

NNN GROUND LEASE | CIRCLE K CORPORATE GUARANTEE

NEW CONSTRUCTION RETAIL FEATURING SPROUTS AND FRYS

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

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



\$2,522,000

PURCHASE PRICE



5.75%

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.



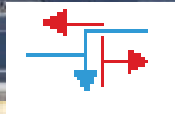
Investment Stability

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.





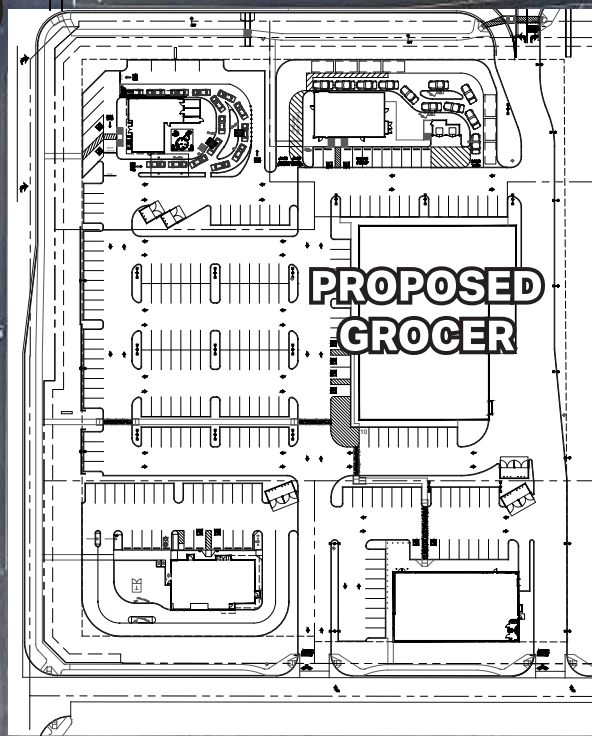
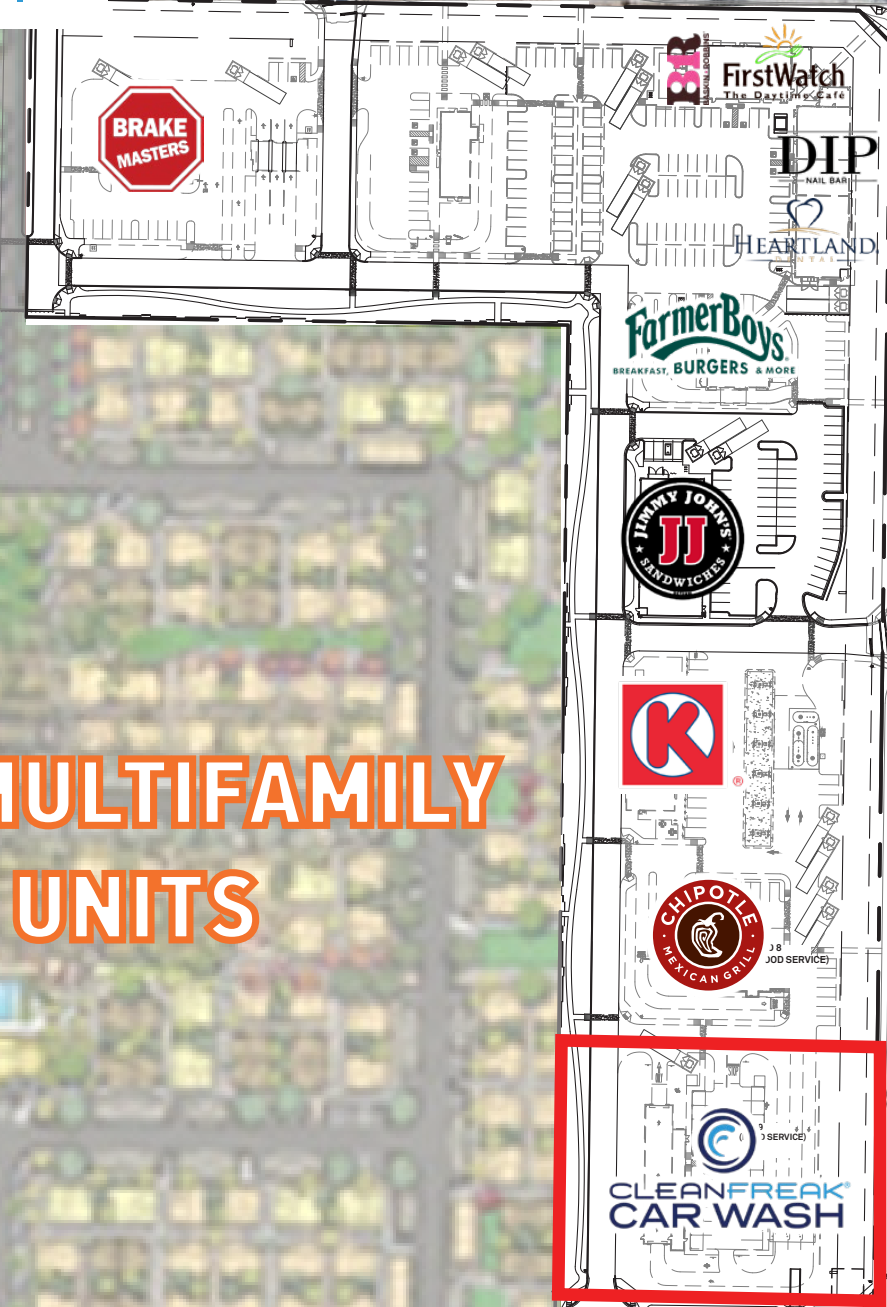
**PLANNED MULTIFAMILY
±282 UNITS**



