Grocery-Anchored McDonald's Offering

Brand New Construction | 20-Year Lease | Opening Soon!



Absolute NNN Ground Lease Investment

16986 W. Pat Tillman Blvd | Surprise, AZ 85387

$3,333,333

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DEAL SUMMARY

Address
16986 W. Pat Tillman Blvd
Surprise, AZ 85387

Asking Price
$3,333,333

Cap Rate
3.75%

Annual Rent
$125,000

Lease Term
20 Years

Rent Increases
10% Every 5 Years

Year Built
2024





LEASE SUMMARY

Tenant	McDonald's USA, LLC
Guarantor	Corporate
Address	16986 W. Pat Tillman Blvd Surprise, AZ
Lease Type	Absolute NNN Ground Lease
Lease Term	20 Years
Building Size	3,843 SF
Lot Size	1.07 AC
Landlord Responsibilities	None
Year Built	2024
Renewal Options	Six, 5-Year Options
Rent Increases	10% Increases Every 5 Years
Right of First Refusal	30 Days from Receipt of Offer





INVESTMENT HIGHLIGHTS





Long-Term 20-Year Lease | Low Ground Rent
Extremely rare low rent corporate McDonald's offering — 20-year initial lease term with contractual 10% rental increases every 5 years and through the option periods.

Investment-Grade Credit Tenant (NYSE: MCD) | Largest Fast Food Chain in the World
Lease is backed by the largest quick-service restaurant operator in the world and a fast food icon with over 40,000 locations serving nearly 65M customers on a daily basis. With $25B+ in annual revenue and 2,000,000 employees, McDonald's is a category leader and one of the safest net leased investment for the truly passive, coupon-clipper.

Grocery-Anchored Out-Parcel | Ideal Fast Food Positioning
McDonald's sits conveniently as an out-parcel to Arizona's most dominant grocers, Fry's, who recently built a brand new 125,000 SF marketplace prototype to serve the booming Asante community. Fry's is consistently regarded as the #1 grocer in the Southwest with 135 stores in Arizona and growing. Traffic volumes at new Fry's Marketplace locations bring a consistent wave of daily shoppers.

Passive Lease Structure | Zero Landlord Responsibilities
McDonald's signed an absolute NNN lease with zero landlord responsibilities making this offering a truly hands-off, management-free investment for the prospective buyer.

Master-Planned Community | 25,000+ New Homes Planned in 3-Mile Radius
McDonald's is positioned prominently as a convenient fast food option within the rapidly expanding Asante master-planned community — a massive 1,400+ acre residential and mixed-use development featuring over 15,000 new homes either built, planned, or under construction. A number of single-family housing projects immediately surround the subject site including Escalante (1,074 units), Asante Bungalows (282 build-for-rent units), Austin Ranch (741 units), and a recent joint venture between Lennar, Pulte, and Taylor Morrison Homes to construct over 2,700 new homes on 752 acres located directly North. Surprise, Arizona has been featured as one of the most active areas of development throughout the Southwest.

2024 Construction | Tremendous Real Estate Fundamentals
McDonald's sits comfortably on a 1+ AC parcel to accommodate their new construction, double drive-thru tech-forward prototype. The property is located in close proximity to a number of major Northwest Valley key traffic thoroughfares including the Loop 303 Freeway (< 1 mile) and the US-60 (< 1 mile). Honor Health is close to breaking ground on a brand new, 100,000 SF hospital campus at the intersection to serve the booming demographics in the surrounding submarket.

PROPERTY & AREA DEVELOPMENT PHOTOS









TENANT PROFILE

Largest Fast Food Chain in the World (NYSE: MCD)

McDonald's is the world's largest fast food restaurant chain, known primarily for its hamburgers, french fries, and soft drinks. Founded in 1940 by Richard and Maurice McDonald in San Bernardino, California, it began as a single drive-in restaurant but transformed into the global fast-food empire it is today thanks to Ray Kroc, who joined the company in 1955 and played a pivotal role in its expansion. Today, McDonald's operates more than 40,000 restaurants in 100 countries, serving 69 million customers daily. The Golden Arches logo is one of the most recognized symbols in the world.

McDonald's is planning to open 10,000 new stores globally by 2027, in what the world's largest fast food chain says would be the "fastest period of growth" in the brand's history. McDonald's expects nearly 2% growth in system-wide sales from its new restaurants with plans to revamp part of its menu and roll out the "Best Burger Initiative" - an effort to improve the quality of its burgers. McDonald's is also planning to further expand its delivery capabilities through its app, where the company predicts 30% of its deliveries will originate from by 2027. McDonald's also announced a partnership with Google to automate restaurants by incorporating artificial inteligence. Read more here.



