



20 YEAR ABSOLUTE NNN GROUND LEASE

TUCSON, ARIZONA
OFFERING MEMORANDUM



ACTUAL PROPERTY

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**CUSHMAN &
WAKEFIELD**

Private Capital Group



SALAD AND GO

TUCSON, ARIZONA
OFFERING MEMORANDUM

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OFFERING

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EXECUTIVE SUMMARY

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ACTUAL PROPERTY



01

OFFERING

INVESTMENT HIGHLIGHTS
EXECUTIVE SUMMARY

ACTUAL PROPERTY

INVESTMENT HIGHLIGHTS

TENANT:	Salad and Go
GUARANTY:	Corporate
LOCATION:	10071 E Old Vail Road, Tucson, AZ 85747
LEASE TYPE:	Absolute NNN Ground Lease
BUILDING SIZE:	±1,000 SF
YEAR BUILT:	2024 (New Construction)
RENT COMMENCEMENT:	June 1, 2024
LEASE EXPIRATION:	May 31, 2044
LEASE TERM:	20 years
OPTIONS:	Four (4) five (5) year options
RENT ADJUSTMENT:	10% every 5 years
APN:	141-18-5860
LANDLORD RESPONSIBILITIES:	None

CURRENT NOI

\$93,650

PRICE

\$1,695,000

CAP

5.52%

RENT SCHEDULE:

TERM	YEARS	MONTHLY RENT	ANNUAL RENT	% INCREASE	CAP RATE
Primary	1-5	\$7,804.17	\$93,650.00	N/A	5.52%
Primary	6-10	\$8,584.58	\$103,015.00	10.00%	6.08%
Primary	11-15	\$9,443.04	\$113,316.50	10.00%	6.69%
Primary	16-20	\$10,387.35	\$124,648.15	10.00%	7.35%
Option 1	21-25	\$11,426.08	\$137,112.97	10.00%	8.09%
Option 2	26-30	\$12,568.69	\$150,824.26	10.00%	8.90%
Option 3	31-35	\$13,825.56	\$165,906.69	10.00%	9.79%
Option 4	36-40	\$15,208.11	\$182,497.36	10.00%	10.77%

EXECUTIVE SUMMARY

INVESTMENT HIGHLIGHTS

- **Absolute NNN Ground Lease**
- **Long Term 20 Year Primary Lease**
- **Strong Corporate Guaranty**
- **Brand New 2024 Construction**

TENANT HIGHLIGHTS

- ±147 locations in Arizona, Texas, Nevada, Oklahoma with more than 2,700 employees
- Salad and Go announced plans to enter California, Kansas, and Arkansas, with further expansion into Southeast markets, including Atlanta, anticipated in 2025 and beyond
- Drive thru only restaurant offering healthy meals on the go
- www.saladandgo.com

LOCATION HIGHLIGHTS

- Less than 2 miles from the University of Arizona Tech Park, over 2 million square feet, home to more than 85 tenants
- Highly visible location with frontage on Old Vail Rd, a major arterial with traffic counts of ±28,721 VPD at nearby intersection
- Across from Houghton Town Center, a shopping mall with national credit tenants such as The Home Depot, Walmart Supercenter, Ross, Petco, McDonald's and more
- High average household incomes over \$144,000 in a 1 mile radius









ACTUAL PROPERTY

TENANT OVERVIEW



Salad and Go is a drive-thru restaurant chain specializing in fresh, nutritious, and affordable food. Founded in 2013 in Gilbert, Arizona, the company's mission is to revolutionize fast food by offering healthier options.

To compete with larger national brands, Salad and Go employs a vertically integrated strategy. This approach involves sourcing ingredients directly from local farmers and suppliers, processing the produce in their own facilities, and delivering it to their stores for final assembly. This model allows the company to maintain quality control and reduce costs, resulting in a menu that includes salads, wraps, soups, breakfast burritos, and a selection of hand-crafted lemonades and teas.

In March 2022, Charlie Morrison, former CEO of Wingstop, joined Salad and Go as CEO. Under his leadership, the company has experienced rapid expansion. As of February 19, 2025, Salad and Go operates 147 locations across four states: Arizona, Texas, Oklahoma, and Nevada. Additionally, Salad and Go has announced plans to enter California, Kansas, and Arkansas, with further expansion into Southeast markets, including Atlanta, anticipated in 2025 and beyond. The company aims to continue this growth trajectory by opening nearly one store per week throughout 2025, with aspirations to expand into the thousands.

The company operates two food production facilities, located in Phoenix and Dallas, each capable of supporting at least 400 stores. This infrastructure supports their vertically integrated model and ensures consistent quality across all locations.