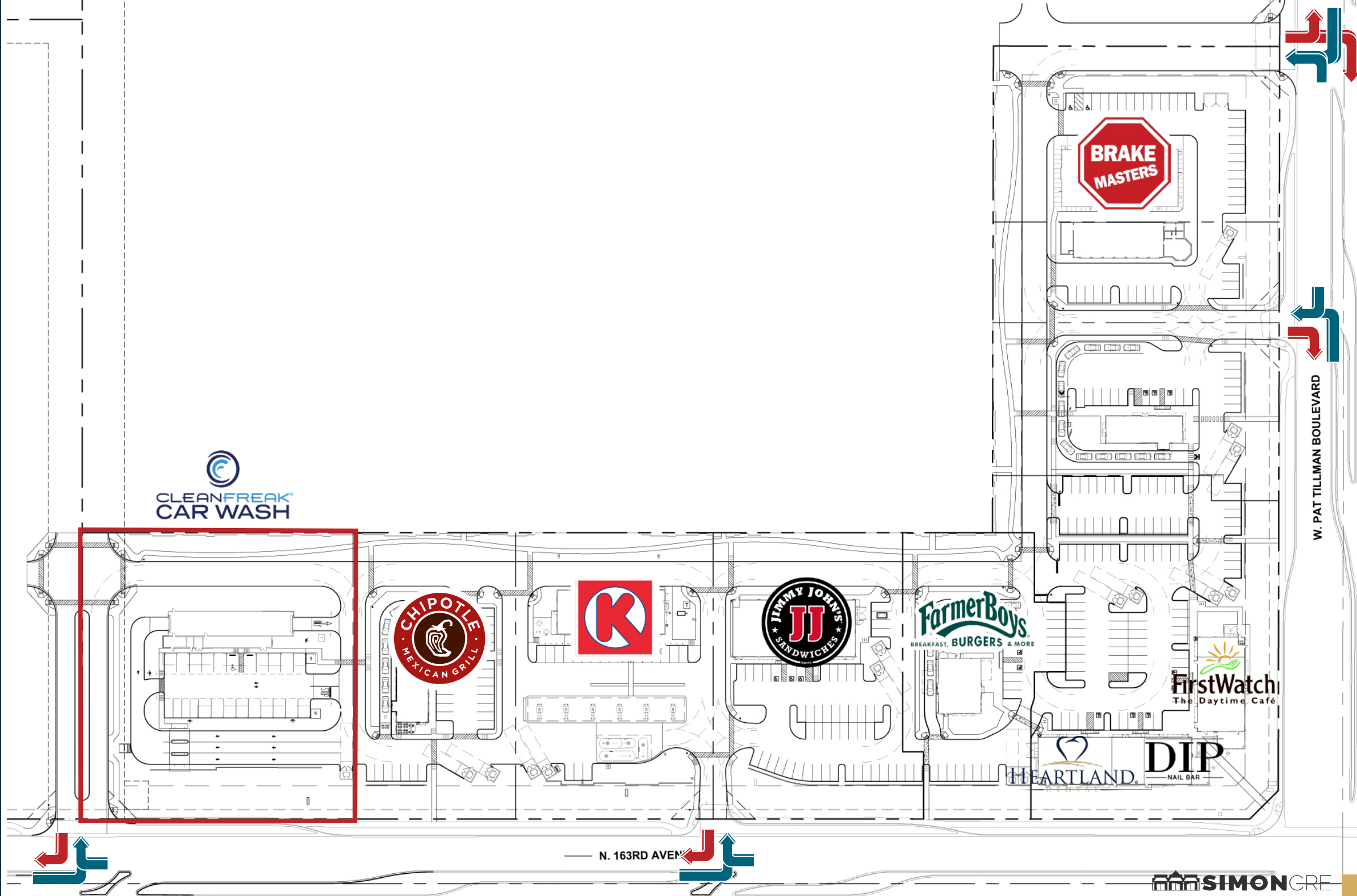
PAT TILLMAN BLVD



163RD AVE ±25,244 VPD



SITE PLAN





SUBJECT PROPERTY



ASANTE
7,793 LOTS

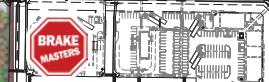
ESCALANTE
1,005 LOTS



ASANTE PREPARATORY
ACADEMY

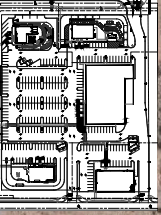


PAT TILLMAN BLVD



PLANNED
Multifamily
282 Units

163RD AVE




CLEANFREAK
CAR WASH
SUBJECT PROPERTY

347 LOTS

294 UNITS



+31,541 VPD



CLOSED ESCROW
HONORHEALTH

+25,244 VPD



TRADE MAP

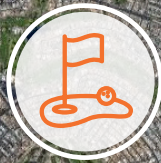
60

LOOP 303

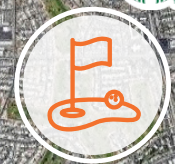
CLEANBREAK CAR WASH
SUBJECT PROPERTY



DEER VALLEY GOLF COURSE



HILLCREST GOLF CLUB



WILLOW CREEK GOLF COURSE

fray's FOOD STORES
HONOR HEALTH
BRAKE MASTERS
McDonald's
SPROUTS FARMERS MARKET
Farmer Boys
Timmy Jones
EoS
K
FirstWatch
CHIPOTE
Great Clips

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

Starbucks **KFC** **fray's** **goodwill** **AT&T**
SUBWAY **Little Caesars**
