

# ZAXBY'S LONG TERM GROUND LEASE

ADJACENT TO A NEW FRY'S AND EOS-ANCHORED SHOPPING CENTER

20465 S SIGNAL BUTTE RD, QUEEN CREEK, AZ 85142



[REPRESENTATIVE PHOTO]

 **SIMON CRE**  
OFFERING MEMORANDUM

# EXECUTIVE SUMMARY



## Ground Lease

Property offering zero landlord responsibilities.



## 20-Year Base Term

Four (4), Five (5) year options on brand new construction.



## Strong Rent Growth

10% increases every five years.



## Adjacent to New Shopping Center

Fry's- and EoS-anchored shopping center with frontage on main arterial road.



[REPRESENTATIVE PHOTO]



±1.45

**TOTAL ACRES**



\$2,476,000

**PURCHASE PRICE**



5.25%

**CAP RATE**



\$130,000

**NOI**

# LOCATION HIGHLIGHTS



## Premier Community Anchor

Located seconds from the brand-new Frontier Family Park, a major regional draw for families and sports enthusiasts. Featuring 3 multi-use fields, 6 baseball fields, and a fishing lake, this recreation hub drives consistent, high-volume foot traffic and “stay-and-play” activity directly to your doorstep.



## LG Energy Solution Catalyst

Strategically positioned just one mile from the massive \$5.5 billion LG Energy Solution manufacturing complex. Set to open in 2026, this facility is a primary economic engine that will bring thousands of new jobs and significant infrastructure investment to the immediate trade area.



## High-Value Demographics

Target an affluent consumer base with an impressive average household income of \$165,412 within a one-mile radius. With a dense population of 117,197 residents within five miles, this location offers the rare combination of high-octane purchasing power and significant scale.