Website: www.saladandgo.com

\$206 MILLION

2023 Sales



Arizona, Texas, Oklahoma, Nevada and expanding to California, Kansas, Arkansas, and Georgia

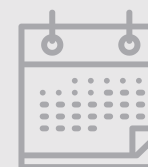
±147

Locations in operation



±2,700

Employees



2013

Year founded



03

MARKET

AREA OVERVIEW
AREA DEMOGRAPHICS

ACTUAL PROPERTY

TUCSON



AREA OVERVIEW

Population

Tucson, the second-largest city in Arizona, has a population of approximately 550,000 residents, while the greater metropolitan area, including suburbs such as Oro Valley, Marana, and Sahuarita, exceeds 1 million people. The city has seen steady population growth, driven by its affordable cost of living, strong job market, and desirable climate. Tucson attracts a diverse mix of residents, including young professionals, families, retirees, and students, thanks to its balance of economic opportunities, cultural amenities, and natural beauty.

The University of Arizona, one of the city's major institutions, has a student population of over 45,000, contributing to the city's vibrant and youthful energy. Additionally, Tucson is home to a large number of military personnel due to its proximity to Davis-Monthan Air Force Base. The city's demographics reflect a rich cultural history, with a strong influence from Hispanic, Native American, and Western traditions.

Employment

Tucson's economy is driven by industries such as aerospace and defense, healthcare, education, and technology. Major employers include Raytheon Technologies, the University of Arizona, Banner Health, and Davis-Monthan Air Force Base. The city has also become a hub for startups and small businesses, benefiting from state incentives and a cost-effective business environment. With a growing focus on renewable energy and logistics, Tucson

continues to attract companies and talent from across the country.

Lifestyle & Entertainment

Tucson offers a high quality of life, blending outdoor adventure, cultural heritage, and a vibrant social scene. Surrounded by the Sonoran Desert and multiple mountain ranges—including the Santa Catalina, Rincon, and Tucson Mountains—the city is a paradise for outdoor enthusiasts. Residents and visitors enjoy a variety of recreational activities such as:

- Hiking and biking – Popular trails include those in Sabino Canyon, Saguaro National Park, and Mount Lemmon, which also offers skiing in the winter.
- Golfing – Tucson is home to world-class golf courses, including the Omni Tucson National Resort and Ventana Canyon Golf Club.
- Wildlife and nature exploration – Attractions like the Arizona-Sonora Desert Museum and Reid Park Zoo showcase the region's unique flora and fauna.

Tucson's arts and culture scene is equally dynamic. The city boasts numerous museums, historic sites, and annual events that celebrate its rich history and diverse influences. Some key cultural attractions include:

- Tucson Museum of Art and Historic Block – Featuring works from local and international artists.
- Mission San Xavier del Bac – A historic Spanish Catholic mission, often referred to

MAJOR PHOENIX EMPLOYERS

Raytheon Missile Systems

University of Arizona

Davis-Monthan Air Force Base

Banner - University Medicine

Freeport-McMoran Mine

Walmart Inc.

Tucson Medical Center

Carondelet Health Network

TMC Healthcare

Corrections Corp. of America

AREA OVERVIEW



as the “White Dove of the Desert.”

- The Tucson Gem and Mineral Show – One of the largest and most prestigious gem shows in the world, attracting visitors and collectors from around the globe.
- Fourth Avenue and Downtown Tucson – Known for their eclectic mix of local shops, restaurants, and music venues.

Tucson has also gained national recognition for its food scene, being designated as a UNESCO City of Gastronomy. The city’s cuisine is deeply rooted in Mexican and Native American traditions, with standout local favorites including Sonoran-style hot dogs, green corn tamales, and carne asada tacos. The local craft beer and coffee scenes are also growing, adding to the city’s culinary appeal.

The city’s nightlife and entertainment options cater to a wide range of interests, from live music at the Rialto Theatre and Fox Tucson Theatre to college sports at the University of Arizona. With a laid-back atmosphere, friendly community, and a wealth of things to do, Tucson provides a unique and fulfilling lifestyle for its residents.

Whether you’re drawn to its outdoor beauty, job opportunities, or cultural experiences, Tucson continues to be one of Arizona’s most appealing places to live, work, and visit.



