

**STRONG PHOENIX
METRO LOCATION**

**BELOW MARKET
RENTS**

Arby's®

**CORPORATE
GUARANTEE - BACKED
BY INSPIRE BRANDS**

**LONG-TERM
OPERATING HISTORY**



**EXCELLENT VALUE ADD
OPPORTUNITY**



Actual Site

119 E BASELINE RD, PHOENIX, AZ

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ

VALU NET
LEASE
PARTNERS®

EXCLUSIVELY MARKETED

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ



In Association with Scott Reid & ParaSell, Inc. | A Licensed Arizona Broker #CO709902000

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Actual Site

INVESTMENT HIGHLIGHTS

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ



PRIME FREESTANDING LOCATION | HIGH-TRAFFIC RETAIL CORRIDOR | NATIONAL TENANT SYNERGY

- Freestanding Arby's with excellent visibility along E Baseline Rd, one of Phoenix's busiest retail corridors.
- Outparcel to Mountain Park Plaza, a heavily trafficked retail hub with direct access from E Baseline Rd (40,000+ VPD).
- Surrounded by major national tenants including KFC, Burger King, Dollar Tree, and Discount Tire.

CORPORATE-BACKED TENANCY | INDUSTRY-LEADING PLATFORM | STRONG CREDIT PROFILE

- Operated by Inspire Brands, a global restaurant group with over 32,600 locations across multiple concepts.
- Backed by Arby's corporate, one of the nation's top quick-service restaurant (QSR) brands with 3,400+ units nationwide.
- Corporate guarantee provides investors with reliable income and long-term security.

ESTABLISHED SITE | STABLE PERFORMANCE | STRONG MARKET FUNDAMENTALS

- Longstanding Arby's location with a proven track record of operational success within the trade area.
- Phoenix retail vacancy remains among the lowest in decades (~4–5%), highlighting strong tenant demand.
- Metropolitan Phoenix rent growth continues to outpace national averages, supporting long-term income stability.

FINANCIAL SUMMARY

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ



PRICING SUMMARY

PROPERTY NAME	Arby's
PROPERTY ADDRESS	119 E Baseline Rd, Phoenix, AZ
PRICE	\$904,128
CAP RATE	6.07%
INITIAL NOI/RENT	\$54,923
APPROX. BUILDING SIZE	2,509 SF
APPROX. LOT SIZE	0.65 Acres
YEAR BUILT	1990

LEASE SUMMARY

TENANT	Arby's
GUARANTOR	Corporate
LEASE TYPE	Absolute NNN
LEASE COMMENCEMENT	Commencement June 1989 (5/1/2022 Option Period)
LEASE EXPIRATION	May 2027
ORIGINAL TERM	20 Years
OPTION TERM	None
INCREASES	20% Increase every 5 years on the last option
LANDLORD RESPONSIBILITIES	None
TENANT RESPONSIBILITIES	Base Rent, Property Taxes, Insurance, Maintenance and Repairs, Utilities, Operating Expenses
LEASE TERM REMAINING	1 Year and 7 Months

CORPORATE GUARANTEE - BACKED BY INSPIRE BRANDS
PROXIMITY TO MAJOR ARTERIALS - BASELINE RD & CENTRAL AVE (40,000+ VPD)



RENT SCHEDULE

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ



LONGSTANDING, SUCCESSFUL OPERATING HISTORY OF 36+ YEARS

OPTION TERM

Term	Year	Lease Start	Lease End	Rent Per Year	Rent Per Month
Final Option	1	May 2022	May 2023	\$54,923	\$4,577
Final Option	2	May 2023	May 2024	\$54,923	\$4,577
Final Option	3	May 2024	May 2025	\$54,923	\$4,577
Final Option	4	May 2025	May 2026	\$54,923	\$4,577
Final Option	5	May 2026	May 2027	\$54,923	\$4,577



AERIAL MAP

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ



AERIAL MAP

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ

Arby's®



SATELLITE MAP

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ



FOOD CITY fry's DOLLAR TREE O'Reilly Auto Zone
FirstCash U-HAUL DAISO BIG O Tires Walgreens
planet fitness BURGER KING TACO BELL SONIC KFC PIZZA PATRÓN DISCOUNT TIRE

