Kainoa's
Hawaiian Fusion

ABSOLUTE NNN STNL INVESTMENT

Brand New Construction
10-Year Lease

ACTUAL BUILDING

DIVERSIFIED PARTNERS
Nationwide Real Estate Services

3519 S ELLSWORTH ROAD | MESA, AZ 85212

OFFERING MEMORANDUM

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OFFERING SUMMARY

ASKING PRICE	CAP RATE	ANNUAL RENT	LEASE TERM	RENT INCREASES	TYPE OF OWNERSHIP
$3,333,000	6.00%	$200,000	10 YEARS	10% EVERY 5 YEARS	FEE SIMPLE

INVESTMENT HIGHLIGHTS

NEW KAINOA'S HAWAIIAN FUSION | ABSOLUTE NNN STNL

- Newly constructed ±2,398 SF building, built in 2026, with 10 years of term remaining on the lease. The property is leased to a private, growing operator with locations across Arizona and Idaho.

STRONG INCOME PROFILE | PASSIVE NNN INVESTMENT

- Offered at $3,333,000 with a 6.00% cap rate and $200,000 in current rent, providing predictable cash flow backed by a locally beloved, highly rated operator headquartered in Thatcher, Arizona.

PREMIER EAST VALLEY LOCATION

- Strategically positioned along the Elliot Tech Corridor and surrounded by major employers including Meta, Apple, Google, EdgeCore, Niagara Bottling, and Dignity Health.

HIGH GROWTH RESIDENTIAL TRADE AREA

- Adjacent to Eastmark, the number one master planned community in Arizona, projected to include approximately 15,000 homes at full buildout and supported by strong household incomes.

EXCELLENT REGIONAL CONNECTIVITY

- Immediate access to Loop 202, State Route 24, and US 60, along with close proximity to Phoenix Mesa Gateway Airport, which serves more than 1.5 million travelers annually.

SURROUNDED BY MAJOR DEMAND DRIVERS

- Located near the 308-acre Legacy Sports Park and along Ellsworth Road, one of the highest traffic corridors in the City of Mesa.

ACTUAL BUILDING

PROPERTY DESCRIPTION

ADDRESS:
3519 S Ellsworth Road
Mesa, AZ 85212

LAND AREA:
± 0.85 AC (± 36,944 SF)

