



**HAUGEN**  
Commercial Real Estate, Inc.

# FOR SALE INVESTMENT PROPERTY

Leased to: **SAJAD AND GO**

710 East Dunlap Avenue • Phoenix, Arizona 85020

WEST VIEW



## PROPERTY DETAILS

<b>Location:</b>	710 East Dunlap Avenue, Phoenix, Arizona 85020
<b>Tenant:</b>	And Go Concepts, LLC dba Salad and Go <i>For more information please visit: <a href="http://www.saladandgo.com">www.saladandgo.com</a></i>
<b>Purchase Price:</b>	\$1,175,000.00
<b>NOI:</b>	\$51,000.00
<b>Lease Details:</b>	NNN 10 Year Lease Commenced October 1, 2019 <i>Tenant Has Option to Extend for Up To 15 Years in Three (Five) Year Increments</i>
<b>Land Area:</b>	Approx. 13,780 gross square feet
<b>Building Size:</b>	Approx. 693 square feet <i>Tenant Constructed Building &amp; Improvements at Its Expense (Landlord holds title to land and improvements)</i>
<b>APN:</b>	159-36-027C
<b>Zoning:</b>	C-3 City of Phoenix

**George Haugen**  
Designated Broker



8765 E. Bell Road, Suite 207  
Scottsdale, AZ 85260  
(602) 499-6000

[George@HaugenCommercial.com](mailto:George@HaugenCommercial.com)  
[www.HaugenCommercial.com](http://www.HaugenCommercial.com)

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.





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**EAST VIEW**



## TENANT INFORMATION



Operator of gourmet salads drive-thru restaurant chain intended to make ready-to-eat food available and affordable to everyone. The company's menu includes beverages and smoothies, protein meals, chicken salad and kids salad, serving customers tasty, fresh and healthy food, thereby helping customers to maintain a healthy diet by providing them nutritious food with fast-food style speed and prices.

**For additional tenant information, please visit [www.SaladandGo.com](http://www.SaladandGo.com).**

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**NORTH VIEW**



## PROPERTY HIGHLIGHTS

- Rare Five Way Intersection!
- Dense Residential Infill Location!
- Near Honor Health John C. Lincoln Hospital!
- Excellent Visibility & Easy Access!
- Quality Fast Growing Popular Tenant!
- Strong Traffic Counts!

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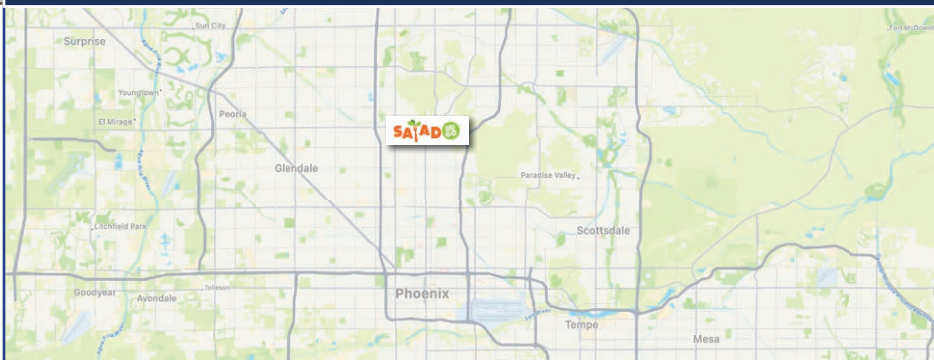
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## PROPERTY LOCATION



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## LEASE TERMS

### Initial Ten Year Term

Months	Annual Base Rent	Monthly Base Rent
Months 0-6	N/A	0.00
Months 7- 60	\$51,000.00	\$4,250.00
Months 61-72	\$52,020.00	\$4,335.00
Months 73-84	\$53,060.40	\$4,421.70
Months 85-96	\$54,121.61	\$4,510.13
Months 97-108	\$55,204.04	\$4,600.34
Months 109-126	\$56,308.12	\$4,692.34