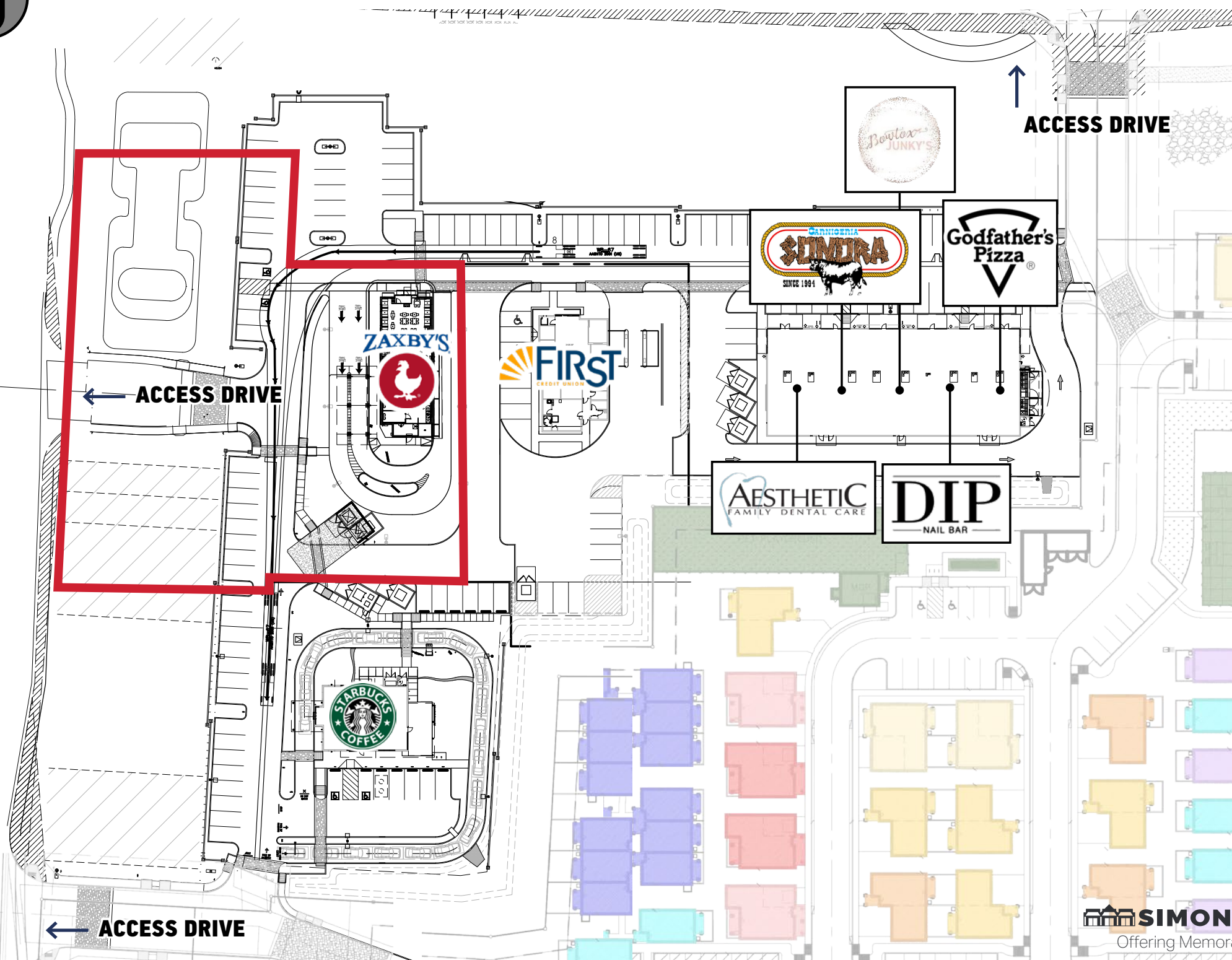


**SITE PLAN**



**QUEEN CREEK RD**

**SIGNAL BUTTER RD**





**SUBJECT PROPERTY**



**LOCATION AERIAL**



**FUJIFILM**



**±1.5 MILES NORTH  
FULL ACCESS FROM  
SIGNAL BUTTE**

**STATE TRUST LAND**

**UNDER  
CONSTRUCTION**

**±14,805 VPD**

**GI (GENERAL INDUSTRIAL)**

**E GERMANN RD**

**SIGNAL BUTTE RD**

**Trammel Crow  
Planned Multifar  
495 Apartments  
186 Condos  
Future  
Assisted Li**

**North Creek**  
 PHASE 2  
 ±738 D/U  
 PHASE 1  
 (underway)

**COMBS HIGH SCHOOL  
±1,355 STUDENTS**

**BARNEY FARMS**  
1,702 D/U

**S MERIDIAN RD**

**Elanto  
Planned BTR  
320 Units**

**GERMANN 516  
±1,947 D/U**

**FRONTIER FAMILY PARK  
NOW OPEN**

**PLANNED  
LIFETIME  
FITNESS**



**QUEEN CREEK RD**

**ZAXBY'S**  
  
**SUBJECT PROPERTY**

**LIGHT SKY  
RANCH  
±111 D/U  
MADERA WEST ES  
STATES  
±217 D/U**

**FRY'S**

**AVANTERRA  
MADERA  
±130 D/U**

**DIP  
NAIL BAR  
±889 D/U**

**Quick Quack  
CAR WASH**

**SIMON CRE** 6

Offering Memorandum



IRONWOOD CHURCH

±39,717 VPD



±1.5 MILES NORTH FULL ACCESS FROM SIGNAL BUTTE

±14,805 VPD



STATE TRUST LAND



ELLSWORTH RD

ZAXBY'S  
SUBJECT PROPERTY

HOBBY LOBBY

COSTCO WHOLESALE

Valvoline WHATABURGER ALDI  
SportClips HAIRCUTS  
Dutch Bros Ashley HOMESTORE

PLANNED LIFETIME FITNESS

±27,735 VPD

black★rock coffee bar



Portillo's HOT DOGS • BEEF • BURGERS • SALADS

LIGHT SKY RANCH ±111 D/U  
MADERA WEST ESTATES ±217 D/U

FRUITS



ECS FITNESS

E QUEEN CREEK RD

Anterra Madera 150 D/U  
MADERA 889 D/U  
MADERA ±889 D/U



LEGACY TRADITIONAL SCHOOL