SOUTH MOUNTAIN COMMUNITY COLLEGE



E Baseline Rd 45,000 Cars Per Day

LOWE'S EoS FITNESS TAKE 5 CVS pharmacy BURGER KING goodwill
CHIPOTLE McDonald's SUBWAY DUNKIN' Starbucks



Walmart TARGET fry's
petco ROSS DRESS FOR LESS dd's DISCOUNTS FAMOUS footwear
Mc Donald's Cane's Chick-fil-A Wendy's PANDA EXPRESS
Jack in the box CHIPOTLE Applebees IHOP CHASE Starbucks TACO BELL

Arbys[®]

TENANT AND GUARANTEE SUMMARY

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ



TOTAL SALES IN 2024



\$4.76 BILLION
WORLDWIDE

TOTAL STORES IN 2024



3,613 STORES
WORLDWIDE

NEW STORES IN 2024



60+ NEW
OPENINGS

SAME STORE SALES GROWTH



3.5% YEAR ON
YEAR

EMPLOYEES IN 2024



84,900+ TEAM
MEMBERS

TENANT NAME:

ARBY'S

TENANT HEADQUARTERS:

ATLANTA, GA

GUARANTEE:

CORPORATE (ASK BROKER FOR DETAILS)

ARBY'S

- Arby's, founded in 1964, is a leading quick-service restaurant chain specializing in sandwiches, with over 3,600 locations globally. The company operates in several countries, including the United States, Canada, Mexico, South Korea, Egypt, and Turkey.
- In recent years, Arby's has pursued an aggressive expansion strategy. For instance, in 2016, United States Beef Corporation (U.S. Beef), Arby's largest franchisee at the time, announced plans to open 70 new restaurants by 2022. Similarly, in 2023, DRM Inc. expanded its operations by acquiring 12 Arby's restaurants in the Cedar Rapids market, bringing its total to 121 locations.
- Arby's is known for its long-term franchise agreements, typically spanning 10 to 20 years, and emphasizes operational efficiency through strategic partnerships and large-scale distribution networks. The company's commitment to growth and innovation continues to solidify its position in the quick-service restaurant industry.

Buyouts



[READ FULL ARTICLE](#)

ARBY'S AND SUBWAY OWNER ROARK 'CLOSING ON' \$5BN FOR FUND VII

Monday, February 17, 2025

Roark Capital, which has built a reputation for acquiring leading fast-food brands, is said to be raising \$5 billion for a seventh flagship fund. Opened last year, Roark Capital Partners VII is "closing on" this amount of commitments, a manager monitoring report by Santa Barbara County Employees' Retirement System said. It is not clear whether the \$5 billion refers to the fund's target or to capital raised against an unknown target. Roark did not respond to a request for comment.

The Atlanta firm sought \$5 billion for its prior flagship, Roark Capital Partners VI, raising somewhat less than that (\$4.62 billion) in 2022, according to Buyouts data. It secured \$5 billion for Fund V in 2018, ahead of a \$4 billion target. Roark, named after the protagonist in Ayn Rand's *The Fountainhead*, was formed in 2001 by managing partner Neal Aronson, co-founder and ex-CFO of US Franchise Systems. His background helped inform a strategy of targeting franchise and franchise-like business models in sectors familiar to the investment team.

ONE PRIVATE-EQUITY FIRM CONTROLS MORE THAN A DOZEN OF THE BIGGEST RESTAURANT CHAINS

Monday, June 17, 2024

Over the past quarter century, Roark Capital Group has bought up nearly 20 restaurant brands in the US. Its latest acquisition came last year when it acquired Subway, which operates more stores than any other restaurant chain in the US. Other notable Roark restaurant holdings include the coffee chain Dunkin', Arby's, Jimmy John's, Buffalo Wild Wings, and the suburban-mall favorites Cinnabon and Auntie Anne's.

The private-equity firm also has investments in The Cheesecake Factory, which is publicly traded, and the Midwestern burger chain Culver's. And it owns the bakery chain Nothing Bundt Cakes and some franchises of Seattle's Best, that coffee chain you used to find at Borders bookstores.