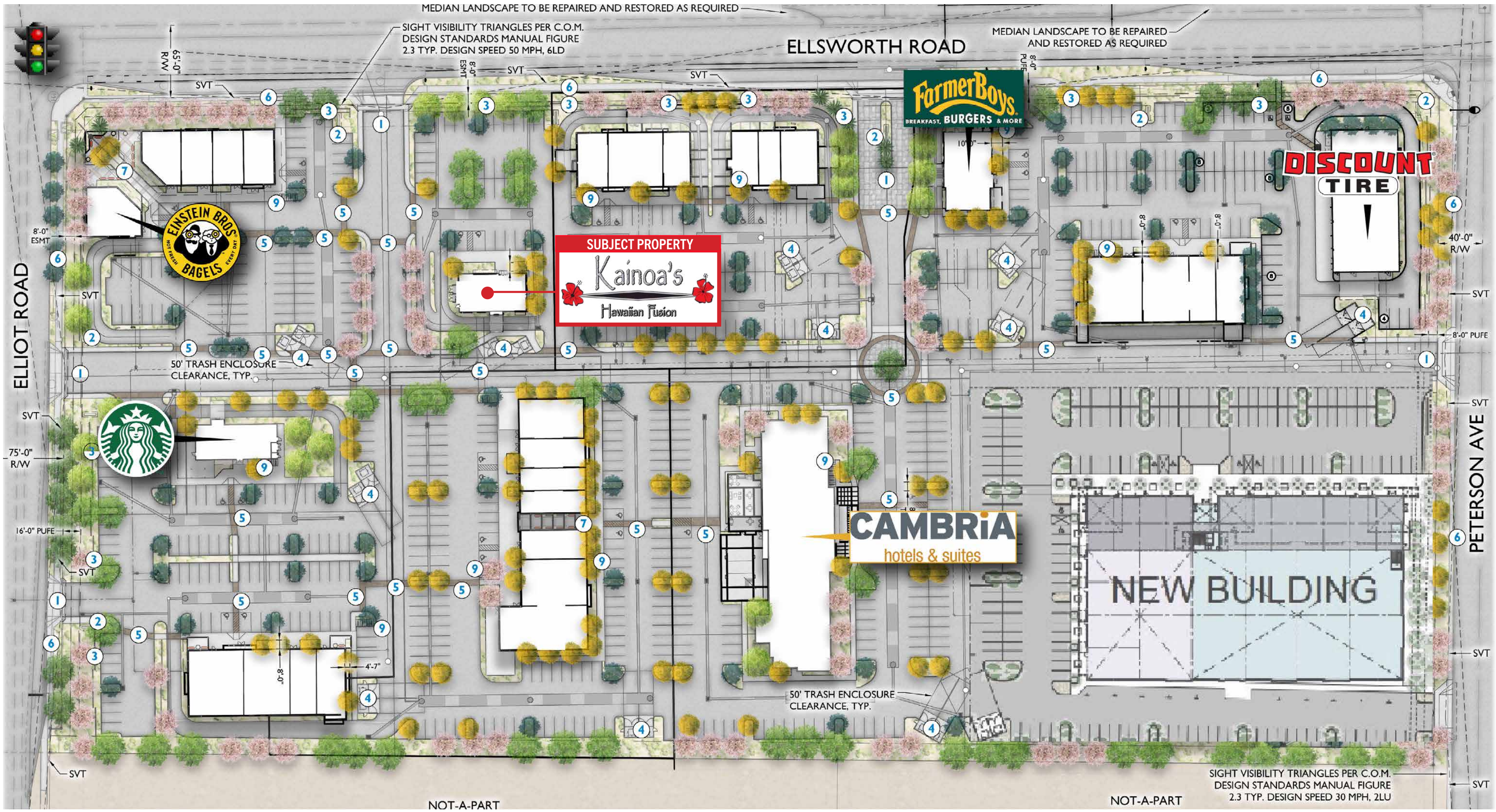
YEAR BUILT:
2026

BUILDING AREA:
± 2,398 SF

CROSS STREETS:
Ellsworth Rd & Elliot Rd

MARICOPA COUNTY PARCEL #:
304-12-982

SITE PLAN - Full Center



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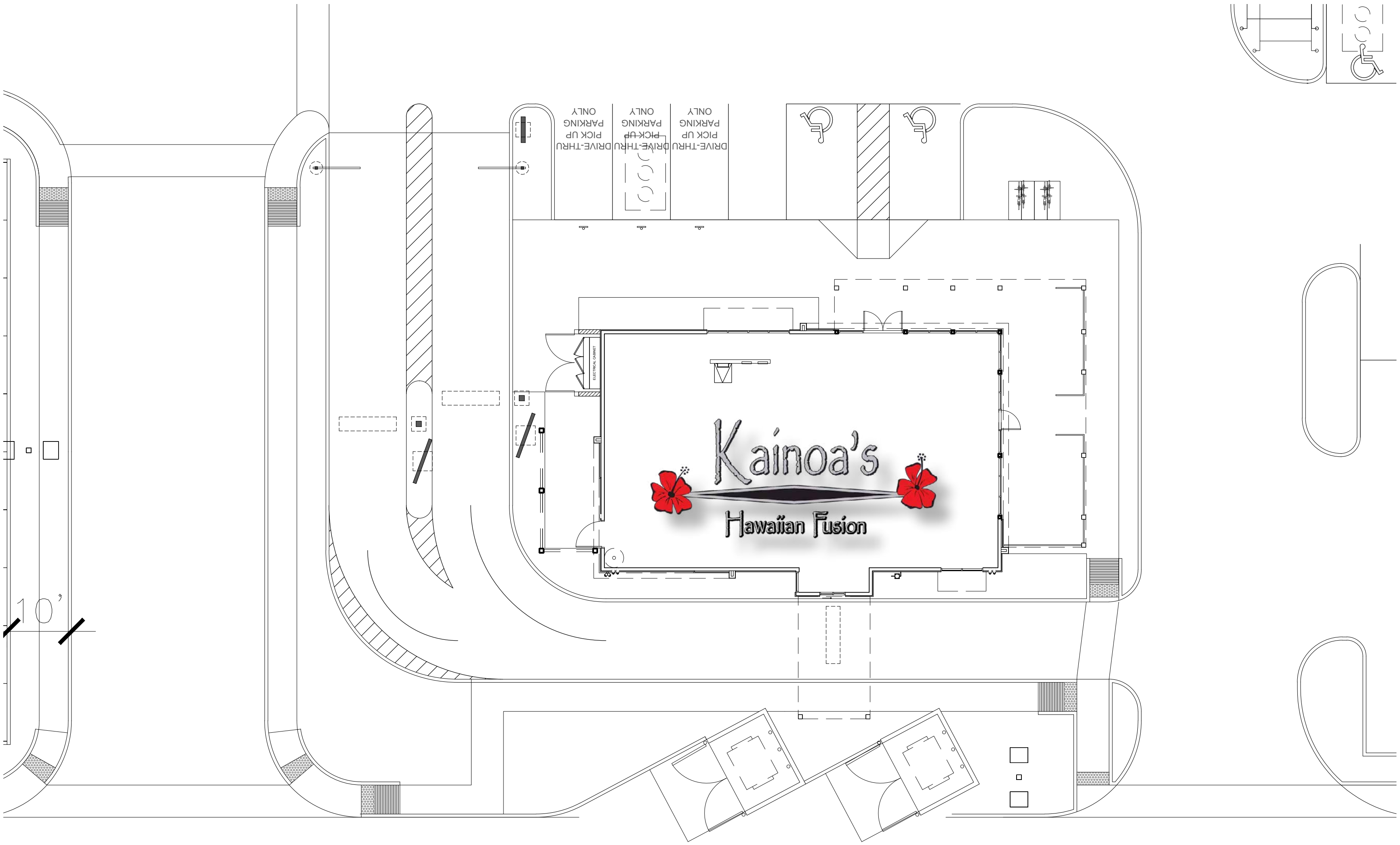
SITE PLAN - Kainoa's Hawaiian Fusion



SITE PLAN

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MARKET OVERVIEW

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
POPULATION (2026)	3,705	92,477	221,204
PROJECTED POPULATION (2031)	3,610	101,344	237,393
AVG HH INCOME	$123,934	$149,992	$133,409
MEDIAN HOME VALUE	$460,605	$515,240	$449,129
MEDIAN AGE	32.8	39.9	40.4
DAYTIME POP (16 YRS & OVER)	1,729	35,755	103,534
TOTAL BUSINESSES	132	1,697	5,170
WORKFORCE (16 YRS & OVER)	2,812	73,401	177,353

MARKET OVERVIEW

MESA OVERVIEW

3RD
LARGEST CITY
in Arizona

#9
BEST BIG CITIES TO LIVE
(US News & World Report - 2025-2026)

4.5M
VISITORS
Annually

Mesa is one of the fastest growing cities in the Phoenix metropolitan area and serves as a major economic and residential hub in the East Valley. With a population of more than 500,000 residents, Mesa is the third largest city in Arizona and the second largest in the Phoenix Mesa metropolitan area. The city offers the amenities of a major metropolitan center while maintaining the accessibility and character of a suburban community, making it attractive to both residents and businesses.

Mesa benefits from strong regional connectivity through major freeway corridors including Loop 202, US 60, and State Route 24, providing direct access to key employment centers throughout the Phoenix metro area. Continued infrastructure investment, expanding job opportunities, and diverse housing options support long term population growth and a stable, business friendly environment.

