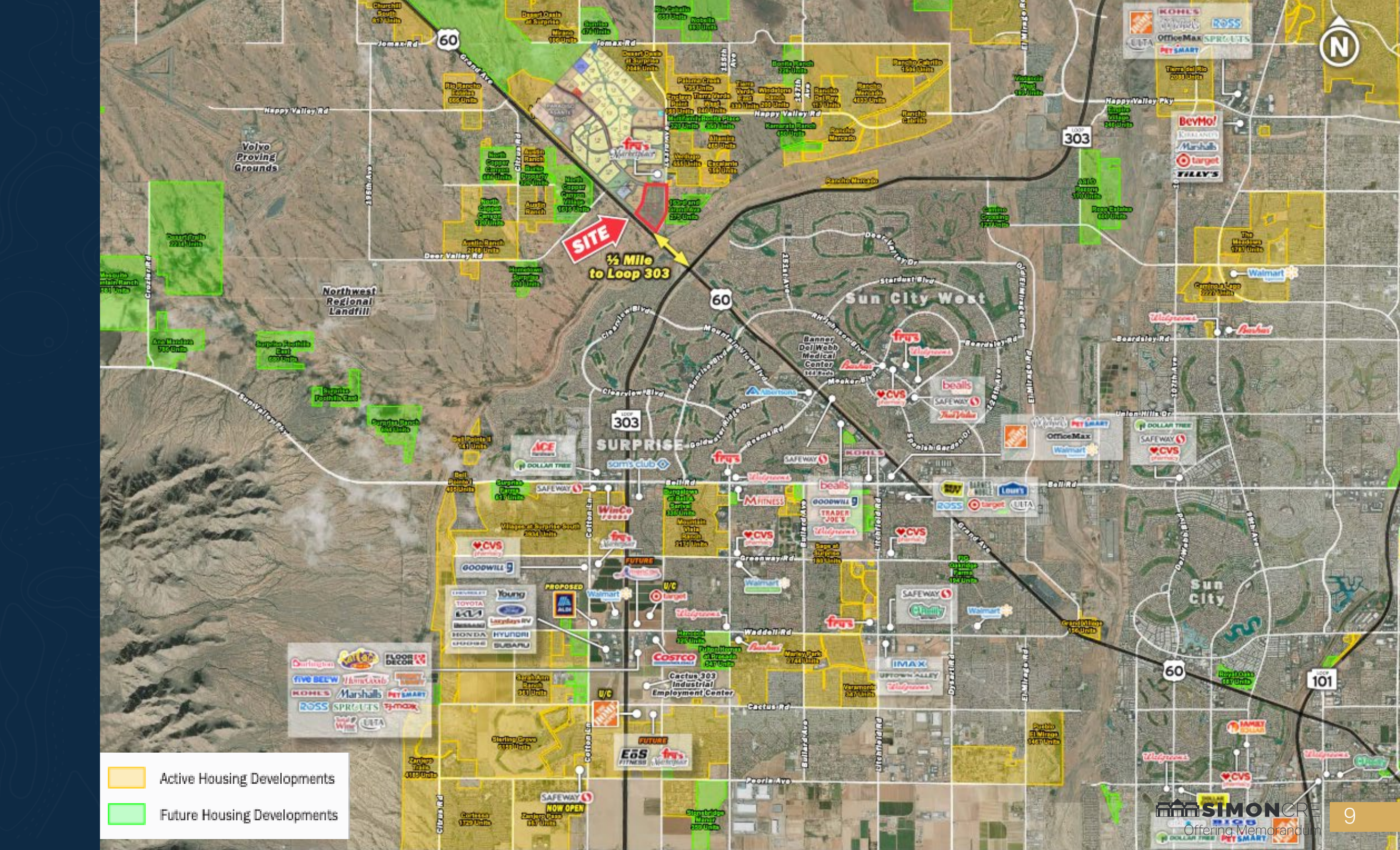
**Walmart** Save money. Live better.  
**CHEVROLET**  
**Ford**  
**NISSAN**  
**HONDA**  
**KIA**  
**TOYOTA**

**StorQuest** SELF STORAGE  
**Walgreens**  
**ExtraSpace** Storage  
**Bashas'**  
**FIT BODY** BOOT CAMP  
**Starbucks**

