

CONFIDENTIAL OFFERING MEMORANDUM

FOR SALE

BLACK ROCK COFFEE BAR

SCOTTSDALE, AZ



**BLUE
WEST
CAPITAL**

BLACK ROCK COFFEE BAR

7000 East Shea Boulevard
Scottsdale, AZ 85254

DEAL TEAM

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AZ BROKER OF RECORD

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INVESTMENT HIGHLIGHTS

- Long-term corporate guaranteed lease with 15 years remaining
- 10% rental increases every 5 years and in renewal periods
- Brand new building with drive-thru
- Tenant opened for business in April 2022
- Located within the Phoenix MSA, the 10th largest in the U.S.
- Outparcel to Block 7000, a mixed-use redevelopment in the heart of Scottsdale
- Infill hard corner at the signalized intersection of Shea Blvd & 70th St
- High traffic corridor with over 49,000 VPD
- Located within the Paradise Valley neighborhood, Arizona's wealthiest municipality, with an average annual household income of \$145,913
- Just blocks north from Chaparral High School (~2,300 students)
- Retailers in the immediate corridor include Safeway, Harkins Theatres, Total Wine, Walgreens, Bank of America, CVS, McDonalds, and many others



INVESTMENT OVERVIEW



BLACK ROCK COFFEE BAR
7000 EAST SHEA BOULEVARD
SCOTTSDALE, AZ 85254



\$2,750,000

PURCHASE PRICE

4.00%

CAP RATE

\$110,000

NOI

2022

YEAR BUILT

.58 AC

LAND SIZE

1,977 SF

BUILDING SIZE

LEASE OVERVIEW

TENANT	BR Shea, LLC
CREDIT	Private
GUARANTOR	Black Rock Store Operations, LLC
NET OPERATING INCOME	\$110,000
REMAINING LEASE TERM	15 Years
RENT COMMENCEMENT DATE	04/15/2022
LEASE EXPIRATION	04/30/2037
RENTAL ESCALATIONS	10% increases every 5 years
RENEWAL OPTIONS	Three 5-Year
LEASE TYPE	Double Net (NN)
LANDLORD RESPONSIBILITIES	Parking lot, roof, structure, foundation

NOI SCHEDULE

DATE	NOI	PERIOD	INCREASE
CURRENT	\$110,000	Primary Term	-
05/01/2027	\$121,000	Primary Term	10.0%
05/01/2032	\$133,100	Primary Term	10.0%
05/01/2037	\$146,410	Option 1	10.0%
05/01/2042	\$161,051	Option 2	10.0%
05/01/2047	\$177,156	Option 3	10.0%