*Rent Commencement 10/1/2019*

First Option Period	Annual Base Rent	Monthly Base Rent
Months 127-138	\$57,434.28	\$4,786.19
Months 139-150	\$58,582.97	\$4,881.91
Months 151-162	\$59,754.63	\$4,979.55
Months 163-174	\$60,949.72	\$5,079.14
Months 175-186	\$62,168.72	\$5,180.73

Second Option Period	Annual Base Rent	Monthly Base Rent
Months 187-198	\$63,412.09	\$5,284.34
Months 199-210	\$64,680.33	\$5,390.03
Months 211-222	\$65,973.94	\$5,497.83
Months 223-234	\$67,293.42	\$5,607.79
Months 235-246	\$68,639.29	\$5,719.94

Third Option Period	Annual Base Rent	Monthly Base Rent
Months 247-258	\$70,012.07	\$5,834.34
Months 259-270	\$71,412.31	\$5,951.03
Months 271-282	\$72,840.56	\$6,070.04
Months 283-294	\$74,297.37	\$6,191.45
Months 295-306	\$75,783.32	\$6,315.28

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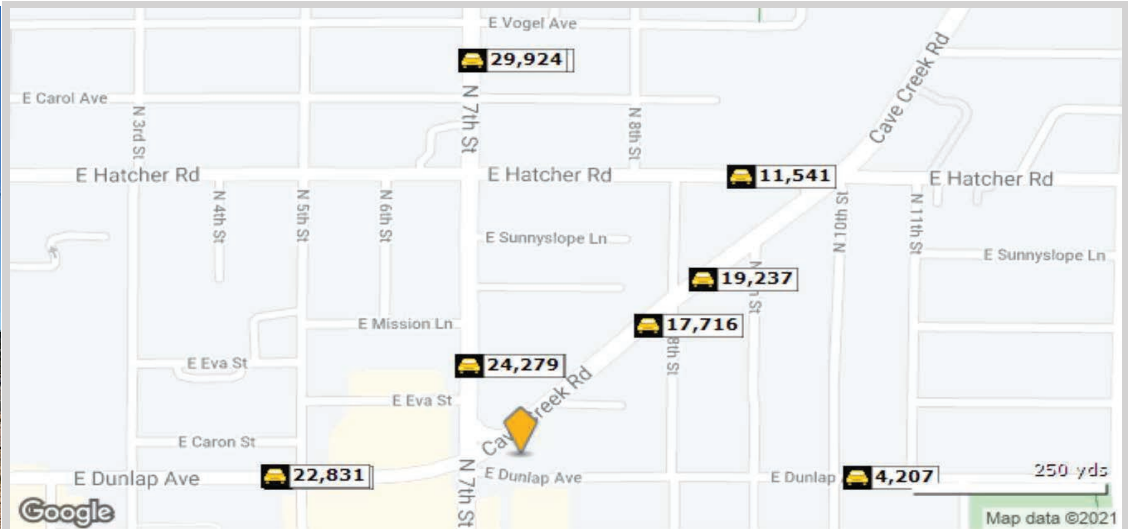
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## Traffic Count Report

710 E Dunlap Ave, Phoenix, AZ 85020



Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1 North 7th Street	E Eva St	0.03 S	2020	27,595	MPSI	.09
2 N 7th St	E Eva St	0.03 S	2018	24,279	MPSI	.09
3 N Cave Creek Rd	N 8th St	0.03 NE	2020	17,716	MPSI	.15
4 East Dunlap Avenue	N 5th St	0.02 E	2020	23,712	MPSI	.18
5 E Dunlap Ave	N 5th St	0.02 E	2018	22,831	MPSI	.18
6 North Cave Creek Road	N 8th St	0.03 SW	2020	19,237	MPSI	.20
7 E Dunlap Ave	N 10th St	0.01 W	2020	4,207	MPSI	.25
8 E Hatcher Rd	N 8th St	0.05 W	2020	11,541	MPSI	.29
9 N 7th St	E Carol Ave	0.03 S	2020	27,497	MPSI	.33
10 N 7th St	E Carol Ave	0.03 S	2018	29,924	MPSI	.33