WEBSITE	www.mcdonalds.com
HEADQUARTERS	Chicago, IL
FOUNDED IN	1955

NO. OF RESTAURANTS
40,000+ Restaurants

LOCATED IN
100+ Countries

PUBLICLY-TRADED
NYSE: "MCD"

Q2 2024 REVENUE
$6.49 Billion

PROPERTY AERIAL



PROPERTY AERIAL



PROPERTY AERIAL



LOCATION OVERVIEW - Surprise, AZ



Surprise, Arizona is a suburban city located in the northwest Phoenix Metropolitan area, just 45 minutes from Downtown Phoenix and the Sky Harbor International Airport. Surprise is one of the fastest-growing cities in Maricopa County for both residential and business population. Residents and visitors enjoy the small-town feel with big-city amenities that Surprise offers. From community celebrations, art galleries and cultural experiences, to regional festivals, the multi-generational city has something for everyone.

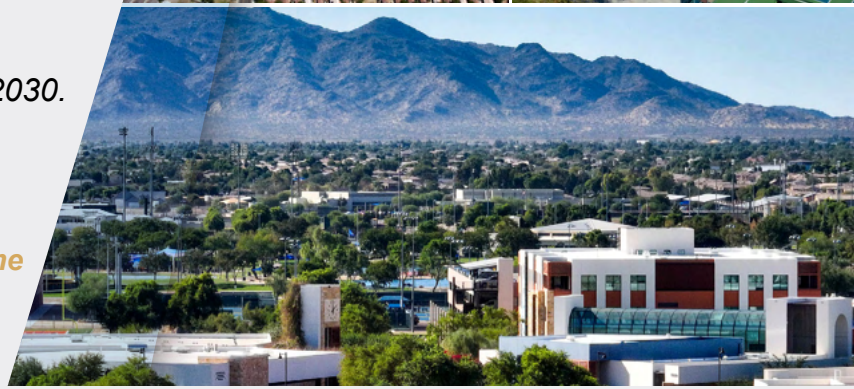


Surprise is home to the southwest's largest tennis and racquet complex, professionally designed golf courses, an urban fishing lake and aquatic centers. Each spring, the population explodes when the Kansas City Royals and 2023 World Series Champions Texas Rangers are welcomed during the Cactus League Spring Training. Voted #1 Spring Training Stadium in Arizona by USA Today, Surprise Stadium offers the ultimate baseball fan experience complete with up-close and personal interactions with your favorite major leaguers. The stadium hosts minor league teams, national high school and college baseball tournaments, USA Professional Baseball teams, events and more during the Major League Baseball regular season.





- *By 2030, Surprise plans to have a total of **1,200 acres of public parks**, which includes one new **200-acre city park**, **six new 25-acre community parks** and **847 acres of open space**.*
- *Surprise Spring Training Stadium attracts **200,000+ visitors annually**.*
- *Surprise's **population is projected to grow by 44%** in the next decade, both people and jobs.*
- *In 2021, Surprise was suddenly the hot spot for industrial development, and are now anticipating **3,000 to 5,000 new jobs in the next three years**.*
- *Prasada North will add **350,000 SF of new retail, dining, and shopping options** in the City of Surprise expected late 2024.*
- *City of Surprise is expected to reach **215,000 residents and 60,000 local jobs** by 2030.*



8TH FASTEST
Growing City in the U.S. (U-Haul Growth Index)

13% INCREASE
2010-2024 City of Surprise Population Growth

$96,912
Median Household Income for the City of Surprise

ASANTE COMMUNITY MASTER-PLANNED DEVELOPMENT



2,700 New Homes Under Construction in West Valley Community

- *Three publicly traded national homebuilders have teamed up to build 2,700 new homes in Asante*
- *Lennar, Taylor Morrison, and Pulte Homes are slated to build their residential product*
- *Read more here*



Lennar Reveals New Amenity Center within Artisan at Asante

- *City of Surprise approved plans for an amenity center at Artisan at Asante*
- *Amenities will feature a resort-style swimming pool, 13,000 SF clubhouse, fitness center, playground, and pickleball courts*
- *View renderings here*



Asante Trails Mixed-Use Project in Surprise, AZ

- *Joint venture between GTIS Partners and Clyde Capital released plans for Asante Trails, a $250 million mixed-use project*
- *Development to feature a build-to-rent community, retail space, and a medical campus*
- *Read more here*