EDGEWOOD ±173 D/U

Quick Quack CAR WASH

ROSS DRESS FOR LESS



HomeGoods

Burlington

TRADER JOE'S

POPEYES T.J. MAXX

PET SMART ULTA BEAUTY

KOHL'S SPROUTS FARMERS MARKET

PAPA JOHN'S

Firestone

Bath & Body Works

Total Wine SPIRITS • BEER & MORE

BOOT BARN



Shell BR DAYKIN TOBACCO JJ TIMMY JONES SANDWICHES Jack in the box PANDA EXPRESS

DUNKIN' Walgreens

Little Caesars Walmart Save money. Live better.

CVS pharmacy SUBWAY Carl's Jr.

Staples petco Aaron's

SIGNAL BUTTE RD



QUEEN CREEK HIGH SCHOOL

SPUR CROSS ±573 D/U

Macayo's Mexican Food

black★rock coffee bar

LifeStorage

CHRIST'S CHURCH OF THE VALLEY

S MERIDIAN RD

Starbucks CHIPOTLE MEXICAN GRILL Chevron AT&T SportClips HAIRCUTS Freddy's FRESH CUSTARD STEAKBURGERS SAJAD AND GO Pizza Hut SAFEWAY Chick-fil-e Jersey Mike's SUBS Culver's PACIFIC DENTAL SERVICES

DUNKIN'

ACE Hardware

McDonald's TAKE 5

Walgreens

O'Reilly AUTO PARTS

ANYTIME FITNESS

LA FITNESS

### TOTAL POPULATION

**7,948**

59,399  
160,666

1 · 3 · 5 mile radius

### AVG HH INCOME

**\$201,388**

\$163,690  
\$162,497

1 · 3 · 5 mile radius

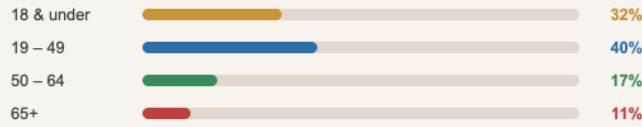
### HOUSEHOLDS

**2,298**

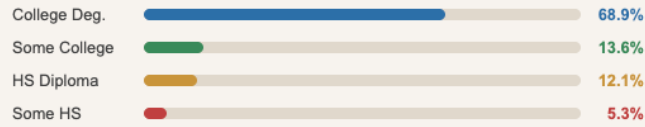
18,410  
50,934

1 · 3 · 5 mile radius

### AGE DISTRIBUTION · 1-MILE



### EDUCATION · 1-MILE



### HOUSEHOLD DETAILS

**94.0%**

Owner-occupied  
(1-mile)

**49.1%**

HH w/ Children  
(1-mile)

**3.46**

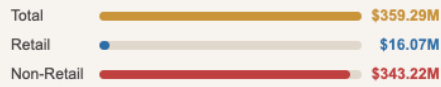
Avg HH Size  
(1-mile)

**59.3%**

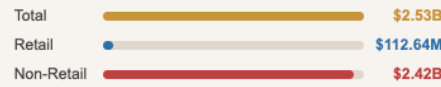
Pop. Growth  
2020-2025 (1mi)