# Demographic Detail Report

710 E Dunlap Ave, Phoenix, AZ 85020



Radius	3 Mile		5 Mile		10 Mile	
<b>Population</b>						
2026 Projection	131,012		421,812		1,585,743	
2021 Estimate	122,502		392,800		1,481,697	
2010 Census	105,325		327,249		1,266,536	
Growth 2021 - 2026	6.95%		7.39%		7.02%	
Growth 2010 - 2021	16.31%		20.03%		16.99%	
<b>2021 Population by Age</b>						
	<b>122,502</b>		<b>392,800</b>		<b>1,481,697</b>	
Age 0 - 4	7,206	5.88%	24,138	6.15%	94,451	6.37%
Age 5 - 9	7,512	6.13%	24,696	6.29%	97,651	6.59%
Age 10 - 14	7,614	6.22%	24,867	6.33%	100,260	6.77%
Age 15 - 19	7,182	5.86%	23,875	6.08%	97,703	6.59%
Age 20 - 24	7,143	5.83%	24,289	6.18%	98,633	6.66%
Age 25 - 29	8,707	7.11%	29,841	7.60%	117,946	7.96%
Age 30 - 34	8,482	6.92%	28,844	7.34%	111,544	7.53%
Age 35 - 39	8,169	6.67%	27,372	6.97%	104,634	7.06%
Age 40 - 44	7,561	6.17%	24,881	6.33%	94,112	6.35%
Age 45 - 49	7,886	6.44%	25,521	6.50%	95,166	6.42%
Age 50 - 54	7,878	6.43%	25,066	6.38%	91,779	6.19%
Age 55 - 59	8,449	6.90%	26,243	6.68%	94,155	6.35%
Age 60 - 64	7,902	6.45%	23,855	6.07%	83,692	5.65%
Age 65 - 69	6,756	5.52%	19,955	5.08%	68,437	4.62%
Age 70 - 74	5,514	4.50%	16,148	4.11%	54,484	3.68%
Age 75 - 79	3,631	2.96%	10,522	2.68%	35,347	2.39%
Age 80 - 84	2,268	1.85%	6,332	1.61%	21,233	1.43%
Age 85+	2,641	2.16%	6,356	1.62%	20,469	1.38%
Age 65+	20,810	16.99%	59,313	15.10%	199,970	13.50%
<b>Median Age</b>	<b>39.50</b>		<b>37.90</b>		<b>36.10</b>	
<b>Average Age</b>	<b>39.70</b>		<b>38.50</b>		<b>37.20</b>	

# Demographic Detail Report

710 E Dunlap Ave, Phoenix, AZ 85020

Radius	3 Mile		5 Mile		10 Mile	
<b>2021 Population By Race</b>	<b>122,502</b>		<b>392,800</b>		<b>1,481,697</b>	
White	100,961	82.42%	318,820	81.17%	1,231,794	83.13%
Black	7,873	6.43%	27,621	7.03%	95,451	6.44%
Am. Indian & Alaskan	5,039	4.11%	16,369	4.17%	49,005	3.31%
Asian	4,714	3.85%	16,237	4.13%	57,411	3.87%
Hawaiian & Pacific Island	232	0.19%	1,065	0.27%	3,743	0.25%
Other	3,683	3.01%	12,689	3.23%	44,293	2.99%
<b>Population by Hispanic Origin</b>	<b>122,502</b>		<b>392,800</b>		<b>1,481,697</b>	
Non-Hispanic Origin	85,528	69.82%	267,929	68.21%	905,032	61.08%
Hispanic Origin	36,974	30.18%	124,871	31.79%	576,665	38.92%
<b>2021 Median Age, Male</b>	<b>38.40</b>		<b>37.00</b>		<b>35.30</b>	
<b>2021 Average Age, Male</b>	<b>38.70</b>		<b>37.70</b>		<b>36.50</b>	
<b>2021 Median Age, Female</b>	<b>40.80</b>		<b>38.90</b>		<b>36.90</b>	
<b>2021 Average Age, Female</b>	<b>40.80</b>		<b>39.40</b>		<b>37.90</b>	
<b>2021 Population by Occupation Classification</b>	<b>98,729</b>		<b>314,319</b>		<b>1,169,796</b>	
Civilian Employed	58,867	59.62%	192,497	61.24%	711,137	60.79%
Civilian Unemployed	4,861	4.92%	14,689	4.67%	51,172	4.37%
Civilian Non-Labor Force	34,943	35.39%	106,956	34.03%	406,642	34.76%
Armed Forces	58	0.06%	177	0.06%	845	0.07%
<b>Households by Marital Status</b>						
Married	17,961		56,582		216,223	
Married No Children	10,643		32,708		118,163	
Married w/Children	7,319		23,874		98,060	
<b>2021 Population by Education</b>	<b>92,087</b>		<b>292,176</b>		<b>1,073,539</b>	
Some High School, No Diploma	10,245	11.13%	37,118	12.70%	171,874	16.01%
High School Grad (Incl Equivalency)	19,652	21.34%	62,170	21.28%	232,147	21.62%
Some College, No Degree	25,794	28.01%	85,985	29.43%	300,014	27.95%
Associate Degree	6,241	6.78%	21,241	7.27%	80,542	7.50%
Bachelor Degree	17,376	18.87%	51,955	17.78%	182,785	17.03%
Advanced Degree	12,779	13.88%	33,707	11.54%	106,177	9.89%



