

GADZOOKS

ENCHILADAS & SOUP

TWO TROPHY ASSETS
SINGLE TENANT NNN
OPPORTUNITY

4031 E CAMELBACK RD
PHOENIX, AZ 85018

REDEFINING
THE ENCHILADA.

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TABLE OF CONTENTS

Disclaimer & Confidentiality Agreement	4
Combined Summary	5
Aerial Overview	6
Property #1 Summary / Photos	7-10
Property #2 Summary / Photos	11-14
Financial Profile / Future Growth / Awards	15
Demographics	16
Redefining the Enchilada	17
Property Photos	18

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DISCLAIMER & CONFIDENTIALITY AGREEMENT

OX Urban Properties ("Agent") has been engaged as the exclusive agent for the sale of 4031 East Camelback Road, Phoenix, AZ 85018 and 3313 North 7th Street, Phoenix, AZ 85014 (collectively, the "Property" or "Properties"), by the owner of the Property ("Seller"). The Property is a Single Tenant, NNN Leased, Investment Opportunity being offered for sale. Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum.

The enclosed materials are being provided solely to facilitate the prospective buyer's own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, expressed or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from the market at any time and for any reason. Seller expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller's obligations thereunder have been satisfied or waived.

By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/ or Registration Agreement executed and delivered by the recipient(s) to OX Urban Properties.



COMBINED SUMMARY

SALES PRICE	\$3,948,952
CAP RATE	5.25%
NOI	\$207,320.00
LEASE TERM	15 YEARS
LEASE TYPE	ABSOLUTE NNN
GUARANTEE	NEGOTIABLE
INCREASES	10% EVERY 5 YEARS
OPTION PERIODS	3 - 5 YEAR OPTIONS
GROSS LEASABLE AREA	3,920
PARCEL SIZES	39,972

THE PROPERTIES

The Properties are a legacy opportunity to purchase a single-tenant, net leased restaurant in the two of the most highly desirable areas in Phoenix, Arizona. The Properties are located in Arcadia and the 7th Street Corridor, where real estate is at a premium and opportunities to acquire real property are rare.

The tenant, Gadzooks Enchiladas & Soups, is an innovative restaurant who recently won Best Enchiladas in Phoenix New Times Magazine.



URBAN PROPERTIES



NORTHERN AVE

GLENDALE RD

BETHANY HOME RD

CAMELBACK RD

INDIAN SCHOOL RD

THOMAS RD

MCDOWELL RD

DOWNTOWN PHOENIX

SKY HARBOR

PARADISE VALLEY

ARCADIA

SCOTTSDALE

TEMPE

I-17

19th AVE

7th AVE

7th ST

16th ST

24th ST

32nd ST

44th ST

56th ST

SCOTTSDALE RD

HAYDEN RD

SR - 51 / PIESTEWA

I-10

SR - 143

Loop 202





PROPERTY SUMMARY

SALES PRICE	\$1,857,523
CAP RATE	5.25%
LEASE TERM	15 YEARS
LEASE TYPE	ABSOLUTE NNN
GUARANTEE	YES
INCREASES	10% EVERY 5 YEARS
OPTION PERIODS	3 - 5 YEAR OPTIONS
GROSS LEASABLE AREA	2,120
PARCEL SIZE	21,185
YEAR BUILT	2017
ZONING	C1 - PHOENIX
CROSS STREETS	CAMELBACK AND 40TH ST

4031 E CAMELBACK RD

4031 East Camelback is located in the Arcadia neighborhood of Phoenix, Arizona. Arcadia is one of the most highly sought after communities in all of Arizona. Real estate is at a premium and opportunities to purchase properties on Camelback Road are few and far between.

The lease is for 180 months and is an absolute triple net lease with zero landlord responsibilities. This is Gadzooks second location.







ARIZONA CANAL



CAMELBACK MOUNTAIN

Arcadia

40TH ST.

CAMELBACK RD.



NEW

GADZOOKS

ARCADIA

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NORTH
ITALIA

CAMELBACK RD

40TH ST

Vincent

CHELSEA'S
CHELSEA'S KITCHEN
KITCHEN



PROPERTY SUMMARY

SALES PRICE	\$2,091,428
CAP RATE	5.25%
LEASE TERM	15 YEARS
LEASE TYPE	ABSOLUTE NNN
GUARANTEE	NEGOTIABLE
INCREASES	10% EVERY 5 YEARS
OPTION PERIODS	3 - 5 YEAR OPTIONS
GROSS LEASABLE AREA	1,800
PARCEL SIZE	18,787
YEAR BUILT	2015
ZONING	C1 - PHOENIX
CROSS STREETS	7 TH STREET AND OSBORN

3313 NORTH 7TH STREET

3313 North 7th Street is located in the 7th Street Corridor of Phoenix, Arizona. The 7th Street Corridor is one of the fastest growing communities in all of Arizona with restaurants, hotels, retail, and multi-family exploding in the area.

The lease is for 180 months and is an absolute triple net lease with zero landlord responsibilities. This is Gadzooks first location.







OSBORN RD.



GADZOOKS
PHOENIX

7TH ST.