Quick Quack CAR WASH **Great Clips** **CVS pharmacy**
Cafe Rio MEXICAN GRILL **SONIC** **TRACTOR SUPPLY CO**

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

+39,806 VPD
+31,541 VPD

GRAND VILLAGE CENTER

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

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

VILLAGE AT PRASADA

SPROUTS FARMERS MARKET **HOBBY LOBBY** **ROSS DRESS FOR LESS** **GOLD BEERS & CATERING**
Low Mahati's PIZZERIA **FLOOR DECOR** **OHIO BIRDMARK & DISTILLERY** **Fat Cat's**
BLUE SUSHI SAKE GRILL **Total Wine SPIRITS-BEER & MORE** **BAMBOO QUEEN**
KOHL'S **Foot Locker**
ULTA BEAUTY **PETSMART** **FIREBIRDS WOOD FIRED GRILL** **DICK'S SPORTING GOODS**
HomeGoods **COOPER'S HAWK WINERY & RESTAURANTS** **COSTCO WHOLESALE**
Marshalls **TJ-maxx** **Burlington**

ULTA BEAUTY **ROSS DRESS FOR LESS**
BARNES & NOBLE **Target** **BEST BUY**
Walmart Supercenter **LOWE'S**
rue21 **pepper's**
BED BATH & BEYOND **Olive Garden**

