



Absolute NNN Lease Investment
4101 N. 67th Avenue | Phoenix, AZ 85033

\$1,785,000



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DEAL SUMMARY



Address

4101 N. 67th Avenue
Phoenix, AZ 85033

Asking Price

\$1,785,000

Cap Rate

6.25%

Annual Rent

\$111,560

Lease Type

Absolute NNN

Lease Term

10 Years



LEASE SUMMARY



Tenant Name	Salsitas
Address	4101 N. 67 th Avenue Phoenix, AZ 85033
Lease Type	Absolute NNN
Lease Guarantor	Personal Guarantee <i>(Lease is Guaranteed by Founder)</i>
Annual Rent	\$111,560
Building Size	2,789 SF with Drive-Thru
Lot Size	0.60 AC (26,226 SF)
Lease Term	8.6 Years Remaining
Lease Commencement	12/16/2022
Lease Expiration	12/31/2032
Rent Increases	3% Annually
Renewal Options	2, 5-Year Options at FMV





TENANT PROFILE



The story of Salsitas is one lived by many immigrants seeking a better life in the land of opportunity. A story filled with hardship and victories but, through it all, determination. Our founder started working in his father's taco stand at the age of six. By 1997 he had a small food truck business in LA. In 1999 he decided to take a gamble, and along with his wife and kids, he moved to Phoenix to expand his business. Soon after arriving, he took over a failing restaurant on 43rd Avenue and Indian School RD. That small

restaurant would change his life forever. After some success, he expanded to over 20 locations in three different states. Family own and operated Salsitas has worked hard to preserve the quality and integrity of that original taco shop for over 20 years. From the beginning, Salsitas has been extremely grateful to the beautiful city we call home. We know that without the people of Phoenix, we wouldn't be where we are today. OUR STORY is forever rooted in Phoenix, and Phoenix is forever rooted in us. Now on our 3rd generation, the Salsitas family is working hard and constantly looking to expand while maintaining the quality that has made our restaurants a staple of Phoenix.



WEBSITE	www.lasalsitas.com
HEADQUARTERS	Phoenix, AZ
FOUNDED IN	1999



NO. OF LOCATIONS
20+ Restaurants



LOCATED IN
3 States



HEADQUARTERS
Phoenix, AZ

INVESTMENT HIGHLIGHTS



▶ **Passive Lease Structure**

Offering features an absolute NNN lease structure with zero landlord responsibilities making this an ideal, hands-off investment for any prospective owner.

▶ **Favorable Lease Structure**

Offering features 3% annual rent increases starting in 2026 allowing the investor to achieve stronger yields due to above market increases.

▶ **Prime Hard Corner Visibility**

Property sits comfortably on a hard-corner of a heavily trafficked intersection that sees over 90,000 vehicles per day.

▶ **Synergistic Retail Location**

Salsitas is surrounded by a long list of major, high-traffic retailers including a top 10% performing Wal-Mart Supercenter in the U.S., Dollar Tree, El Super, Ace Hardware, Fry's, and Ross Dress for Less to name a few.

▶ **Dense Infill Location**

The property is situated in a densely populated infill location of Phoenix consisting of nearly 437,000 people residing within a 5-mile radius of the site. Maricopa County has year-over-year been ranked as one of the fastest growing counties in the United States and has created one of the most dynamic economies in the nation.

▶ **Fry's Marketplace Adjacent**

Property sits directly across the street from a 89,890 SF Fry's Marketplace. Fry's is the leading grocer based on market share in Arizona bringing consistent consumer traffic to the intersection.

▶ **Low Entry Price Point**

This price point gives a prospective investor an opportunity to capitalize at a low basis compared to existing drive-thru restaurants throughout major metro markets.

▶ **Below Market Rent**

At just under \$40/SF, rent is well below market for an existing drive-thru QSR building in the metro Phoenix area.

PROPERTY AERIAL



N 67TH AVE - 46,012 VPD

WINDRIAN SCHOOL RD - 44,084 VPD

PROPERTY AERIAL



Walmart
Party City
Starbucks Coffee
TACO BELL
LOWE'S
TEXAS
ROSS DRESS FOR LESS
BIG LOTS!
WHAT A RIBBER

Dillard's
The Style of Your Life.
DESERT SKY MALL
curacao
Bath & Body Works
FAMOUS footwear
claire's
Burlington
VICTORIA'S SECRET

TARGET
d's DISCOUNTS
Planet Fitness

TGB
TREVON S. BROWNE
HIGH SCHOOL
3,180 Students

Pioneer Preparatory School
A Challenge Foundation Academy

fry's

TAKE 5
RESTAURANT

Filiberto's
MEXICAN FOOD

peter piper
pizza.

Salsitas
TACOS AL CARBON

W INDIAN SCHOOL RD - 44,084 VPD

N 67TH AVE - 46,012 VPD

LOCATION OVERVIEW - Phoenix, AZ

Phoenix, the seat of Maricopa County, is the largest and most populous city in the state of Arizona and the only state capital with a population of more than a million people. Phoenix is the second largest city in the Western United States after Los Angeles, California. It is the region's primary cultural, economic, and financial center and a major transportation hub. Businesses thrive in Phoenix. Combining a well-trained and educated workforce with Arizona's stable business environment and the Phoenix signature quality of life, all the ingredients are in place for business success. A new business is not on its own arriving in Phoenix. A burgeoning ecosystem of businesses and continuing services from the City make Phoenix a dynamic place for planting a company's flag. Phoenix is a flourishing community with a young, skilled workforce ready to take on innovative jobs. Over the last decade, Phoenix has exploded to take the spot as the 5th largest city and fastest-growing city of the last decade according to the U.S. Census Bureau.