The city has increasingly emerged as a hub for technology and large-scale investment. Major corporate projects, including Meta's renewable energy powered data center, have brought significant capital investment and high paying jobs to the region. Mesa is also experiencing major mixed-use development, highlighted by Vestar's $1 billion Legacy Park project, a planned 9.4 million square foot destination featuring retail, residential, office, hospitality, and public open space.

Beyond its economic growth, Mesa offers a strong quality of life supported by cultural, recreational, and tourism amenities. The city attracts approximately 4.5 million visitors annually and is home to the Mesa Arts Center, the largest arts and entertainment complex in the Southwest. Mesa also hosts Major League Baseball spring training at Sloan Park for the Chicago Cubs and Hohokam Stadium for the Oakland Athletics, drawing visitors from across the country each year.

RENT ROLL

Tenant	Lease Start	Lease End	Square Feet	% of GLA	Contract Rental Rate Year	Contract Rental Rate Month	Rent per Sq. Ft. Year	Rent per Sq. Ft. Month	Rent Increases	Options
Kainoa's Hawaiian Fusion	Oct-26	Oct-36	2,398	100%	$200,000	$16,667	$83.40	$6.95	10% Increases Every 5 Years	4 x5 Yr Options

TENANT OVERVIEW

www.kainoas.com

Founded in 2010 in Thatcher, Arizona, Kainoa's Hawaiian Fusion is a family owned, fast casual restaurant chain specializing in Hawaiian fusion cuisine. The concept was launched by a local family after returning to the Gila Valley, built around bringing authentic island flavors and a friendly, welcoming atmosphere to a small-town setting.

Kainoa's specializes in Hawaiian plate lunches featuring proteins like kalua pork, teriyaki chicken, chicken katsu, and Bulgogi beef, served with rice and macaroni salad in the traditional island style. The menu also includes hand chopped salads, wraps, fresh seafood, and a lineup of signature smoothies and tropical drinks. The company emphasizes fresh preparation, dietary accommodation, and a warm, community focused dining experience.

Headquartered in Thatcher, Arizona, Kainoa's operates locations in Thatcher and Mesa, Arizona, along with a location in Rexburg, Idaho, with continued expansion underway. The brand has built a loyal, highly rated following by combining generous portions, attentive service, and an authentic aloha spirit that sets it apart in the fast casual segment.

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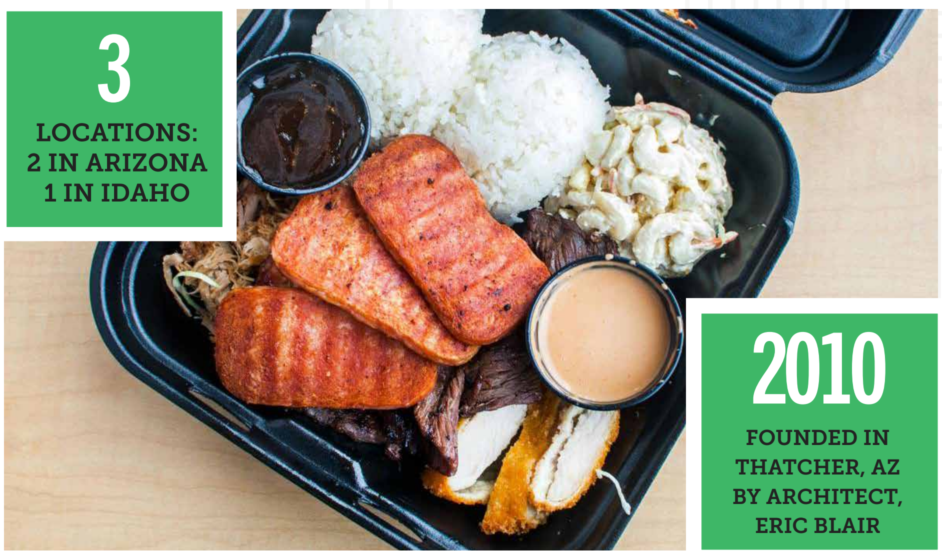
LOCATIONS:
2 IN ARIZONA
1 IN IDAHO