DQ **QT**
Starbucks **6** **KFC**
Jack in the box **fray's**
POPEYES

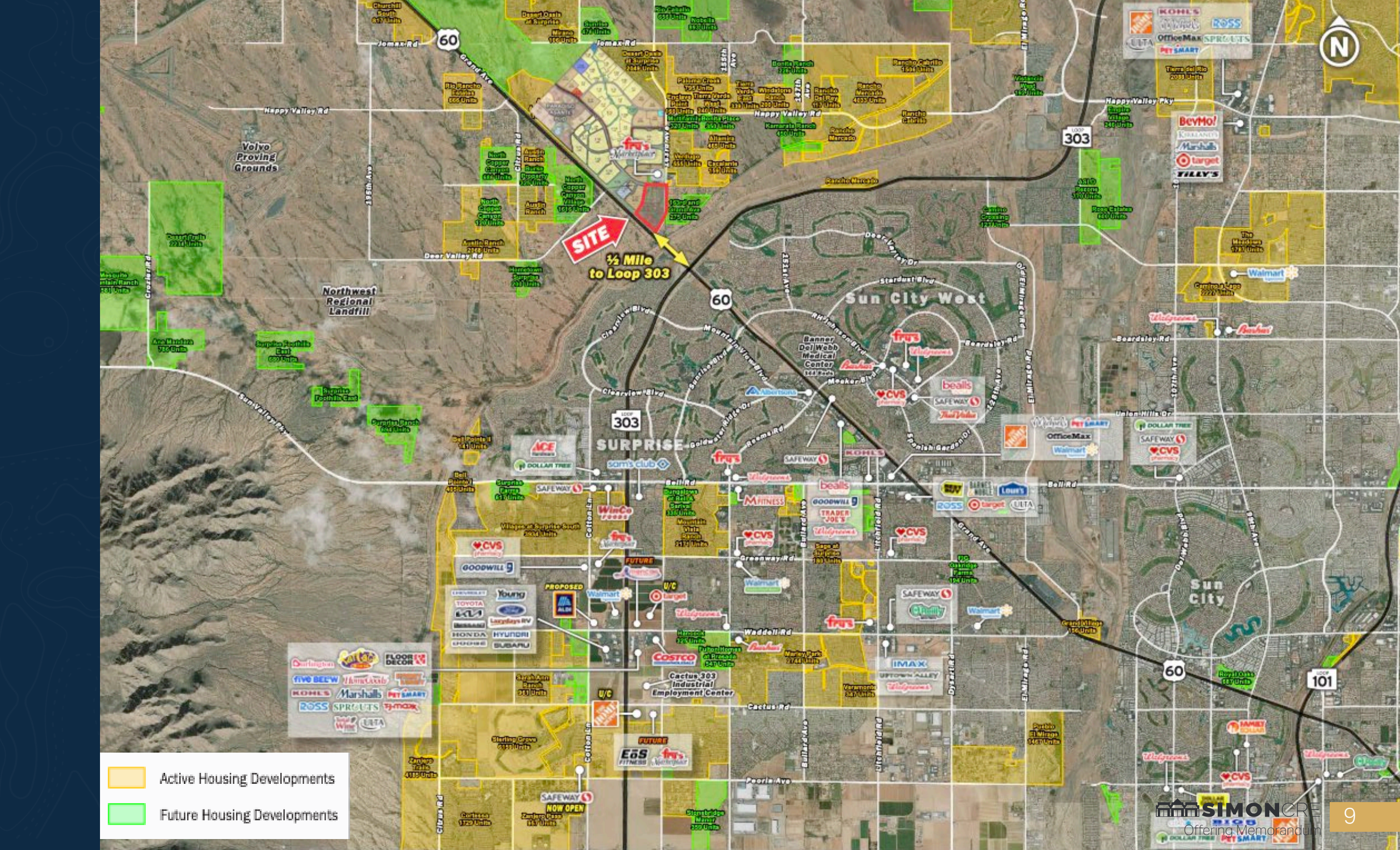
Walgreens **Starbucks**
Great Clips **IT'S GONNA BE GREAT**
goodwill **SUBWAY**
Arbys **CVS pharmacy** **Domino's**
WELLS FARGO **SAFeway** **DQ**
ACE Hardware **fray's**
True Value **bealls OUTLET**
Bashas' **PNC**