- *Phoenix boasts a modern infrastructure with access to major markets across the U.S. and globe with **7 major freeways, 22 miles of resident rail, and 3 airports** strategically located throughout the valley. Read how Phoenix was built for the future [here](#).*
- *The Phoenix Metro is home to over **3,700 internationally-owned businesses** and continues to grow. Companies take advantage of a domestic location and the low-cost of operating in Phoenix. Read more about how Phoenix can help your business thrive [here](#).*
- *A diversity of industries and talents has attracted companies from all over the world. **Banner Health, American Express, TSMC, Sumco, Charles Schwab, Mayo Clinic, and Blue Optima** are a few of the numerous growing companies in Phoenix. See why Phoenix continues attracting global business [here](#).*
- *Phoenix has grown over **30% since 2010** and is home to **500+ employers**, including big names like **Quicken Loans** and **Uber**. **ASU's Downtown Campus attracts over 10,000 students yearly**. Discover why Downtown Phoenix is a top spot for business and innovation [here](#).*

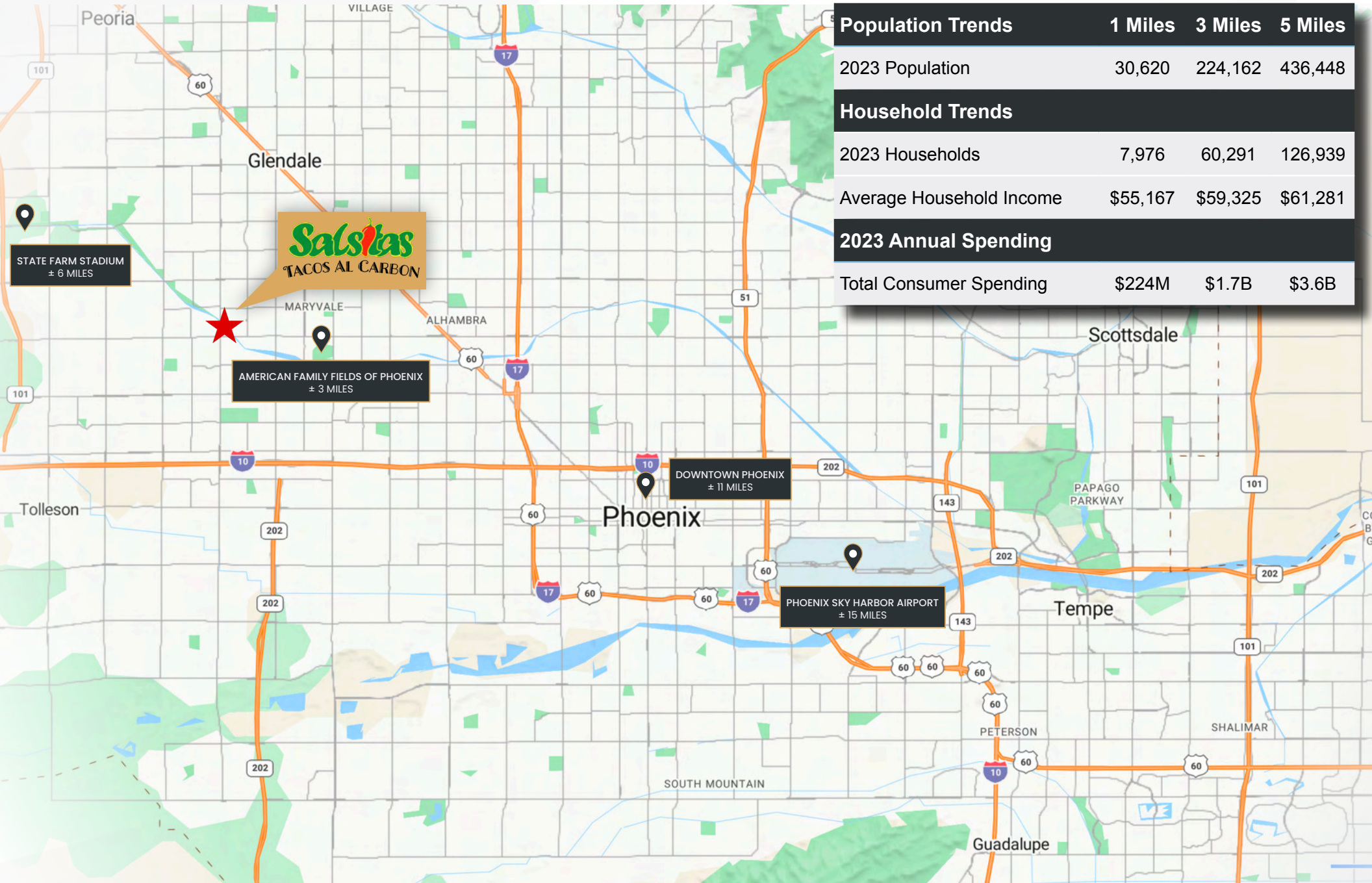
5th LARGEST
City in the U.S.

21% INCREASE
2010-2023 Phoenix MSA
Population Growth

FASTEST
Growing City in the U.S.
over the past decade



DEMOGRAPHICS - Phoenix, AZ



Population Trends	1 Miles	3 Miles	5 Miles
2023 Population	30,620	224,162	436,448
Household Trends			
2023 Households	7,976	60,291	126,939
Average Household Income	\$55,167	\$59,325	\$61,281
2023 Annual Spending			
Total Consumer Spending	\$224M	\$1.7B	\$3.6B



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