20-Year Lease Term | 3% Annual Rental Increases



Filiberto's
MEXICAN FOOD

Single Tenant Absolute NNN Investment

8601 North 7th Street | Phoenix, AZ 85020

$2,361,905

Representative Photo

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DEAL SUMMARY

Filiberto's MEXICAN FOOD

Address
8601 North 7th Street
Phoenix, AZ 85020

Purchase Price
$2,361,905

Cap Rate
5.25%

Annual Rent
$124,000

Lease Term
20 Years

Rent Increases
3% Annually

Lease Type
Absolute NNN

Year Built/Renovated
1995/2024



Construction As Of October 2024



Representative Photo

PROPERTY SUMMARY

Tenant Name	Filiberto's Mexican Food
Lease Guarantor	Personal (Alberto De Leon Tenorio - Primary Filiberto's Operator)
Address	8601 North 7th Street Phoenix, AZ 85020
Lease Structure	Absolute NNN - Zero Landlord Responsibilities
Rent Commencement	Estimated November 2024
Building Size	2,667 SF
Lot Size	0.46 AC
Year Built/Renovated	1995/2024
Renewal Options	4, 5-Year Options
Rent Increases	3% Annually
Parcel Number	160-04-004D





INVESTMENT HIGHLIGHTS





Construction As Of October 2024

Ideal Management-Free Investment
Offering features a passive 20-year lease term with 4, five-year options.

Long-Term Lease with Fast Growing QSR Brand | Household Name in Arizona
Rare 20-year lease with one of the fastest growing Mexican Food concepts in the Southwest. Filiberto's currently has over 150 locations located in AZ, NM, & CA with 90%+ of the locations being spread across the state of Arizona, making it a household name in the State.

Favorable Rental Increases | Compounding Yield
Offering features above market 3% annual rent increases allowing the investor to achieve compounding yields due over the course of the initial term. Inquire with broker for full term cap rate table.

Passive Lease Structure | Hands-Off Investment
The offering features an absolute NNN lease structure with zero landlord responsibilities making this an ideal, hassle-free investment to any prospective buyer.

Low Entry Price Point
This asset is offered at a below market price point giving an investor the opportunity to capitalize at a low basis compared to existing drive-thru restaurants throughout major metro markets.

Founder Guaranty | QSR Brand Staying Power
This long term lease is guaranteed personally by one of Filiberto's original founding members. This QSR brand has become a well known brand in the Phoenix community and has achieved long term staying power having never closed a store since its inception.

Strong Demographics | Infill Metro Market
This property is in Central Phoenix, a portion of the MSA that has been critical in the City's growth since its inception. The subject property benefits from 220,000+ people living within the immediate 5-mile radius. 7th Street is one of the busiest arterials in all of Phoenix.

TENANT PROFILE

Arizona's Favorite Mexican Food!

In 1993, Filiberto's opened its first Mexican fast-food restaurant located in Mesa, AZ. This restaurant still serves Mexican food to the entire valley of the Sun. Their gamble paid off and within a few short years, the Tenorio Family opened 10 new Mexican fast-food restaurants that offered a great Mexican food selection, friendly service, clean facilities and carry-out. Filiberto's carry-out an drive-thru quickly became an Arizona favorite and a household name. Fast forward to present day and Filiberto's now boasts more than 150 Mexican fast-food restaurants and is known as the celebration of Mexico's vibrant history and culture. Every Filiberto's preps fresh ingredients from scratch daily. All of the tacos, burritos, & carne asada are all made with fresh meat and ingredients. The Filiberto's pride doesn't lie in their fast and successful growth, but rather that they have been able to maintain a high level of quality, respect, and professional commitment to their staff, customers, and food.