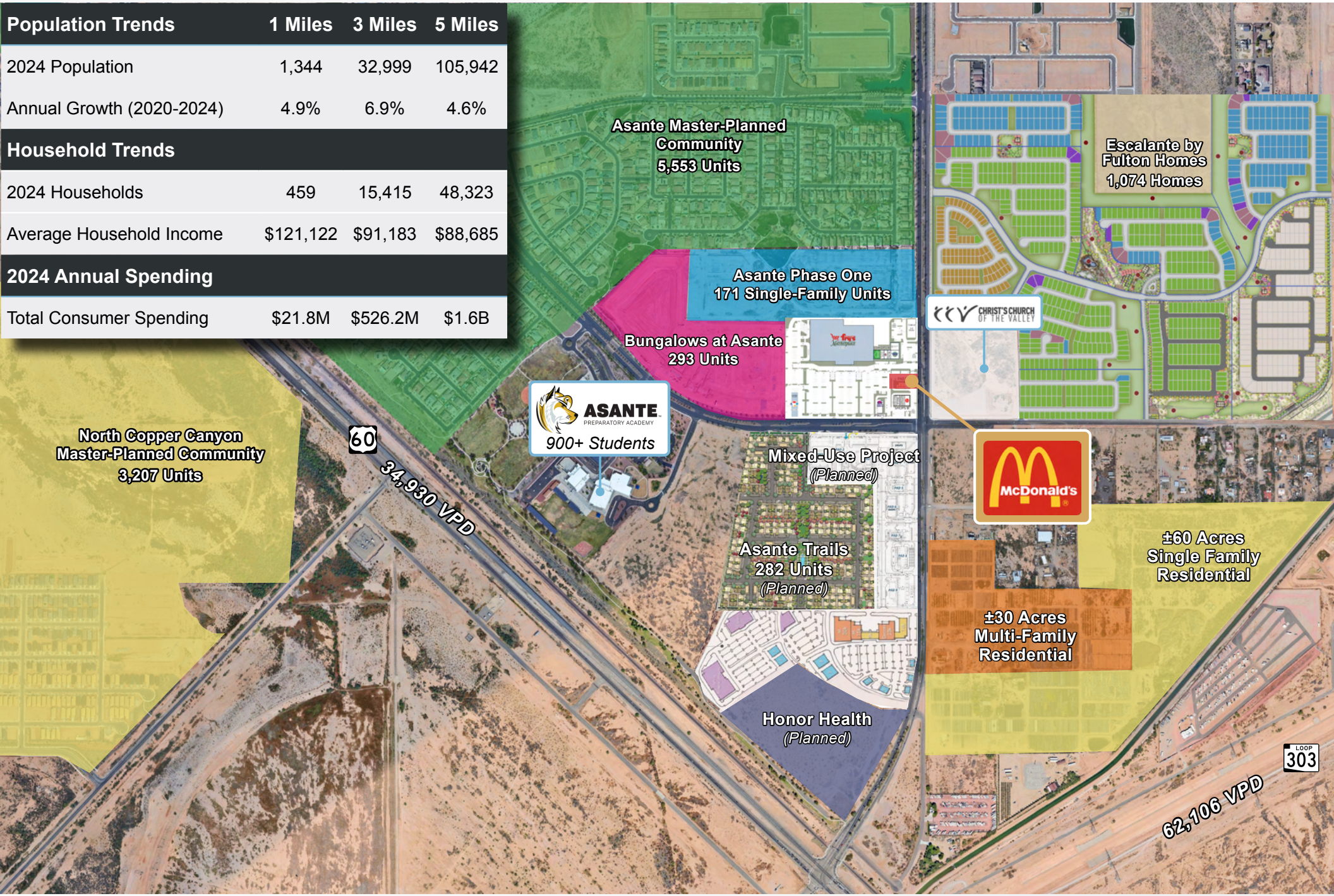


HonorHealth Expands Footprint in Surprise

- *HonorHealth to build up their brand and establish a major hospital project in Surprise*
- *HonorHealth officials confirmed purchase of 20 acres off 163rd Ave*
- *Read more here*

DEMOGRAPHICS & TRADE AREA MAP

Population Trends	1 Miles	3 Miles	5 Miles
2024 Population	1,344	32,999	105,942
Annual Growth (2020-2024)	4.9%	6.9%	4.6%
Household Trends			
2024 Households	459	15,415	48,323
Average Household Income	$121,122	$91,183	$88,685
2024 Annual Spending			
Total Consumer Spending	$21.8M	$526.2M	$1.6B



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Representative Photo

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