### ANNUAL CONSUMER SPENDING

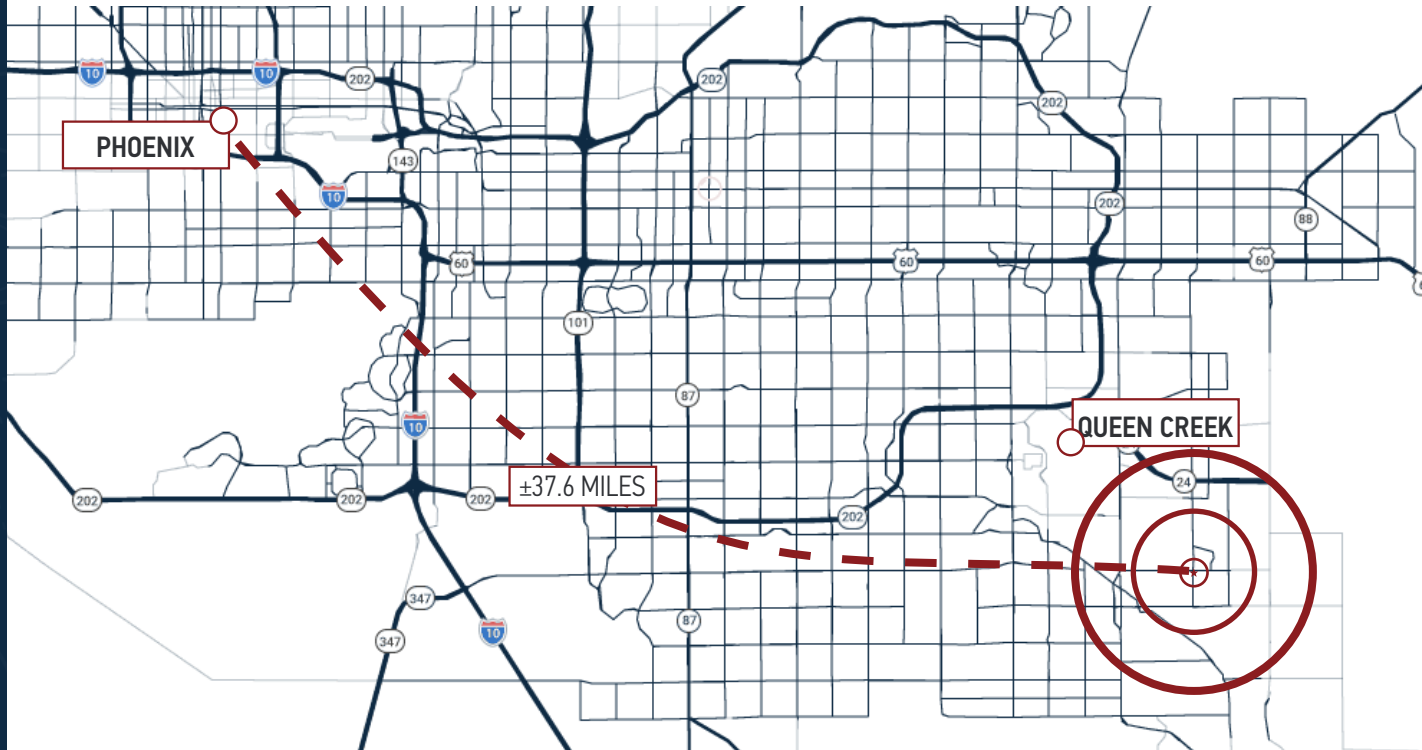
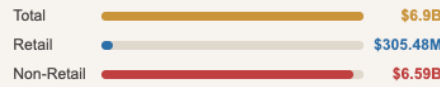
1-Mile · \$359.29M



3-Mile · \$2.53B



5-Mile · \$6.9B



### POPULATION

	1 - MILE	3 - MILE	5 - MILE
Total Population	±7,948	±59,399	±160,666
2020 - 2025 Growth Rate	59.3%	18.4%	14.2%
Daytime Population	±160	±8,604	±17,790
Age: 18 and under	±2,538	±17,830	±45,658
Age: 19 - 49	±3,143	±24,144	±65,620
Age: 50 - 64	±1,360	±9,564	±26,949

### HOUSEHOLD

Number of Households	±2,298	±18,410	±50,934
Median Household Income	\$159,025	\$130,910	\$129,098
Average Household Income	\$201,388	\$163,690	\$162,497
Average Household Size	3.46	3.21	3.14
% Of Households with Children	49.1%	46.5%	44.4%
% Owner-occupied Households	94.0%	86.3%	87.4%