LOOP 303

60





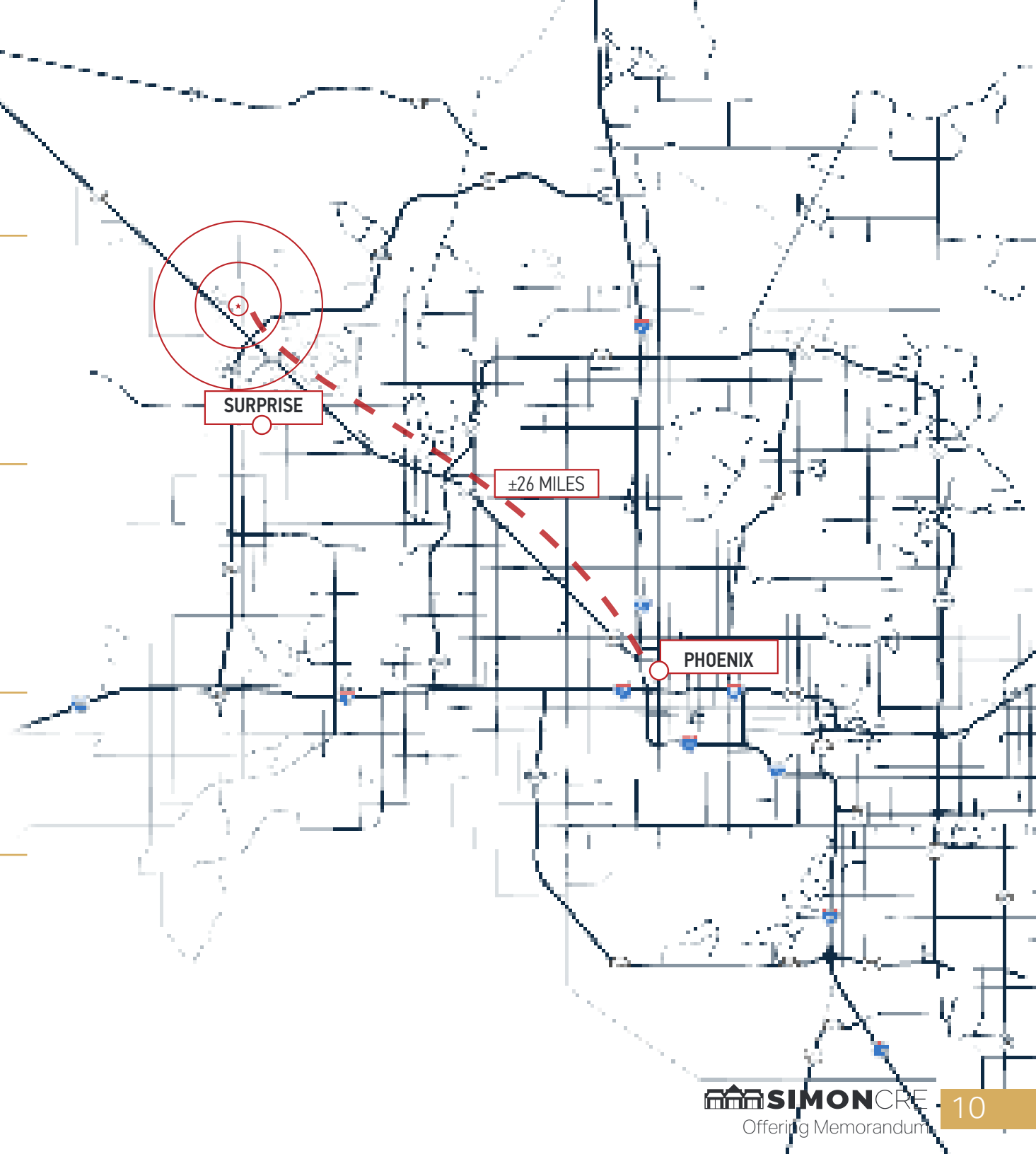
- Active Housing Developments
- Future Housing Developments