# Demographic Detail Report

710 E Dunlap Ave, Phoenix, AZ 85020

Radius	3 Mile		5 Mile		10 Mile	
<b>2021 Population by Occupation</b>	<b>110,664</b>		<b>358,284</b>		<b>1,311,899</b>	
Real Estate & Finance	6,274	5.67%	19,330	5.40%	69,971	5.33%
Professional & Management	33,909	30.64%	99,665	27.82%	348,652	26.58%
Public Administration	2,164	1.96%	7,372	2.06%	23,637	1.80%
Education & Health	13,248	11.97%	39,565	11.04%	139,187	10.61%
Services	12,003	10.85%	37,600	10.49%	143,533	10.94%
Information	1,169	1.06%	3,915	1.09%	13,887	1.06%
Sales	14,079	12.72%	47,189	13.17%	173,860	13.25%
Transportation	3,159	2.85%	8,652	2.41%	24,981	1.90%
Retail	5,935	5.36%	22,798	6.36%	85,353	6.51%
Wholesale	1,058	0.96%	4,742	1.32%	18,205	1.39%
Manufacturing	3,004	2.71%	10,488	2.93%	43,261	3.30%
Production	4,797	4.33%	19,559	5.46%	81,296	6.20%
Construction	4,421	3.99%	18,046	5.04%	66,378	5.06%
Utilities	2,377	2.15%	8,091	2.26%	36,048	2.75%
Agriculture & Mining	151	0.14%	534	0.15%	3,923	0.30%
Farming, Fishing, Forestry	55	0.05%	339	0.09%	2,387	0.18%
Other Services	2,861	2.59%	10,399	2.90%	37,340	2.85%

<b>2021 Worker Travel Time to Job</b>	<b>54,721</b>		<b>180,347</b>		<b>667,965</b>	
<30 Minutes	35,619	65.09%	115,236	63.90%	423,904	63.46%
30-60 Minutes	16,325	29.83%	56,366	31.25%	204,823	30.66%
60+ Minutes	2,777	5.07%	8,745	4.85%	39,238	5.87%

<b>2010 Households by HH Size</b>	<b>45,150</b>		<b>133,785</b>		<b>477,395</b>	
1-Person Households	16,685	36.95%	45,097	33.71%	143,373	30.03%
2-Person Households	14,197	31.44%	41,739	31.20%	142,843	29.92%
3-Person Households	5,785	12.81%	18,597	13.90%	69,565	14.57%
4-Person Households	4,431	9.81%	14,089	10.53%	56,850	11.91%
5-Person Households	2,281	5.05%	7,683	5.74%	33,300	6.98%
6-Person Households	989	2.19%	3,592	2.68%	16,485	3.45%
7 or more Person Households	782	1.73%	2,988	2.23%	14,979	3.14%

<b>2021 Average Household Size</b>	<b>2.30</b>	<b>2.40</b>	<b>2.60</b>
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<b>Households</b>			
2026 Projection	55,389	172,436	601,186
2021 Estimate	51,887	160,605	561,459
2010 Census	45,150	133,785	477,396
Growth 2021 - 2026	6.75%	7.37%	7.08%
Growth 2010 - 2021	14.92%	20.05%	17.61%