### EDUCATION

Some High School	5.3%	3.9%	4.4%
High School Diploma	12.1%	20.5%	21.9%
Some College	13.6%	22.6%	22.6%
College Degree	68.9%	53%	51.1%

### CONSUMER SPENDING

Annual HH Consumer Expenditure	\$359.29M	\$2.53B	\$6.9B
Food & Beverage	\$16.07M	\$112.64M	\$305.48M
Apparel	\$6.71M	\$47.18M	\$127.91M
Health & Personal Care	\$15.75M	\$125.15M	\$345.43M
Entertainment	\$20.66M	\$145.56M	\$394.72M

Source: Demographic data derived from REGIS Online, which incorporates information from third-party providers including Esri, U.S. Census Bureau, and Bureau of Labor Statistics.

# FINANCIAL SUMMARY

ZAXBY'S



"Who's Got the Sauce?"

# Of Locations ±941

Founded in 1990 and headquartered in the Southeast, Zaxby's is a premier fast-casual chicken chain that has expanded to over 900 locations by pairing high-quality menu offerings with a proven, franchise-driven business model. Now backed by Goldman Sachs, the brand combines institutional financial strength with a strategic vision for national expansion, making it a highly stable and attractive tenant for real estate investors. Its standardized freestanding drive-thru format and strong average unit volumes capitalize on the high-demand quick-service category, offering landlords a secure, high-growth investment opportunity within thriving demographic markets.

For more information visit the [tenant website](#)

## LEASE SUMMARY

<b>Tenant:</b>	Zaxby's	<b>Property Taxes:</b>	Tenant
<b>Guarantor:</b>	High-Net-Worth Couple	<b>Insurance:</b>	Tenant
<b>Lease Type:</b>	Ground Lease	<b>Utilities:</b>	Tenant
<b>Lease Term:</b>	20 Years	<b>HVAC:</b>	Tenant
<b>Extension Options:</b>	Four (4), Five (5) Year Options	<b>Parking Lot:</b>	Tenant
<b>NOI:</b>	\$130,000	<b>Roof &amp; Structure:</b>	Tenant

Declaration: The Subject Property is governed by a comprehensive Shopping Center Declaration. The Declarant is responsible for the management and maintenance of all common areas "to the curb" of the subject property ensuring a consistent quality across the center.

## RENT ROLL

Years:	Monthly Rent:	Annual Rent:	Increase:
1-5	\$10,833.33	\$129,999.96	-
6-10	\$11,916.66	\$142,999.96	10%
11-15	\$13,108.33	\$157,299.95	10%
16-20	\$14,419.16	\$173,029.95	10%
<b>OPTION TERM 1: 21-25</b>	\$15,861.08	\$190,332.94	10%
<b>OPTION TERM 2: 26-30</b>	\$17,447.19	\$209,366.24	10%
<b>OPTION TERM 3: 31-35</b>	\$19,191.90	\$230,302.86	10%
<b>OPTION TERM 4: 36-40</b>	\$21,111.10	\$253,333.15	10%

# QUEEN CREEK, AZ



## URIVALED POPULATION GROWTH

Queen Creek is the fastest-growing community in Arizona, boasting a staggering 8.1% year-over-year growth rate. This rapid influx of residents is transforming the town into a dynamic economic hub, creating a massive, underserved demand for new dining, retail, and infrastructure.