**PROPOSED**

TOYOTA	YOUNG	FLOOR DECOR
HONDA	HYUNDAI	WALMART
EXPLORER	SUBARU	ROSS
		SPRIGS
		TYMOK
		WINE
		ULTA

# AREA DEMOGRAPHICS

POPULATION	1 - MILE	3 - MILE	5 - MILE
Total Population	±2,713	±43,203	±113,944
2020 - 2025 Growth Rate	17.0%	10.8%	4.9%
Daytime Population	±184	±3,521	±16,458
Age: 18 and under	26.8%	17.2%	16.5%
Age: 19 - 49	33.4%	24.5%	25.9%
Age: 50 - 64	23.0%	14.9%	15.5%
HOUSEHOLD			
Number of Households	±944	±19,653	±52,079
Median Household Income	\$148,886	\$92,088	\$86,861
Average Household Income	\$163,766	\$117,061	\$110,193
Average Household Size	2.87	2.19	2.17
% Of Households with Children	37.3%	17.6%	18.0%
% Owner-occupied Households	97.0%	90.4%	83.9%
EDUCATION			
Some High School	2.5%	2.9%	3.2%
High School Diploma	20.4%	22.4%	24.6%
Some College	26.8%	25.1%	25.8%
College Degree	49.4%	46.9%	44.7%
CONSUMER SPENDING			
Annual HH Consumer Expenditure	\$65.27M	\$1.06B	\$2.7B
Food & Beverage	\$5.77M	\$89.34M	\$228.75M
Apparel	\$2.41M	\$37.34M	\$95.73M
Health & Personal Care	\$6.43M	\$145.23M	\$381.31M
Entertainment	\$7.42M	\$115.48M	\$296.22M



# FINANCIAL SUMMARY



“Obsessed with Clean”

# Of Locations ±30

Clean Freak Car Wash, an Arizona-based leader in high-tech express washes and subscription models, has been acquired by Alimentation Couche-Tard Inc., a \$72 billion global retail power. This acquisition capitalizes on a strategic 85% geographic overlap between Clean Freak sites and Circle K stores, enabling powerful cross-promotional opportunities and enhanced customer loyalty. By combining Clean Freak’s efficient, high-volume operations with Circle K’s massive mobility network, the partnership scales a premier, convenient customer experience across the Southwest and beyond.

For more information visit tenant website: ([www.cleanfreakcarwash.com](http://www.cleanfreakcarwash.com))

## LEASE SUMMARY

<b>Tenant:</b>	Circle K Stores Inc. dba Clean Freak	<b>Property Taxes:</b>	Tenant
<b>Guarantor:</b>	Circle K Stores Inc.	<b>Insurance:</b>	Tenant
<b>Lease Type:</b>	Ground Lease	<b>Utilities:</b>	Tenant
<b>Lease Term:</b>	15 Years	<b>HVAC:</b>	Tenant
<b>Extension Options:</b>	Seven (7), Five (5) Year Options	<b>Parking Lot:</b>	Tenant
<b>APN:</b>	503-76-981	<b>Roof &amp; Structure:</b>	Tenant
<b>Parking Spaces:</b>	24 Spaces	<b>ROFR:</b>	Yes

## RENT ROLL

Years:	Monthly Rent:	Annual Rent:	Increase Amount:
1 - 5	\$12,083.33	\$144,999.96	-
6 - 10	\$13,291.66	\$159,499.96	10%
11 - 15	\$14,620.83	\$175,499.95	10%
<b>OPTION TERM 1: 16 - 20</b>	\$16,082.91	\$192,994.95	10%
<b>OPTION TERM 2: 21 - 25</b>	\$17,691.20	\$212,294.44	10%
<b>OPTION TERM 3: 26 - 30</b>	\$19,460.32	\$233,523.89	10%
<b>OPTION TERM 4: 31 - 35</b>	\$21,406.36	\$256,876.27	10%
<b>OPTION TERM 5: 36 - 40</b>	\$23,546.99	\$282,563.90	10%
<b>OPTION TERM 6: 41 - 45</b>	\$25,901.69	\$310,820.29	10%
<b>OPTION TERM 7: 46 - 50</b>	\$28,491.86	\$341,902.32	10%

# SURPRISE, AZ



## Explosive Population Growth

Surprise is consistently one of the fastest-growing cities in the U.S. This rapid expansion creates a continuous, built-in “rooftop” demand for new retail, services, and dining options that the current supply has yet to fully satisfy.



## High Household Purchasing Power

The city boasts an impressive economic profile, with a median household income of approximately \$93,371—significantly higher than many surrounding areas. This affluent demographic provides retail tenants with a customer base that has high discretionary spending power for both necessity-based and lifestyle retail.



