

Filiberto's
MEXICAN FOOD

Single Tenant Absolute NNN Investment

1987 W. River Road | Tucson, AZ 85704

$2,788,973

ECHO WEST
CAPITAL ADVISORS

RYAN MORONEY
Partner
Echo West Capital Advisors
(602) 421 - 9100
RMoroney@EchoWest.com

TIM WESTFALL
Partner
Echo West Capital Advisors
(602) 628 - 6298
TWestfall@EchoWest.com

JACK MCANDREW
Vice President
Echo West Capital Advisors
(602)509 - 5800
JMcAndrew@EchoWest.com

DEAL SUMMARY

Filiberto's MEXICAN FOOD

Address
1987 W. River Road
Tucson, AZ 85704

Purchase Price
$2,788,973

Cap Rate
5.65%

Annual Rent
$157,577

Lease Term
20 Years

Rent Increases
10% Every 5 Years

Lease Type
Absolute NNN

Year Built
2024



Construction Status As Of October 2024



PROPERTY SUMMARY

Tenant Name	Filiberto's Mexican Food
Lease Guarantor	Personal (Juan Alberto De Leon - Founder of the Filiberto's Mexican Food brand)
Address	1987 W. River Road Tucson, AZ 85704
Lease Structure	Absolute NNN - Zero Landlord Responsibilities
Rent Commencement	Est. November 2024
Building Size	2,400 SF
Lot Size	0.86 AC
Year Built	2024
Renewal Options	2, 5-Year Options
Rent Increases	10% Every 5 Years



Construction Status As Of October 2024



Representative Photo

INVESTMENT HIGHLIGHTS



Construction Status As Of October 2024



Long-Term Lease | Contractual Rental Increases

Rare long-term 20-year lease with attractive 10% increases every 5 years through the initial term and option periods.

Passive Lease Structure | Management Free Investment

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

Proximity to Major Hospital | Freeway Proximity

The tenant will benefit from its immediate proximity to a regional hospital in North Tucson, Northwest Medical Center, a 290-bed campus that employees over 1,600 people on a daily basis and the I-10 Freeway is located conveniently just a few miles to the West.

High Growth QSR Brand | Household Brand Name in Arizona

Filiberto's is year-over-year one of the fastest growing Mexican Food QSR concepts in the Southwest with over 150+ locations spanning primarily in Arizona, New Mexico, & California. Over 90% of those locations are represented in Arizona making the tenant a household brand in the State.

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 Arizona community and has achieved long term staying power having never closed a store since its inception.

New Construction Drive-Thru Prototype | Ideal Street Frontage

The subject property was built in 2024 to accomodate Filiberto's newest drive-thru prototype. The tenant sits comfortably on nearly 1 acre with prime street frontage off of River Road, a primary East/West arterial in North Tucson.

Strong Real Estate Fundamentals | Dense Tucson Submarket

The subject property benefits from a long list of strong inherent real estate fundamentals including the building's presence on an extremely busy Northeast Tucson arterial consisting of 56,000+ vehicles per day and over 180,000+ people residing within a 5-mile radius.

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

FOUNDED BY
The Tenorio Brothers

CONSTRUCTION PROGRESS PHOTOS *(October 2024)*









PROPERTY AERIAL



PROPERTY AERIAL



PROPERTY AERIAL



LOCATION OVERVIEW - Tucson, AZ

Tucson is the second-largest city in Arizona and the county seat of Pima County. It's no accident that the Tucson region is home to more than a million residents and hosts more than 7 million visitors a year. Tucson's strategic location provides easy and fast access to California, Mexico and Texas - three of the world's largest economies. Tucson is less than an hour from Mexico, Arizona's number one trading partner, and an hour and a half from Phoenix, the nation's fifth-largest city. Tucson is growing in jobs, investment and opportunity. With an affordable cost of living and doing business, it is seeing major growth with over 14,000 new jobs and a $6.5 billion impact over the past few years. Couple that with the increased interest in mid-size cities for both business and talent, and Tucson and Southern Arizona are well-positioned for continued growth and expansion. In fact, Tucson ranks Top 25 Next Market for tech talent and No. 6 Best City for Gen Z. Tucson is also part of a top 10 emerging megapolitan region with Phoenix. The region boasts ample land and room to grow, plus access to a massive talent pool with graduates from the University of Arizona, Arizona State University and Pima Community College.

- *Ranked by Investors as a "**Top 10 Growth Frontier**" - Tucson's investment potential is anchored in its unique blend of education (home to the University of Arizona), aerospace and defense industries, and a growing technology sector, along with the city's affordable cost of living. Read more here.*
- *Davis-Monthan Air Force Base is the **third largest employer** in the Tucson area with more than **46,000 employees** who contribute more than **$2.6 Billion** to the local economy annually. Read more here.*
- *Tucson's **309th Aerospace Maintenance and Regeneration Group (AMARG)** is the **largest aircraft boneyard in the world** with over **4,400 US military aircrafts**. Read more about AMARG here.*
- *Tucson to become **Raytheon's combined missiles/defense unit headquarters** for a new upcoming combined business unit merger. This merger will create an **aerospace and defense behemoth with annual revenues of $74 Billion.** Read more here.*
- *The **Sonoran Corridor** is a multilevel, multistep economic development initiative for Pima County and Southern Arizona. Once completed, the 50-square mile area home to Pima County's largest employers is estimated to add billions of dollars and tens of thousands of jobs. Read more here.*
  - **Estimated annual economic impact:** $32 Billion
  - **Estimated job creation:** 200,000
- *New **regional headquarters of Caterpillar's mining technology division** coming to Tucson which **will create 600 jobs** and have an estimated **economic impact of $600M**. Read more here.*