AERIAL EAST



AERIAL

SITE SURROUNDINGS



 COCOPAH MIDDLE SCHOOL

 E SHEA BLVD
± 48,981 VPD

 STARFIRE GOLF COURSE

 CHAPARRAL HIGH SCHOOL

 N SCOTTSDALE RD
± 44,000 VPD

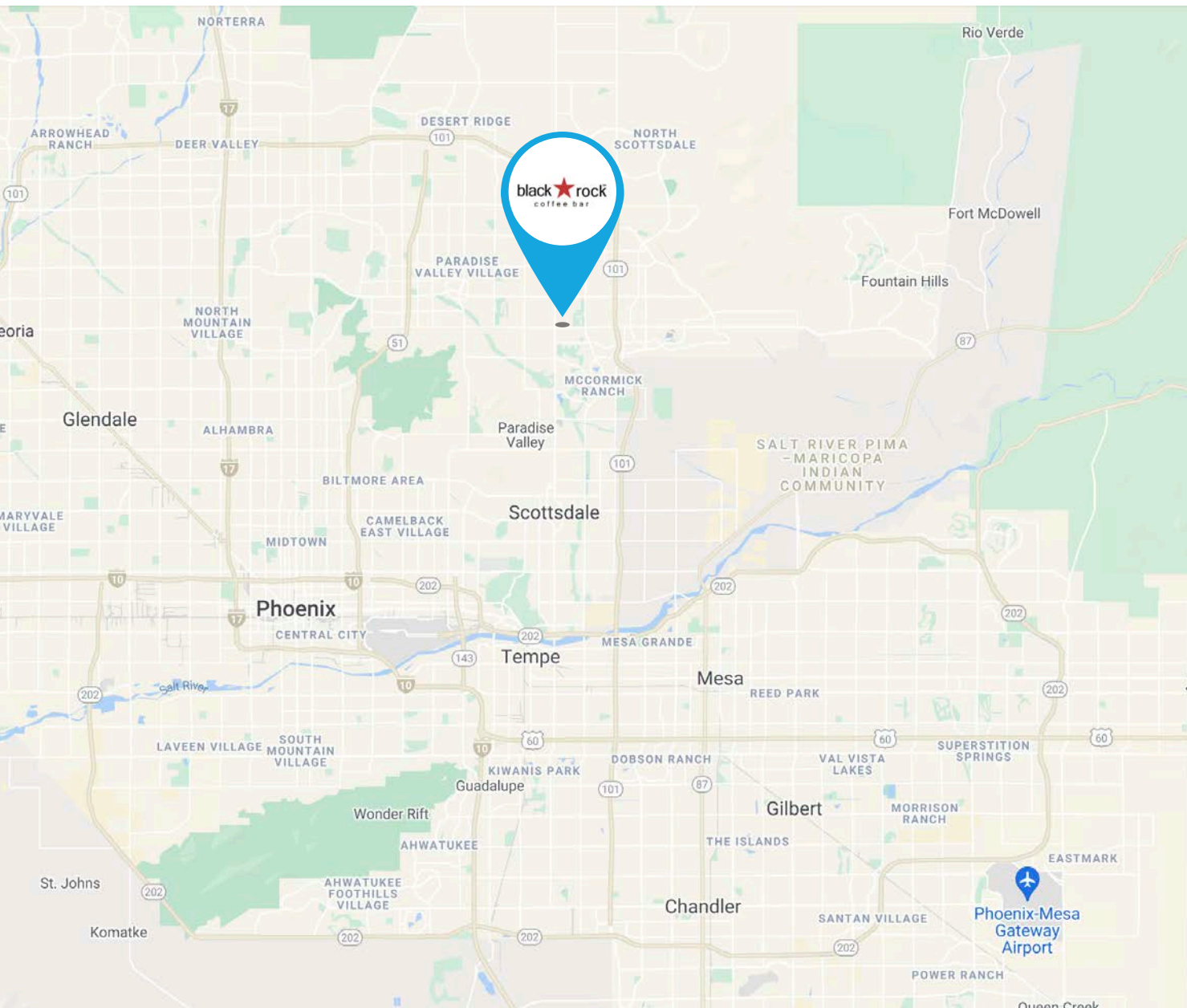
 GAINEY RANCH GOLF COURSE

- hopdoddy
- CHIPOTE MEXICAN GRILL
- WELLS FARGO
- MOD
- SAFeway
- arco
- McDonald's
- Jason's Deli
- UPS
- Filiberto's MEXICAN FOOD
- K
- black rock coffee bar
- STARBUCKS COFFEE
- PHOENIX CHILDREN'S
- Harkins THEATRES
- Cane's
- BUTTERFIELD'S
- ESPORTA

- the Y
- BANK OF AMERICA
- Walgreens
- BevMo!
- Kmart
- kitchen united mix
- DISCOUNT TIRE
- Total Wine & More
- ACE Hardware
- O'Reilly
- CVS pharmacy