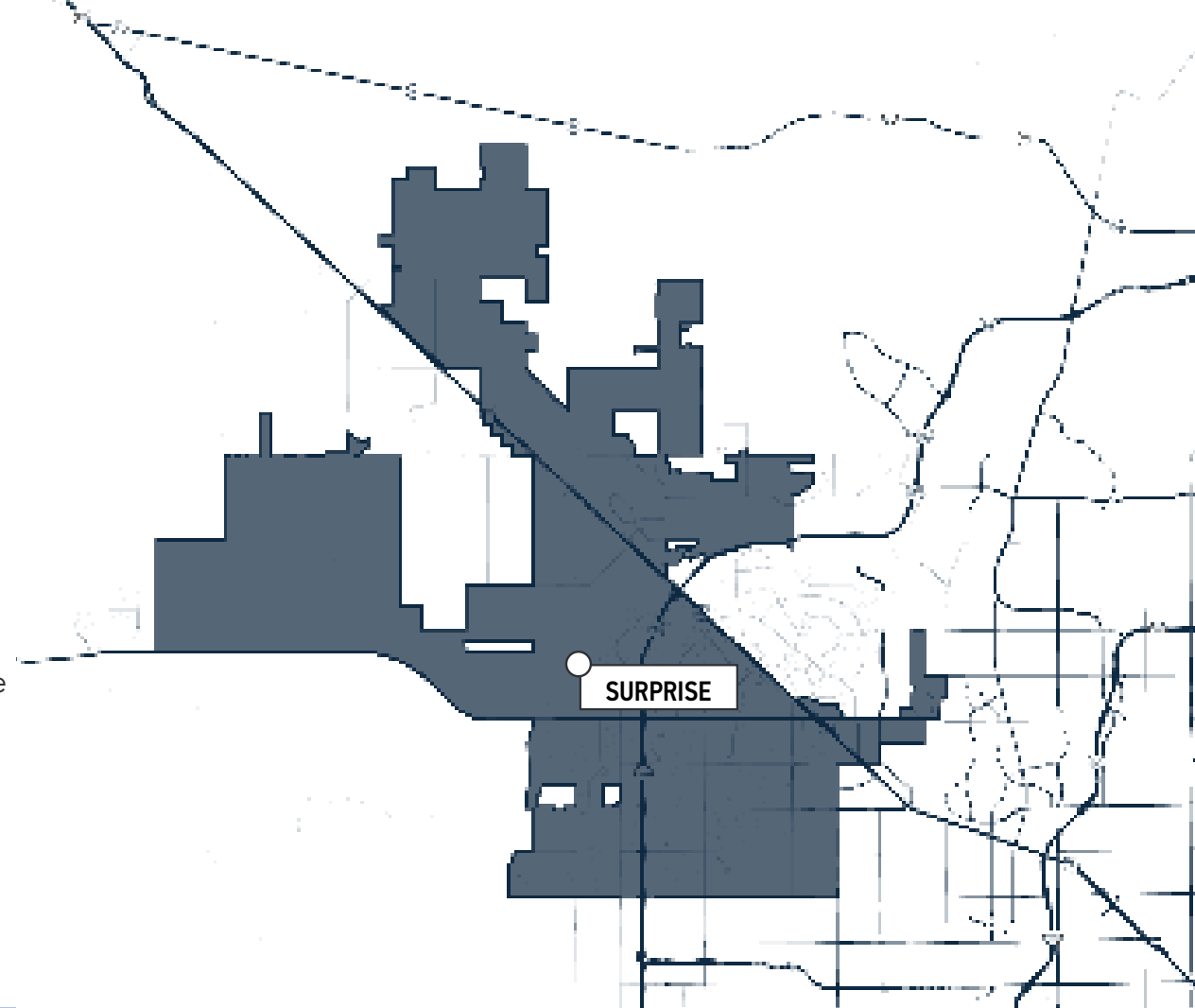
## The Loop 303 Corridor Advantage

The massive expansion of the Loop 303 has created a “retail gold rush” along its interchanges. This corridor is not just a transit route but a regional employment hub, bringing thousands of daytime workers and commuters to the area who drive high traffic volumes to surrounding retail centers.



## Strategic “Prasada” & “City Center” Developments

Major master-planned projects like the Village at Prasada and the emerging walkable City Center are centralizing retail activity. These “eat-entertainment” and mixed-use hubs attract national credit tenants (like Costco and major fashion brands), which increases the overall value and stability of the surrounding smaller retail pads.



EXCLUSIVELY LISTED BY:



15

YEARS

24

STATES

778+

LEASE DEALS

306+

PROJECTS

\$1.48B+

TOTAL VALUE

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