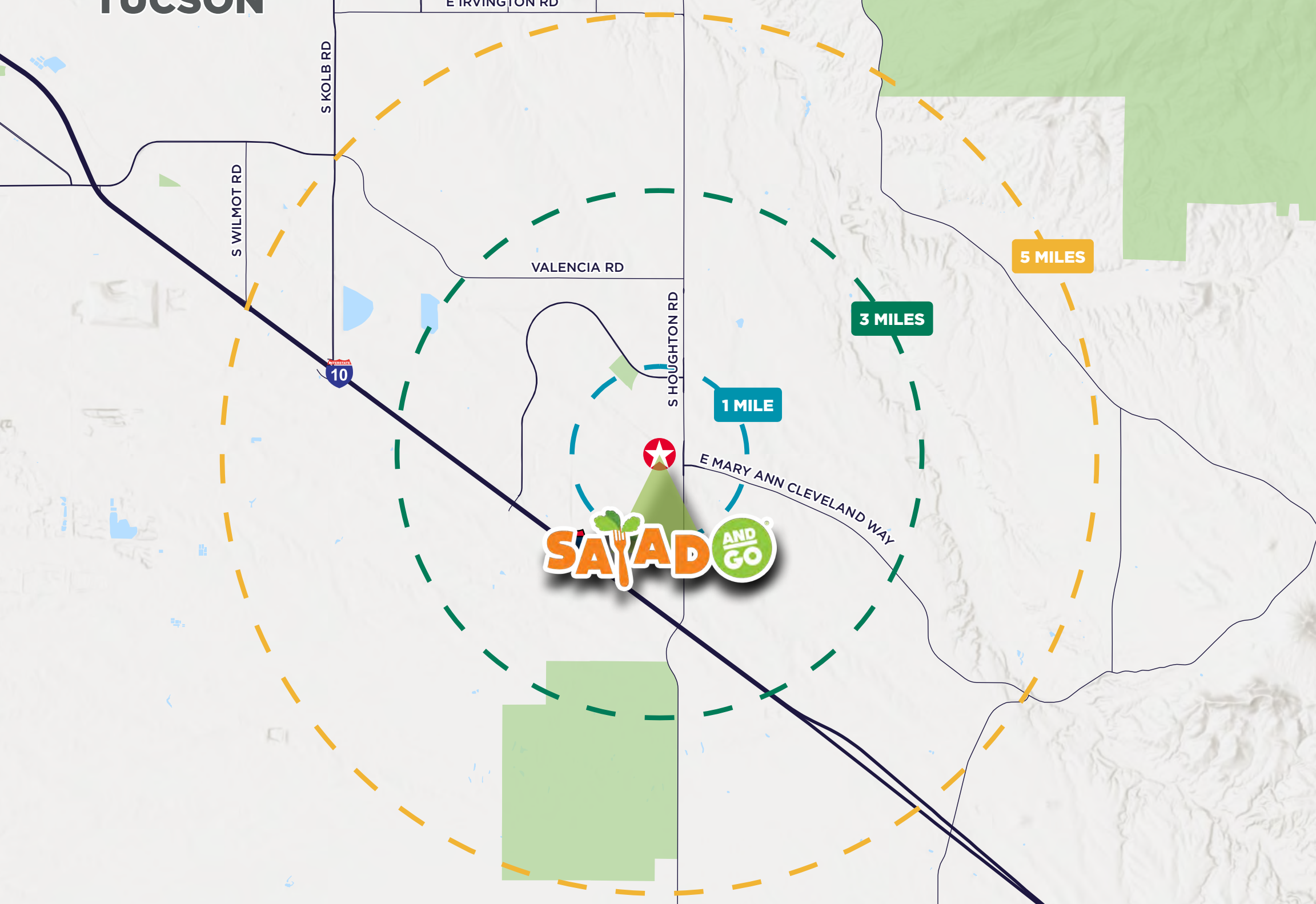
AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
 POPULATION GROWTH			

2024	4,639	20,220	50,636
2029	4,528	20,721	52,315
Daytime Population	4,275	15,282	34,396

 AVERAGE HH INCOME			
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2024	\$144,680	\$121,273	\$126,935
2029	\$168,022	\$142,673	\$149,738



PRIVATE CAPITAL GROUP WESTERN REGION

ONE team FOURTEEN markets



PRIVATE CAPITAL GROUP WESTERN REGION

- **ONE** Team, **FOURTEEN** Markets
- **COHESIVE 32-BROKER TEAM**
Sourcing and Sharing Regional Capital
- Each Team is Based and **OPERATES EXCLUSIVELY IN THEIR OWN MARKET**
(No Outsiders or Rookies handle Marketing)
- Shared **WESTERN REGION BUYER DATABASE**
- **1031 EXCHANGE TRACKING**
- **BI-WEEKLY CALL**
Sharing Market Intel, Listings and Buyers
- Culture of **SHARING** and **SUPPORTING MEMBERS AND EACH OTHER'S CLIENTS**



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