WEBSITE	Filibertos.com
HEADQUARTERS	Phoenix, AZ
FOUNDED IN	1986

LOCATED IN
AZ, CA, NM

NO. OF RESTAURANTS
150+ Restaurants

GUARANTY
Personal Guaranty

FOUNDED BY
The Tenorio Brothers

PROPERTY AERIAL



PROPERTY AERIAL

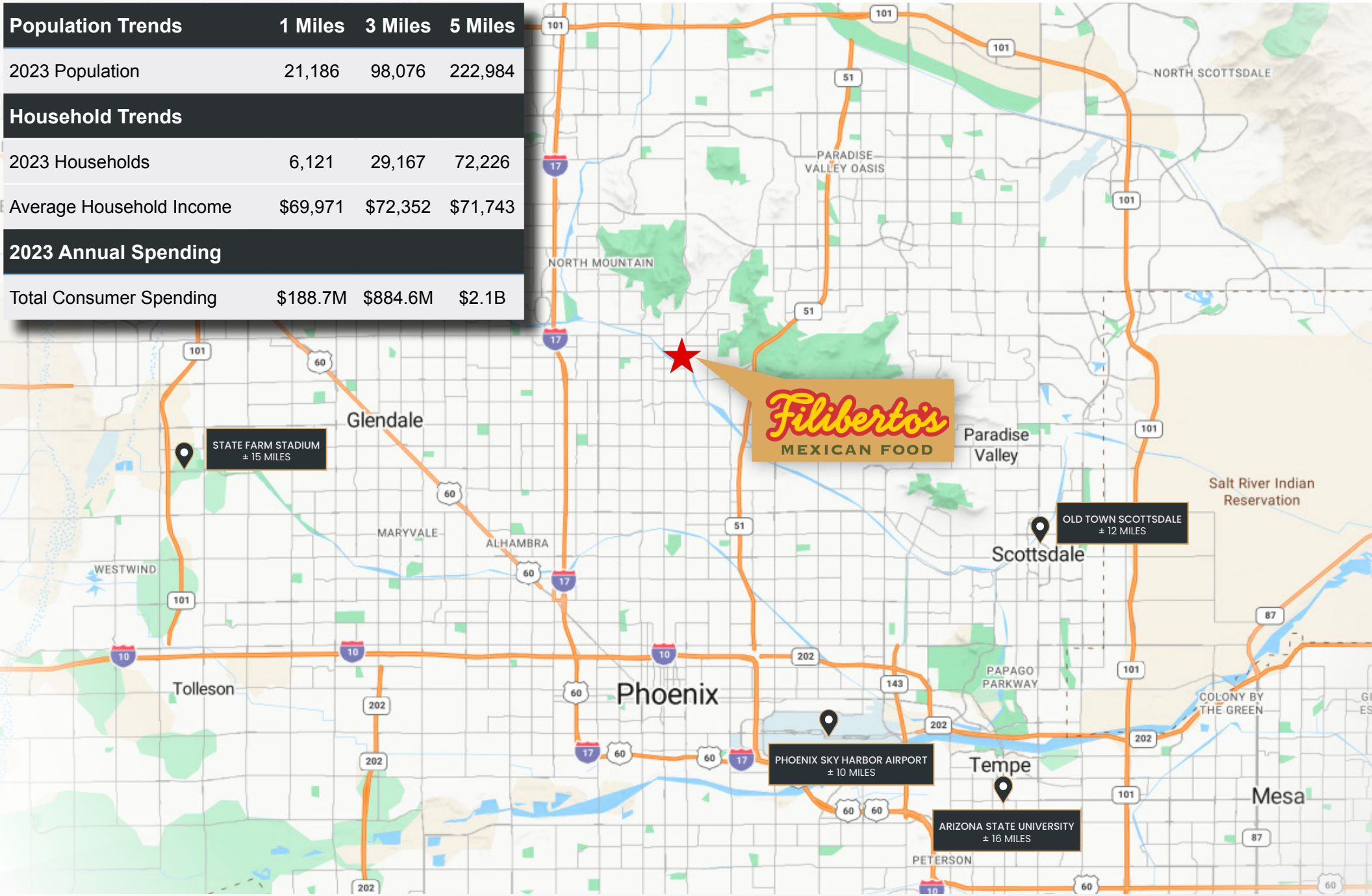


PROPERTY AERIAL



DEMOGRAPHICS - Phoenix, AZ

Population Trends	1 Miles	3 Miles	5 Miles
2023 Population	21,186	98,076	222,984
Household Trends			
2023 Households	6,121	29,167	72,226
Average Household Income	$69,971	$72,352	$71,743
2023 Annual Spending			
Total Consumer Spending	$188.7M	$884.6M	$2.1B



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



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