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

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

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

BMO **CHASE**



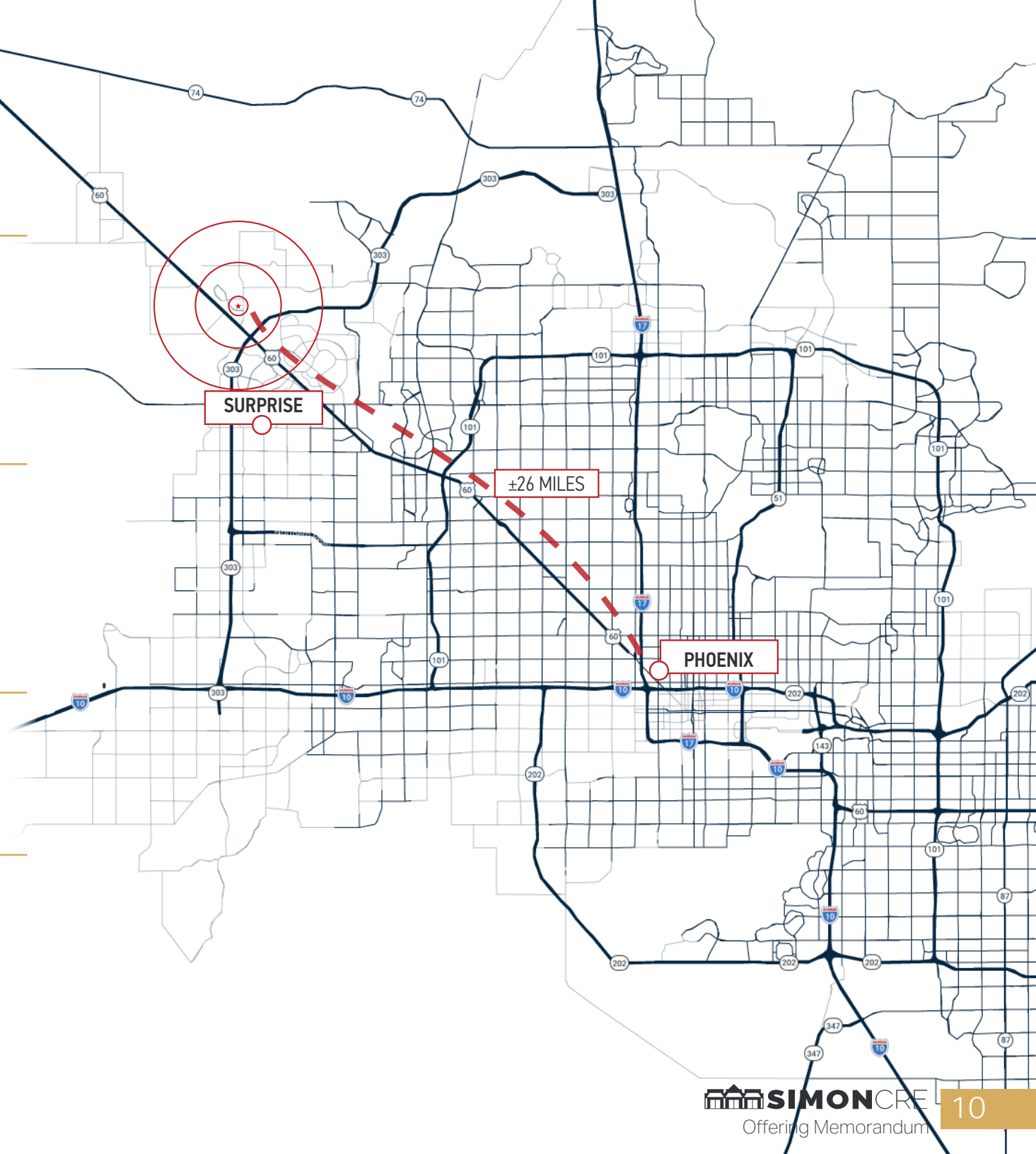
- Active Housing Developments
- Future Housing Developments

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)

LEASE SUMMARY

Tenant:	Circle K Stores Inc. dba Clean Freak	Property Taxes:	Tenant
Guarantor:	Circle K Stores Inc.	Insurance:	Tenant
Lease Type:	Ground Lease	Utilities:	Tenant
Lease Term:	15 Years	HVAC:	Tenant
Extension Options:	Seven (7), Five (5) Year Options	Parking Lot:	Tenant
APN:	503-76-981	Roof & Structure:	Tenant
Parking Spaces:	24 Spaces	ROFR:	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%
OPTION TERM 1: 16 - 20	\$16,082.91	\$192,994.95	10%
OPTION TERM 2: 21 - 25	\$17,691.20	\$212,294.44	10%
OPTION TERM 3: 26 - 30	\$19,460.32	\$233,523.89	10%
OPTION TERM 4: 31 - 35	\$21,406.36	\$256,876.27	10%
OPTION TERM 5: 36 - 40	\$23,546.99	\$282,563.90	10%
OPTION TERM 6: 41 - 45	\$25,901.69	\$310,820.29	10%
OPTION TERM 7: 46 - 50	\$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.