Founded in 2001, the Atlanta-based Roark has \$38 billion in assets under management, according to its website. The firm "was named after Howard Roark, the protagonist in Ayn Rand's book *The Fountainhead*," the firm's website says. Rand's books have a following among libertarians and other advocates of deregulation and individual enterprise.

BUSINESS INSIDER



[READ FULL ARTICLE](#)

LOCAL MARKET

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ



PHOENIX, AZ



PHOENIX, AZ

Phoenix, AZ stands as one of the fastest-growing metropolitan areas in the United States, known for its year-round sunshine, desert beauty, and thriving economy. The city is celebrated for its balance of modern urban living and Southwestern charm, making it one of the most desirable destinations for both residents and businesses.

The City of Phoenix plays a vital role in the economic landscape of the Southwest, serving as Arizona's primary center for commerce, finance, and transportation. With a diverse and growing economy driven by industries such as technology, healthcare, logistics, and tourism, Phoenix continues to attract national attention for its rapid development and strong workforce.

Lined with modern office buildings, retail centers, and vibrant neighborhoods, the city offers a dynamic atmosphere for shopping, dining, and entertainment. Downtown Phoenix blends cultural landmarks like the Phoenix Art Museum and Chase Field with local eateries and year-round events, creating a lively and connected urban core.

With a population of more than 1.6 million residents (over 5 million in the metro area), Phoenix provides the convenience of a large metropolitan region while maintaining accessibility and a high quality of life. Its central location offers easy travel to nearby cities such as Tucson, Las Vegas, and Los Angeles, reinforcing its importance as a regional hub.

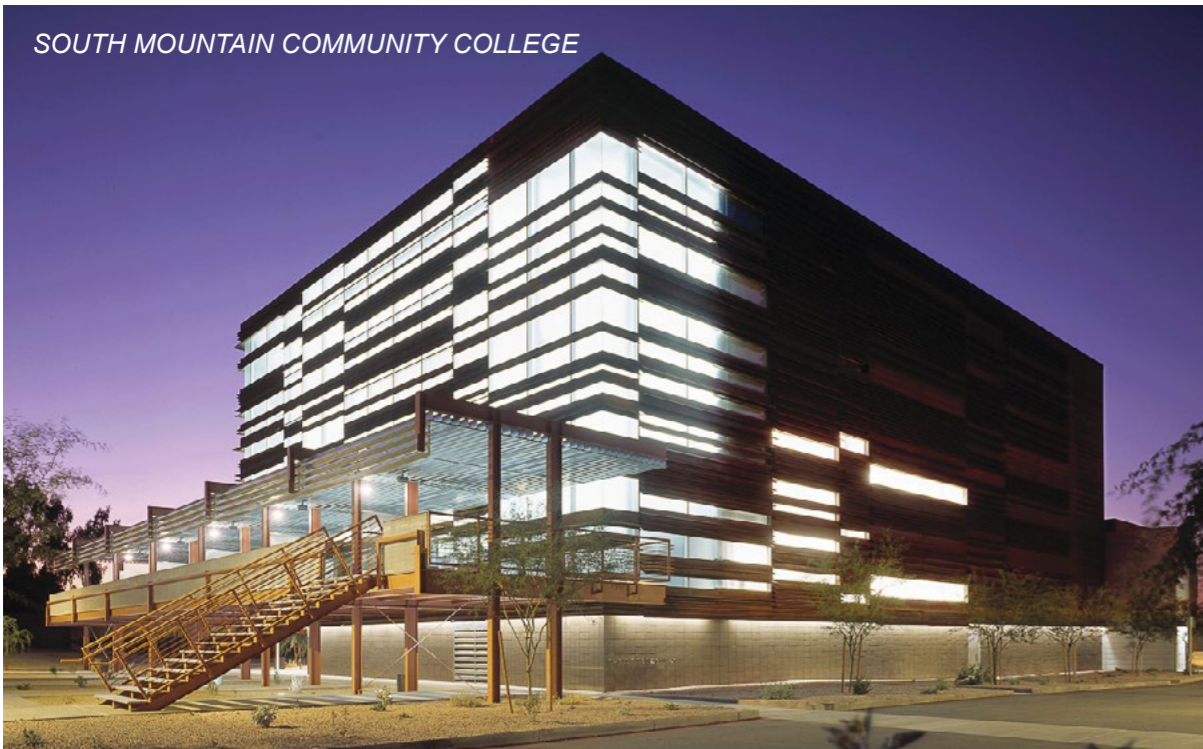
SOUTH MOUNTAIN COMMUNITY COLLEGE

Located just minutes from the property, South Mountain Community College (SMCC) is part of the Maricopa County Community College District, one of the largest community college systems in the nation. Established in 1978, SMCC serves over 5,000 students annually through a diverse range of academic, technical, and workforce development programs.