# Demographic Detail Report

710 E Dunlap Ave, Phoenix, AZ 85020

Radius	3 Mile		5 Mile		10 Mile	
<b>2021 Households by HH Income</b>	<b>51,887</b>		<b>160,606</b>		<b>561,458</b>	
<\$25,000	11,009	21.22%	33,690	20.98%	111,994	19.95%
\$25,000 - \$50,000	11,545	22.25%	37,404	23.29%	128,817	22.94%
\$50,000 - \$75,000	9,008	17.36%	29,660	18.47%	102,891	18.33%
\$75,000 - \$100,000	5,813	11.20%	18,445	11.48%	68,545	12.21%
\$100,000 - \$125,000	4,012	7.73%	12,454	7.75%	47,459	8.45%
\$125,000 - \$150,000	2,667	5.14%	8,447	5.26%	30,376	5.41%
\$150,000 - \$200,000	3,067	5.91%	8,608	5.36%	30,933	5.51%
\$200,000+	4,766	9.19%	11,898	7.41%	40,443	7.20%
<b>2021 Avg Household Income</b>	<b>\$86,361</b>		<b>\$81,457</b>		<b>\$82,343</b>	
<b>2021 Med Household Income</b>	<b>\$57,911</b>		<b>\$56,462</b>		<b>\$58,705</b>	
<b>2021 Occupied Housing</b>	<b>51,887</b>		<b>160,605</b>		<b>561,458</b>	
Owner Occupied	26,279	50.65%	81,812	50.94%	298,511	53.17%
Renter Occupied	25,608	49.35%	78,793	49.06%	262,947	46.83%
<b>2010 Housing Units</b>	<b>53,389</b>		<b>166,678</b>		<b>576,284</b>	
1 Unit	27,456	51.43%	92,899	55.74%	344,441	59.77%
2 - 4 Units	6,046	11.32%	15,078	9.05%	44,744	7.76%
5 - 19 Units	11,502	21.54%	33,164	19.90%	101,087	17.54%
20+ Units	8,385	15.71%	25,537	15.32%	86,012	14.93%
<b>2021 Housing Value</b>	<b>26,279</b>		<b>81,812</b>		<b>298,511</b>	
<\$100,000	1,333	5.07%	5,663	6.92%	26,608	8.91%
\$100,000 - \$200,000	2,527	9.62%	13,730	16.78%	54,415	18.23%
\$200,000 - \$300,000	5,224	19.88%	22,412	27.39%	84,240	28.22%
\$300,000 - \$400,000	6,010	22.87%	15,767	19.27%	48,872	16.37%
\$400,000 - \$500,000	4,688	17.84%	9,383	11.47%	28,662	9.60%
\$500,000 - \$1,000,000	5,779	21.99%	11,890	14.53%	42,091	14.10%
\$1,000,000+	718	2.73%	2,967	3.63%	13,623	4.56%
<b>2021 Median Home Value</b>	<b>\$367,479</b>		<b>\$295,988</b>		<b>\$280,997</b>	
<b>2021 Housing Units by Yr Built</b>	<b>54,899</b>		<b>170,273</b>		<b>599,292</b>	
Built 2010+	2,636	4.80%	16,738	9.83%	50,794	8.48%
Built 2000 - 2010	2,658	4.84%	8,739	5.13%	47,086	7.86%
Built 1990 - 1999	5,789	10.54%	15,489	9.10%	76,915	12.83%
Built 1980 - 1989	10,601	19.31%	29,800	17.50%	123,713	20.64%
Built 1970 - 1979	12,600	22.95%	44,555	26.17%	138,845	23.17%
Built 1960 - 1969	9,260	16.87%	26,516	15.57%	70,120	11.70%
Built 1950 - 1959	8,629	15.72%	21,823	12.82%	62,638	10.45%
Built <1949	2,726	4.97%	6,613	3.88%	29,181	4.87%
<b>2021 Median Year Built</b>	<b>1974</b>		<b>1976</b>		<b>1979</b>	