PHOENIX COUNTRY CLUB



DOWNTOWN PHOENIX

Phoenix



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PHOENIX COUNTRY CLUB



TACO GUILD

7TH ST

OSBORN RD

FINANCIAL PROFILE

OPEN LOCATIONS	2
LOCATION #1	3313 N. 7 TH ST., PHOENIX, AZ
LOCATION #2	4031 E. CAMELBACK RD, PHOENIX, AZ
PROJECTED 2019 REVENUE	\$3.0 M
OCCUPANCY COST AS % OF REVENUE	6.91%
WEBSITE	WWW.GADZOOKSAZ.COM
OWNERSHIP	PRIVATE

FUTURE GROWTH

LOCATION #3	Under Construction - 505 W. UNIVERSITY, TEMPE, AZ
LOCATION #4	Under Construction - 290 S. ARIZONA AVE, CHANDLER, AZ
LOCATION #5	Signed Lease - 3000 E. RAY RD, GILBERT, AZ

BEST ENCHILADAS 2016 & 2018

(PHOENIXNEWTIME.COM)

**THE BEST LUNCH SPOT IN 24 PHOENIX
NEIGHBORHOODS**
(THRILLEST.COM)

**10 BEST RESTAURANTS TO EXPERIENCE
SOUTHWESTERN COOKING IN PHOENIX**
(10BEST.COM)

BEST RESTAURANTS IN PHOENIX
(THRILLEST.COM)

MULTI AWARD WINNER
(ARIZONA TACO FESTIVAL)

10 BEST TAKEOUT IN PHOENIX
(10BEST.COM)

WINNER OF THRILLIST TACO TAKEOVER

MULTI-NOMINATED FOODIST FINALIST

DEMOGRAPHIC

4031 East Camelback
Phoenix, AZ 85018

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Phoenix, AZ 85014

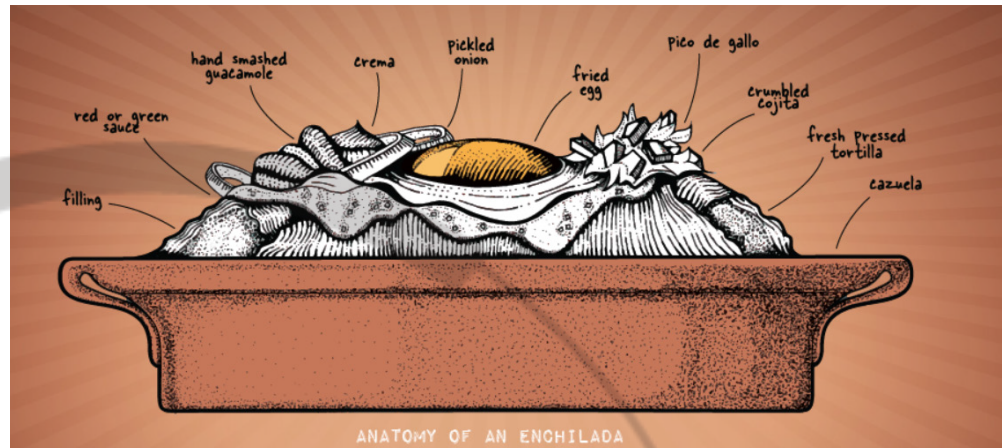
2018	4031 East Camelback			3313 North 7th Street		
	1 MILE	3 MILE	5 MILE	1MILE	3 MILE	5 MILE
Total Population	12,970	98,361	295,372	18,623	187,945	425,340
Avg. HH Income	\$117,597	\$91,909	\$83,472	\$65,900	\$62,159	\$63,961
Avg. Age	41.50	39.40	38.40	37.10	36.20	35.60
Employees	8,654	72,827	244,936	36,780	200,272	362,992
Food Away from Home	\$21.1M	\$125.0M	\$355.5M	\$21.4M	\$185.7M	\$393.6M
Alcoholic Beverages	\$3.9M	\$22.8M	\$64.7M	\$3.9M	\$33.4M	\$69.5M

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REDEFINING THE ENCHILADA

I've been in love with Mexican food since the days I was riding my big wheel around the neighborhood block. When my parents would take my brothers and I out to a Mexican restaurant I would always order cheese enchiladas. At the time, I reacted to a plate of melted cheese in the same way a flock of seagulls reacted to an unsupervised bowl of chips on the beach.

As I grew older and my tastes changed, I became unsatisfied with eating enchiladas that were the same color as construction cones and had the texture of a hot dog bun that had been dunked in water by a professional food eater.

Although that was far too common, I still had a soft spot in my heart for enchiladas, and like an old friend; I would try to see if they could rekindle my past fond memories. I soon found out enchiladas could be something different and spectacular. They could be filled with slow-braised meats, sautéed vegetables, wrapped in handmade tortillas, covered in freshly grated Mexican cheeses, complimented with unique sauces, and topped with bright and flavorful garnishes.

My passion for enchiladas had reignited and I started to experience episodes that I later would term "zooking out". Normal objects such as an airplane or a forearm cast would be replaced in my mind by an enchilada. I decided this probably wasn't limited to my own experiences but many people's passion for enchiladas had been tainted by past soggy nightmares. Gadzooks (an exclamation of surprise) was born. The word came from my roommate who would yell Gadzooks when he opened the refrigerator and saw his leftovers had been raided. At Gadzooks we want to be different from our competitors just like the enchiladas our company is built around. We hope our customers enjoy our product and help us in our continued quest to redefine the enchilada.

Aaron Pool - Founder