2010
FOUNDED IN THATCHER, AZ BY ARCHITECT, ERIC BLAIR

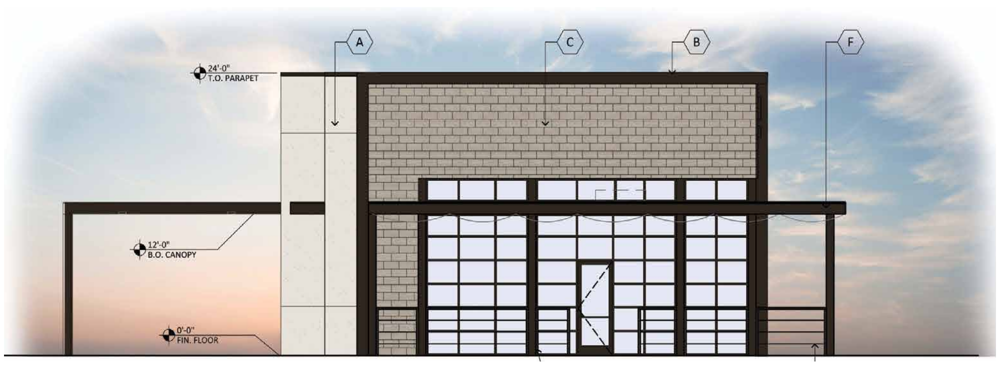
LEASE ABSTRACT

LESSEE	Kainoa's Hawaiian Fusion Mesa 1, LLC, an AZ limited liability company
TENANT NAME	Kainoa's Hawaiian Fusion
TENANT SIZE (SF)	2,398
LEASE COMMENCEMENT DATE	10/1/2026
EXPIRATION DATE	10/31/2036
NO. & TERM OF OPTIONS	Four (4) - Five (5) Year Options
CONTRACTUAL RENTAL RATE	$16,667 per month
RENT INCREASE SCHEDULE	10% Increases every five (5) years Yrs 6-10 $220,000.00 Option Yrs 11-15 $242,000.00 Option Yrs 16-20 $266,200.00 Option Yrs 21-25 $292,820.00 Option Yrs 26-30 $322,102.00
LESSEE OPERATING EXPENSES	From and after the Commencement Date, Tenant shall be solely responsible for direct payment of all costs of operating, maintaining, repairing, and replacing the Premises, including but not limited to utilities, janitorial services, trash removal, water, sewer, electricity, gas, security, pest control, and any other services related to the operation of the Premises.
PROPERTY TAX EXPENSE	The tenant is responsible for paying all real property taxes on the premises from the commencement date through the full term and any option terms. These taxes must be paid directly to the taxing authority at least ten days before they become delinquent. If the building and any required parking areas are separately assessed, the tenant pays those taxes directly. If the premises are not separately assessed and are part of a larger parcel, the tenant pays its proportional share to the landlord within thirty days of written request. The share is calculated using the net acres of the premises compared to the total net acres of the larger parcel.
PROPERTY INSURANCE	Tenant must maintain commercial general liability insurance on an occurrence basis with at least 2 million per occurrence and 4 million aggregate, covering bodily injury, personal injury, advertising injury, products and completed operations, and contractual liability, with no intra insured exclusions. Landlord, and if requested, its lenders and ground lessors must be named as additional insureds, and the coverage must apply to all claims arising from Tenant's use, occupancy, or maintenance of the Premises.
MAINTENANCE & REPAIRS	Tenant shall, at its sole cost and expense, maintain and repair the entire Premises in good condition, including the building structure, roof, foundation, HVAC systems, utility lines, landscaping, sidewalks, parking areas, and all other improvements. Landlord shall have no obligation for maintenance or repair unless specifically stated otherwise in the Lease.

AERIAL


N
PETERSON AVE
CAMBRiA
hotels & suites
Kainoa's
Hawaiian Fusion

ELEVATIONS



NORTH ELEVATION

WEST ELEVATION

Kainoa's
Hawaiian Fusion

SOUTH ELEVATION

EAST ELEVATION

CONFIDENTIALITY STATEMENT

EXCLUSIVELY LISTED BY:

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