MAP & DEMOGRAPHICS



TOTAL POPULATION

1 mile	7,052
3 miles	62,495
5 miles	193,510



TOTAL HOUSEHOLDS

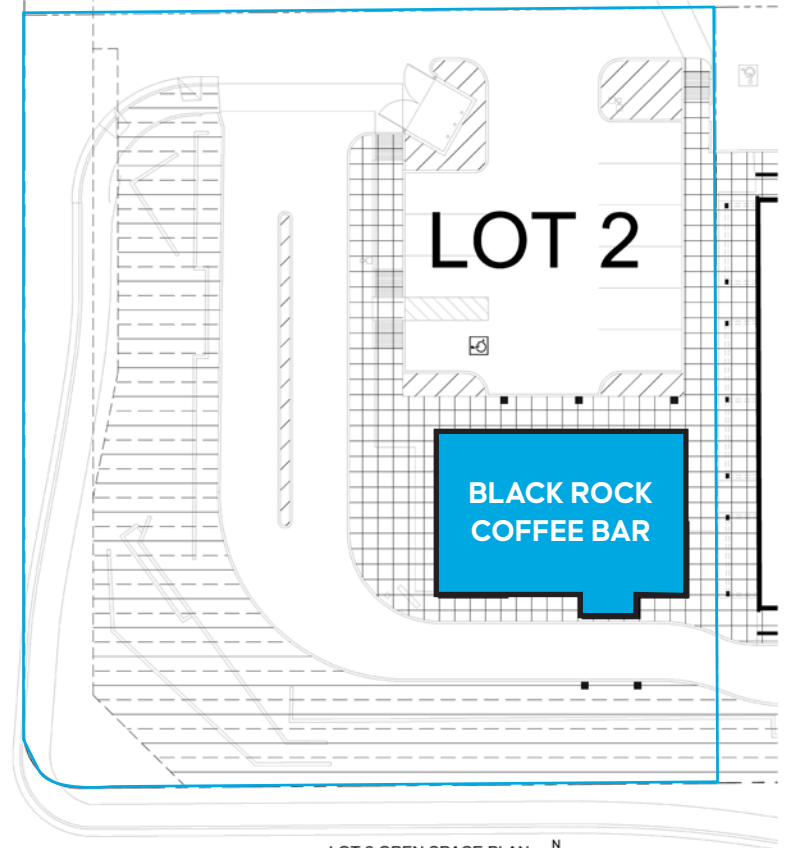
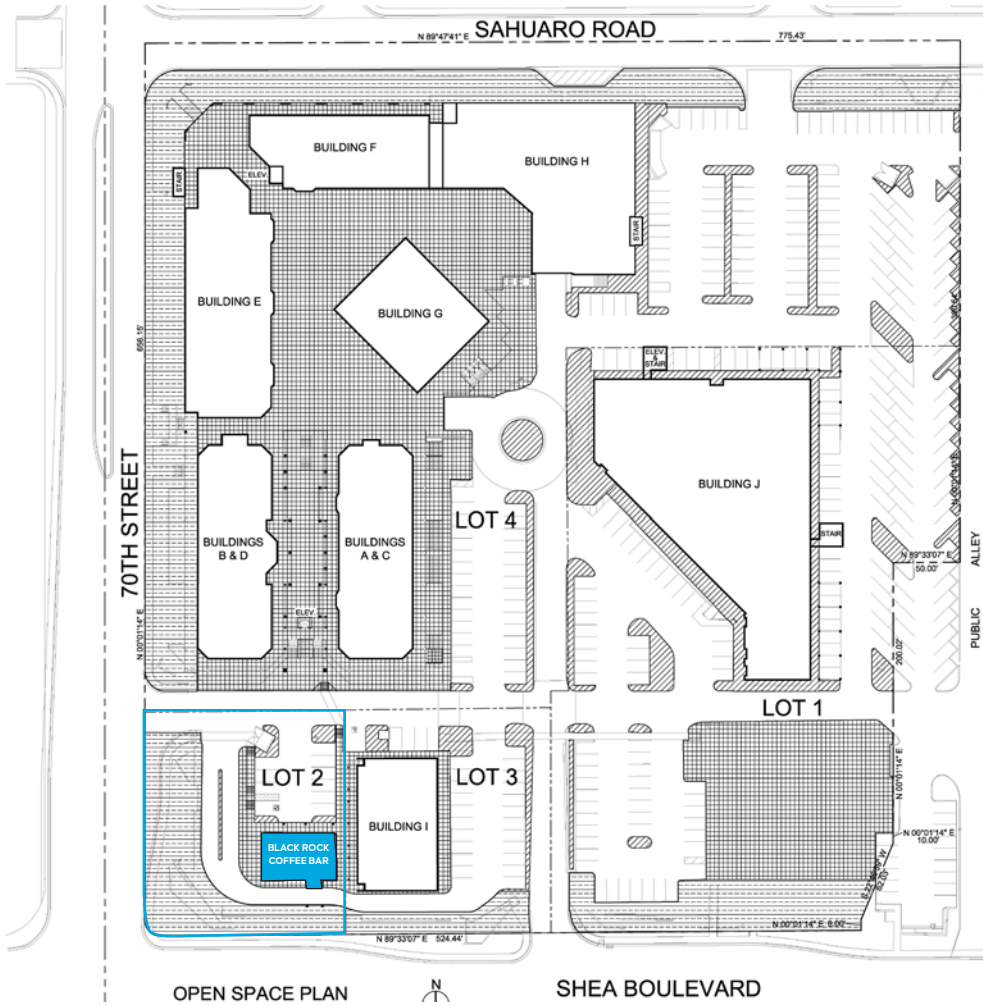
1 mile	3,161
3 miles	26,659
5 miles	85,071