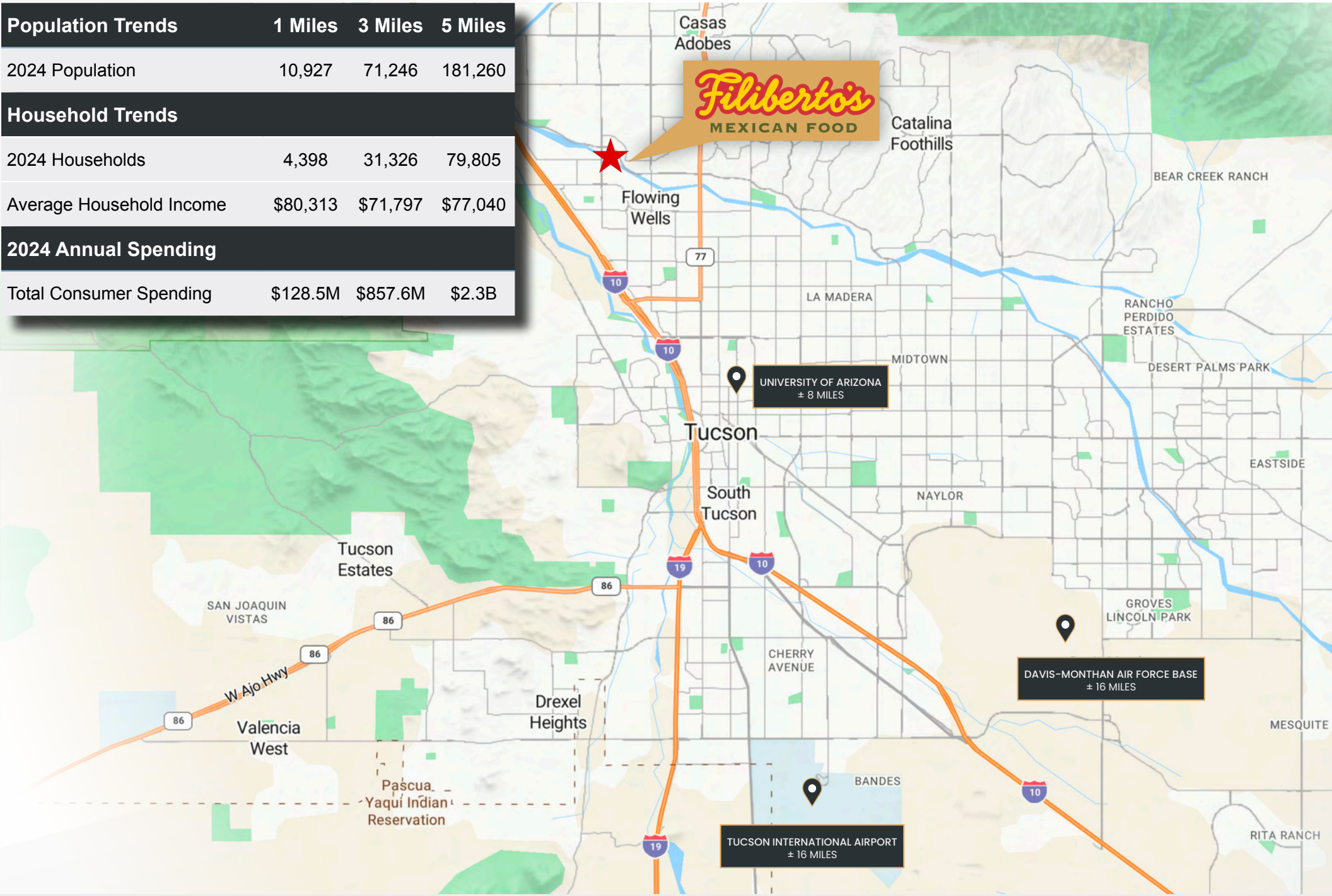
12% INCREASE
2000-2022 Tucson MSA Population Growth

2nd LARGEST
City in Arizona

1,024,000
Current 2024 Tucson MSA Population

DEMOGRAPHICS - Tucson, AZ

Population Trends	1 Miles	3 Miles	5 Miles
2024 Population	10,927	71,246	181,260
Household Trends			
2024 Households	4,398	31,326	79,805
Average Household Income	$80,313	$71,797	$77,040
2024 Annual Spending			
Total Consumer Spending	$128.5M	$857.6M	$2.3B



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EXCLUSIVELY PRESENTED BY:

RYAN MORONEY
Partner
Echo West Capital Advisors
(602) 421 - 9100
RMoroney@EchoWest.com



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Partner
Echo West Capital Advisors
(602) 628 - 6298
TWestfall@EchoWest.com



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Vice President
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