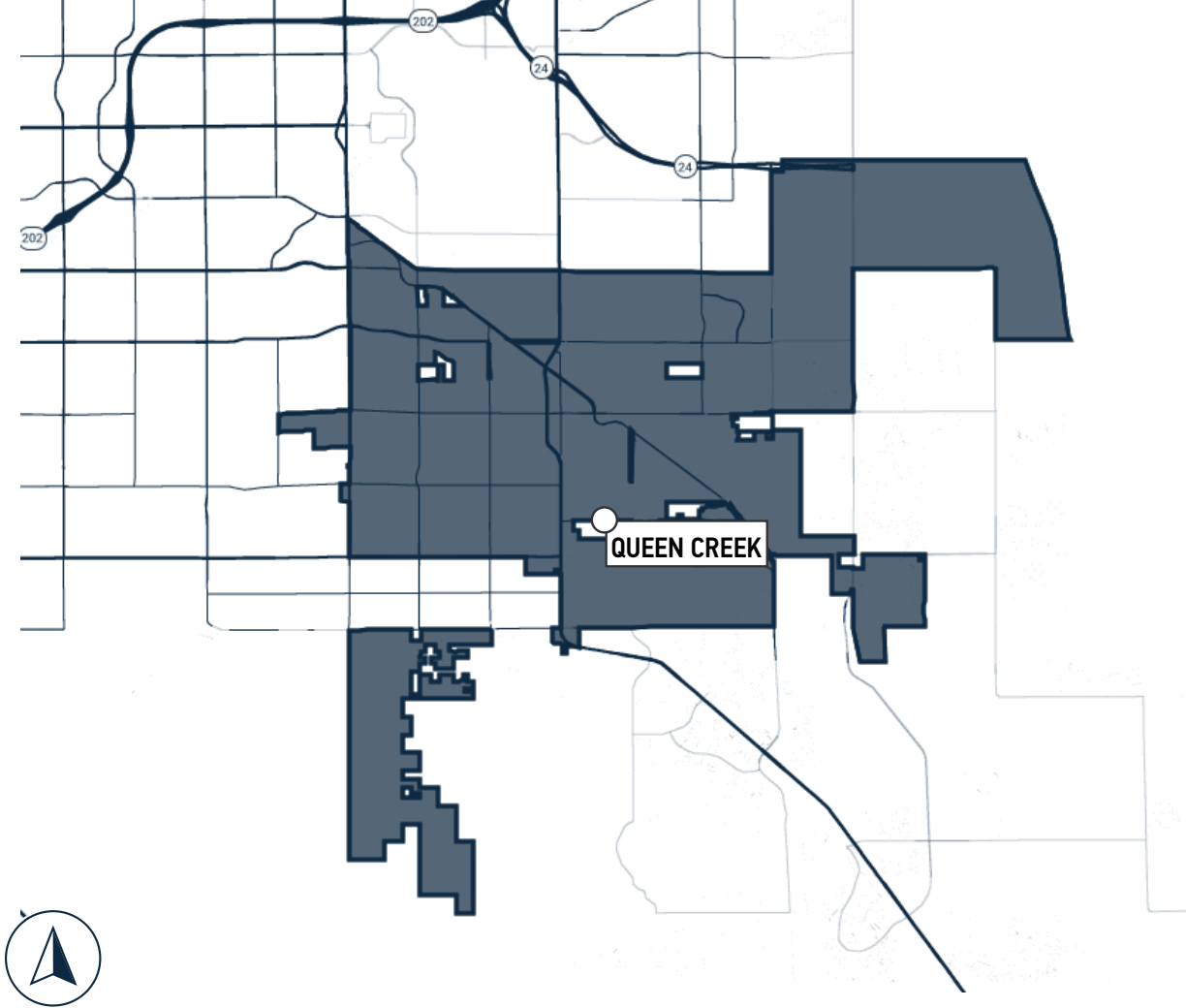
## STRATEGIC REGIONAL CONNECTIVITY

Ideally positioned for logistics and travel, the town is located just 10 minutes from Phoenix-Mesa Gateway Airport and 45 minutes from Sky Harbor International. This proximity to major transit hubs facilitates easy regional access and attracts a highly mobile, professional workforce to the immediate area.



## PREMIER QUALITY OF LIFE

Ranked as one of "America's Friendliest Cities" by Forbes, Queen Creek's reputation for safety, top-rated schools, and outdoor amenities like the San Tan Mountains drives long-term residential stability. This "lifestyle-first" atmosphere attracts a youthful, educated demographic that consistently supports local businesses and community-centered developments.



EXCLUSIVELY LISTED BY:



15

YEARS

24

STATES

779+

LEASE DEALS

307+

PROJECTS

\$1.48B+

TOTAL VALUE

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