The college is recognized for its strong focus on business, information technology, healthcare, and communication studies, providing a vital educational foundation for the local community. SMCC's partnerships with local employers and small businesses contribute directly to workforce readiness and economic growth within the South Phoenix area.

In addition to its academic mission, the college enriches the surrounding community through cultural events, leadership programs, and community outreach initiatives, reinforcing its role as an anchor institution in the South Mountain region.

SOUTH MOUNTAIN COMMUNITY COLLEGE



2024 DEMOGRAPHICS

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ



	3 MILES	5 MILES	7 MILES
POPULATION			
CENSUS POPULATION	98,699	178,018	395,679
POPULATION DENSITY PER SQ MILE	1,980	2,243	2,671
2020 CENSUS POPULATION PROJECTION	103,745	182,430	408,084
HOUSEHOLD & GROWTH			
HOUSEHOLDS	31,312	56,439	139,687
FAMILY HOUSEHOLDS	22,861 (73%)	39,999 (70.9%)	88,771 (63.5%)
PERSONS PER HOUSEHOLD	3.15	3.15	2.83
INCOME			
AVERAGE HOUSEHOLD INCOME	\$93,957	\$99,500	\$103,313
MEDIAN HOUSEHOLD INCOME	\$70,963	\$73,704	\$76,583
AVERAGE INCOME PER PERSON	\$30,763	\$32,756	\$37,499
HOUSING			
MEDIAN HOUSE VALUE	\$324,342	\$342,243	\$373,137
OCCUPIED HOUSING UNITS	31,312 (94.8%)	56,439 (94.2%)	139,687 (93.2%)
OWNER OCCUPIED HOUSING UNITS	21,398 (68.3%)	36,266 (64.3%)	79,918 (57.2%)
EDUCATION			
ELEMENTARY	15,405 (24.3%)	24,502 (21.4%)	46,433 (17.9%)
HIGH SCHOOL GRADUATE	15,802 (24.9%)	28,902 (25.3%)	59,501 (23%)
COLLEGE / ASSOCIATE DEGREE	18,554 (29.2%)	31,732 (27.8%)	71,655 (27.6%)
BACHELOR DEGREE	8,094 (12.7%)	17,619 (15.4%)	49,365 (19%)
ADVANCED DEGREE	5,658 (8.9%)	11,486 (10.1%)	32,290 (12.5%)



PROPERTY PHOTO

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ



PROPERTY PHOTO

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ



AERIAL PHOTO

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ



REGIONAL MAP

ARBY'S | ABSOLUTE NNN | PHOENIX, AZ



CONFIDENTIALITY & DISCLAIMER



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The value of a net leased property to you depends on factors that should be evaluated by you and your tax, financial and legal advisors. Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Value Net Lease and ParaSell, Inc. Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property. ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONTACT THE VALUE NET LEASE AND PARASELL, INC. AGENT FOR MORE DETAILS.

In Association with Scott Reid & ParaSell, Inc. | A Licensed Arizona Broker #CO709902000

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SHARED DATABASE

Centralized platform for up to date Off & On Market Properties



BUYER NETWORK

Proprietary and up to date buyer contact list



NATIONAL REACH

Network that sources buyers & sellers coast to coast



COLLABORATION CULTURE

Embracing synergy and fostering team work to drive transactions



#1 NET LEASE

Top Ranked Agents in Net Lease Industry



SPECIALIZED IN NET LEASE

Unparalleled Specialty Expertise in Tenant Net Lease Investment



TOOL BOX

Internal "Tool Box" of Proprietary Resources that leverage our clients & agents