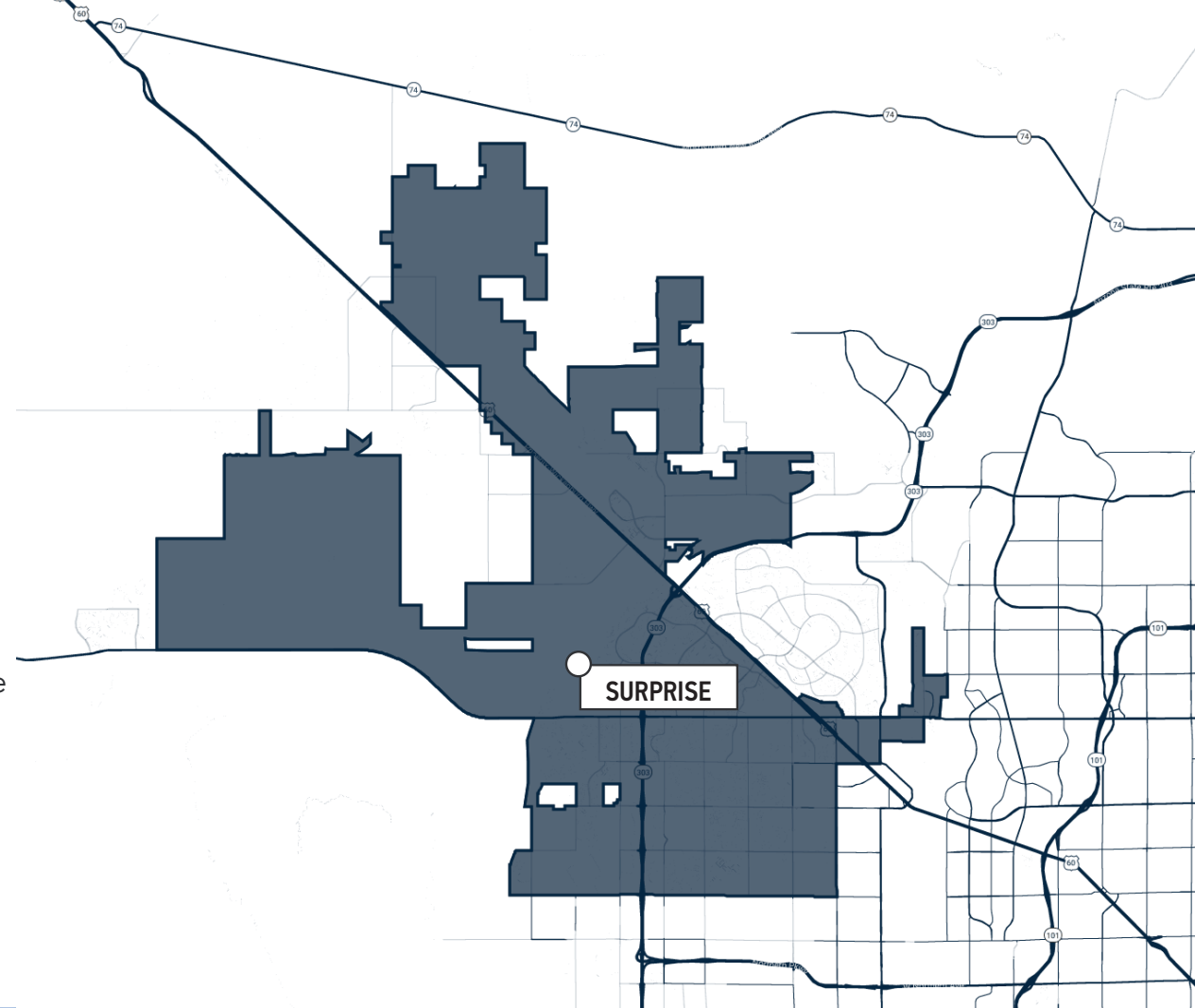
The Loop 303 Corridor Advantage

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

DESIGNATED BROKER | Joshua Simon | 480.588.2999 | js@simoncre.com
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