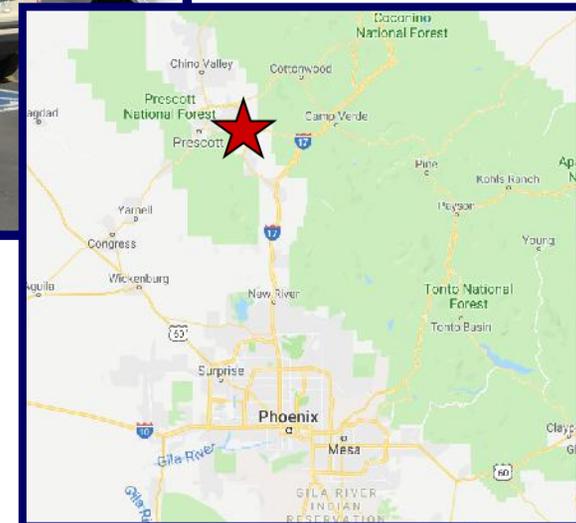


# NOBLEWEST

## WILDFLOWER BREAD COMPANY SINGLE-TENANT NNN INVESTMENT PRESCOTT, ARIZONA



- ◆ NEW 4,647 SF BUILDING / STORE, OPENED OCTOBER 2018
- ◆ STORE RELOCATION, 17 YEARS IN THE MARKET
- ◆ 10 YEAR INITIAL TERM, 2, 5-YEAR OPTIONS. \*\*\*
- ◆ FREE-STANDING PAD AT ENTRANCE OF PRESCOTT GATEWAY REGIONAL MALL
- ◆ TRAFFIC COUNTS EXCEED 37,000
- ◆ EXCELLENT VISIBILITY
- ◆ ABOVE AVERAGE STORE SALES



### FOR ADDITIONAL INFORMATION CONTACT:

JOHN J. BADURA  
602-617-6885  
JOHN@NOBLEWESTGROUP.COM

NOBLEWEST REAL ESTATE LLC  
8985 EAST BELL ROAD  
SCOTTSDALE, AZ 85260  
WWW.NOBLEWESTCOMMERCIAL.COM

\*\*\*Seller/Tenant may amend current lease (with 10-year initial lease term) with acceptable offer.

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# WILDFLOWER BREAD COMPANY

## LOCATION ANALYSIS

### PRESCOTT, ARIZONA

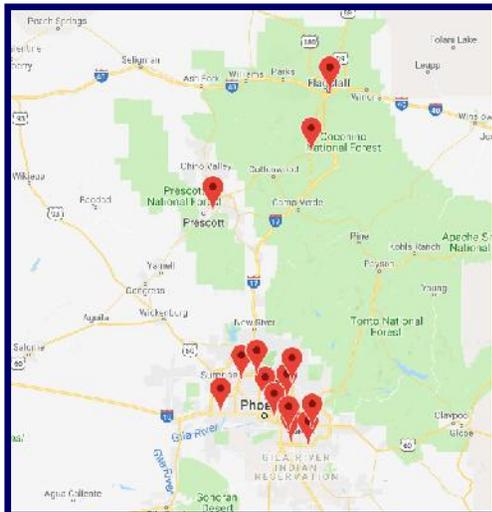


### WILDFLOWER — 3201 STATE HIGHWAY 69, PRESCOTT, ARIZONA 86301



#### COMPANY SUMMARY:

- ◆ WILDFLOWER BREAD COMPANY LLC
- ◆ FOUNDED: 1996
- ◆ 16 LOCATIONS (14 OWNED / 2 LICENSED)
- ◆ EMPLOYEES: 400+
- ◆ IN PRESCOTT MARKET FOR 17+ YEARS



#### COMPANY INFORMATION:

Founded in 1996 by Mr. Louis Basille, Wildflower well known local award winning restaurant headquartered in Phoenix Arizona, with 16 current locations (and expanding) in the Phoenix Metropolitan area as well as Prescott, Sedona, and Flagstaff, Arizona. A local well known favorite, Wildflower prides itself on warm, comfortable, fresh, and contemporary atmospheres, fresh food, and fast and friendly service which values their customers first.

**MISSION STATEMENT:** We pride ourselves on delivering an outstanding experience for our customers, employees and investors through mutual respect and teamwork.

**CUSTOMERS:** Our customers' needs come before anything else. Our goal is an outstanding experience for every customer, every time.

**TEAM:** Our people make the difference. We trust that our employees will do the right thing for our customers and each other.

**TASTE:** We constantly ask, "Is this the best I have ever tasted?"

**COMMUNITY:** We strive to be good neighbors. We are members of the chamber of commerce, support our local food banks and contribute time and products to local non-profit organizations.