AVERAGE HOUSEHOLD INCOME

1 mile	\$136,210
3 miles	\$145,913
5 miles	\$128,555

SITE PLAN



LOT 2 OPEN SPACE PLAN
SCALE: 1" = 10'-0"

PROPERTY PHOTOS



TENANT OVERVIEW



BLACK ROCK COFFEE BAR is a national boutique coffee shop that is known for its premium roasted coffees, teas, smoothies, and flavorful blended energy drinks. Black Rock was founded in 2008 in Portland, Oregon, an area of the Pacific Northwest known for its coffee excellence. There are currently 104 coffee bars (and growing) in seven states including: Arizona, Colorado, California, Idaho, Oregon, Texas, and Washington.

WEBSITE	www.br.coffee
OWNERSHIP	Private
HEADQUARTERS	Portland, Oregon

104
LOCATIONS

7
STATES

2008
YEAR FOUNDED



REPRESENTATIVE PHOTO

LOCATION OVERVIEW

SCOTTSDALE, AZ

SCOTTSDALE, AZ is located in the beautiful Sonoran Desert at the foot of the scenic McDowell Mountains. It is bordered by Phoenix to the West, the Tonto National Forest to the North, the McDowell Mountains to the East, and the Salt River to the South. Scottsdale, "The West's Most Western Town," averages 314 sunny days throughout the year and stretches 31 miles from north to south. Scottsdale is annually rated among the nation's most desirable communities to live in, visit and do business in. Old Town Scottsdale is considered the finest urban center in Arizona. It is home to more than 90 restaurants, 320 retail shops and more than 80 art galleries. Scottsdale's McDowell Sonoran Preserve, in the city's northern reaches, is the largest urban wilderness area in the United States and features more than 60 miles of trails through diverse and scenic desert terrain.

TOP HIGHLIGHTS

- » According to a 2020 Scottsdale Community Survey, 97% of residents enjoy a high quality of life.
- » The Scottsdale Transportation and Streets Department is planning a comprehensive evaluation of the city's transit system to help in achieving ridership goals, on-time performance and improve efficiencies through potential route changes.
- » The City of Scottsdale launched a small business training program for Scottsdale businesses impacted by the COVID-19 pandemic, which included 14 small business training sessions and one-on-one assistance.



ABOUT US

BLUE WEST CAPITAL

Blue West Capital is a net lease real estate investment advisory firm focused on maximizing your property's value, transaction efficiency, and enhancing client outcomes through industry knowledge and integrated technology. We are a team of commercial real estate experts committed to helping our clients achieve their investment goals through a combination of exceptional client communication, professional collaboration, and individual experience. For additional information, please visit www.bluestcapital.com.



NATIONWIDE REACH

Net lease investors across the US

80+
YEARS

EXPERIENCED TEAM

of dedicated net lease professionals



UNPARALLELED BROKER COOPERATION

Split fees 50-50 with all cooperating brokers



SHARED DATABASE

Collaborative proprietary national database

#1

ROCKY MOUNTAIN REGION LEADER

A year-over-year investment sales leader in the region

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\$2,750,000

PRICE

\$110,000

NOI

4.00%

CAP RATE

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