**OUR PURPOSE:** We change lives, create traditions, build community and feed the soul with passion. Every time, every day.

#### AWARDS INCLUDING:

2018 Award for Excellence in Customer Service – Scottsdale, AZ – City Beat News

2018 Award for Excellence in Customer Service – Sedona, AZ – City Beat News

2018 National Restaurant Association Education Foundation's Restaurant Neighbor Award

2017 Award For Service Excellence — City Beat News

2017 Best of Vegetarian – Flagstaff — Trip.com

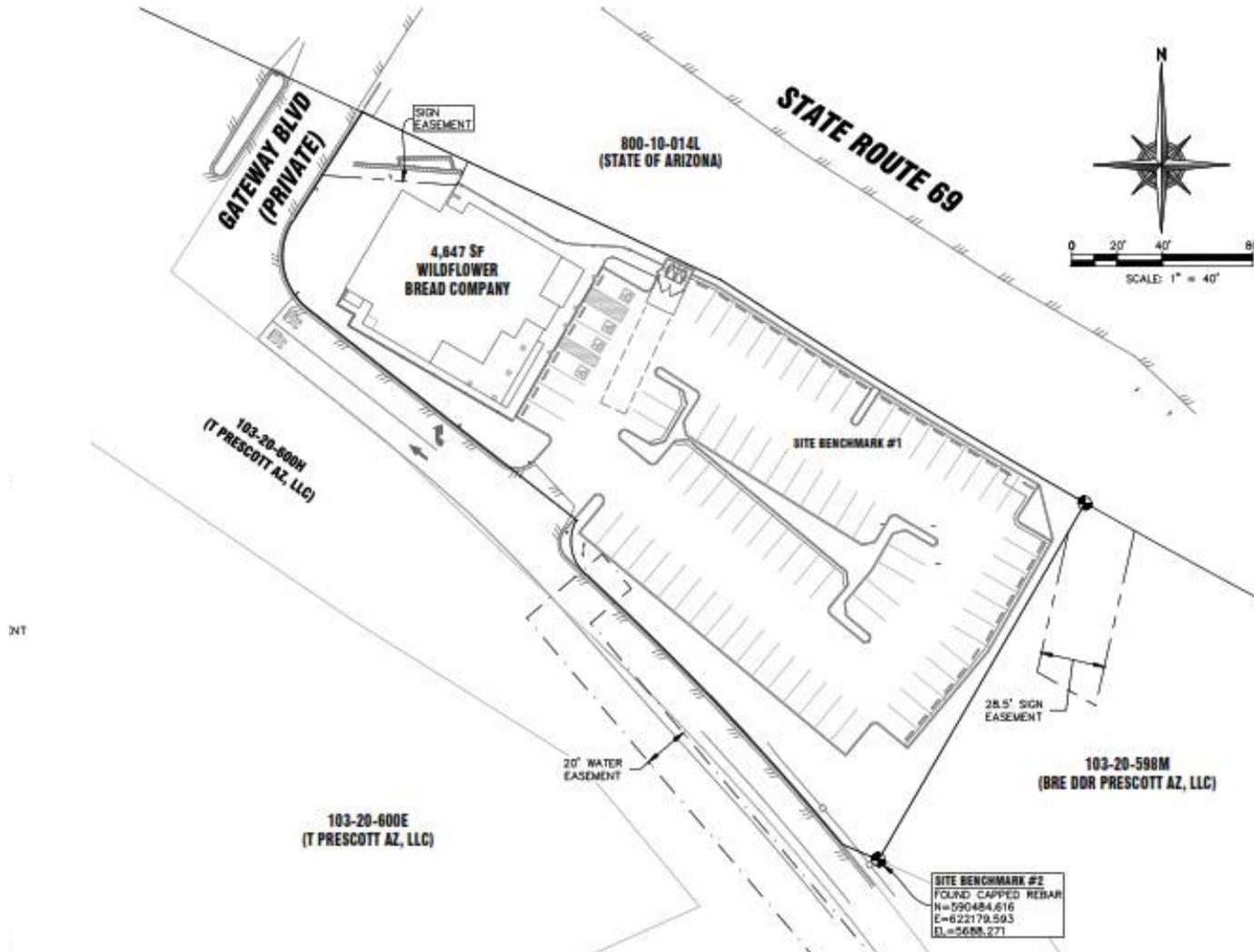
2017 Top Eatery at Phoenix Sky Harbor International Airport in the RewardExpert 2017 Airport Dining Scorecard

2016 Best of Flag Award: Best Soup



# WILDFLOWER BREAD COMPANY

## SITE PLAN PRESCOTT, ARIZONA



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# WILDFLOWER™

EAT. SIP. ENJOY.



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