



**SINGLE TENANT LEASED
INVESTMENT OPPORTUNITY**
OFFERING MEMORANDUM

**NEW PRICING
CAP RATE 6.70%**



1817 W Thatcher Boulevard
Safford, AZ 85546

± 12 Years Remaining Term
Four 5-Year Options

**Single Net
PROPERTIES**

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SINGLE TENANT LEASED INVESTMENT OPPORTUNITY

INVESTMENT SUMMARY

INTRODUCTION

For almost 50 years (since 1976), KFC has been successfully operating at the subject location. They demonstrated their re-commitment to the location in 2019 by entering a new 20-year lease.

KFC invested money to “re-fresh” the building further demonstrating their commitment to the property. The building is approximately 3,128 square feet improved with a drive through window/ lane and situated on approximately 28,136 square feet of land. The property is conveniently located on Thatcher Boulevard (Highway 70 E) which is the main thoroughfare through Safford, Arizona. It's ideally located near all the other fast-food operators, including McDonalds, Carl's Jr., Arby's, Jack-in-the-Box, Burger King, Taco Bell and a newly built Starbucks. Directly behind the KFC is a Wal-Mart Super Centre and a Home Depot Center.

Additionally, less than two blocks away is a Safeway anchored neighborhood shopping center which includes an O'Reilly Auto Parts and a host of other regional and local retailers. The property enjoys excellent visibility on Thatcher Boulevard and is less than 1 mile from Safford High School. It offers excellent ingress/egress and access for its KFC customers.

OFFERING SUMMARY

Address	1817 W Thatcher Blvd. Safford, AZ 85546
County	Graham
Building Size	± 3,128 SF
Parcel Size	± 28,136 SF (two parcels)
Year Built	1976 (upgraded in 2018/2019)
Frontage	± 115'
Traffic Counts	± 21,243 CPD
Landlord Responsibilities	None
Zoning Type	C2-Highway Commercial
Ownership Type	Fee Simple

Source: CoStar, City of Safford



Drive Thru





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INVESTMENT SUMMARY

PROPERTY SUMMARY

Property	A Single Tenant KFC Leased Investment	
Asking Price	\$1,450,000	
Cap Rate	6.70%	
Cap Rate 2028 <i>(Based on next rental increase 5/1/2028)</i>	7.23%	
Lease Type	NNN	
Initial Term	20 years	
Commencement Date	April 12, 2018	
Expiration Date	April 11, 2038	
Remaining Term	± 12 Years	
Annual Rent	\$97,200 (Current - Years 6-10)	
Rental Increases <i>(8% Every 5 Years) Next Increase 5/1/2028</i>	\$104,976 (Years 11-15)	
	\$113,374 (Years 16-20)	
Options <i>Four Five (5) Year Options</i>	\$122,443 (Years 21-25)	
	\$132,239 (Years 26-30)	
	\$142,818 (Years 31-35)	
	\$154,244 (Years 36-40)	

First Right of Refusal

Yes, Tenant shall notify Landlord 14 days after receipt of written accepted offer to exercise or decline right to purchase

OPTIMAL LEASE STRUCTURE

- Attractive Rental Increases of 8% every five years
- 12+ Years on Initial Term w/ Four Five (5) Year Options
- Long-Term Secure Cash Flow

COMPELLING LOCATION FUNDAMENTALS

- Strong Traffic Counts I ± 21,243 Cars/Day (W Thatcher)
- Excellent Ingress/Egress Off of W Thatcher Blvd
- Strong Retail Corridor w/ Dense Retail Surrounding
- Area Retailers include: Super Wal-Mart, Home Depot, Safeway, McDonald's, Arby's, Starbucks, Burger King, Carl's Jr., Jack-in-the-Box, Walgreen's and many more
- Ideally positioned in front of the Super Wal-Mart & Home Depot Centers
- Less than one-mile from Safford High School

STRONG BRAND, STRONG OPERATOR

KFC today announced the opening of its 30,000th location globally with a new restaurant in Rome, Italy, cementing its steady, continued expansion. After the brand opened its very first restaurant in 1952, a new KFC location now opens somewhere in the world every 3.5 hours on average. With plans to enter its 150th country later this year, KFC serves billions of people while also creating nearly one million jobs worldwide. The global brand held the title of fastest growing retail brand in 2021 and 2022. KFC currently has the widest global footprint of any quick-service restaurant brand with no plans to slow down. In 2023, KFC opened nearly 2,700 new restaurants across 96 countries including impressive net-new unit growth throughout India and Latin America. **As part of Yum! Brands, the world's largest restaurant company, KFC's portfolio is a major growth engine accounting for 50% of Yum!'s divisional operating profit.**

Source: City of Safford, GlobalData.com



SINGLE TENANT LEASED INVESTMENT OPPORTUNITY

PROPERTY PHOTOS



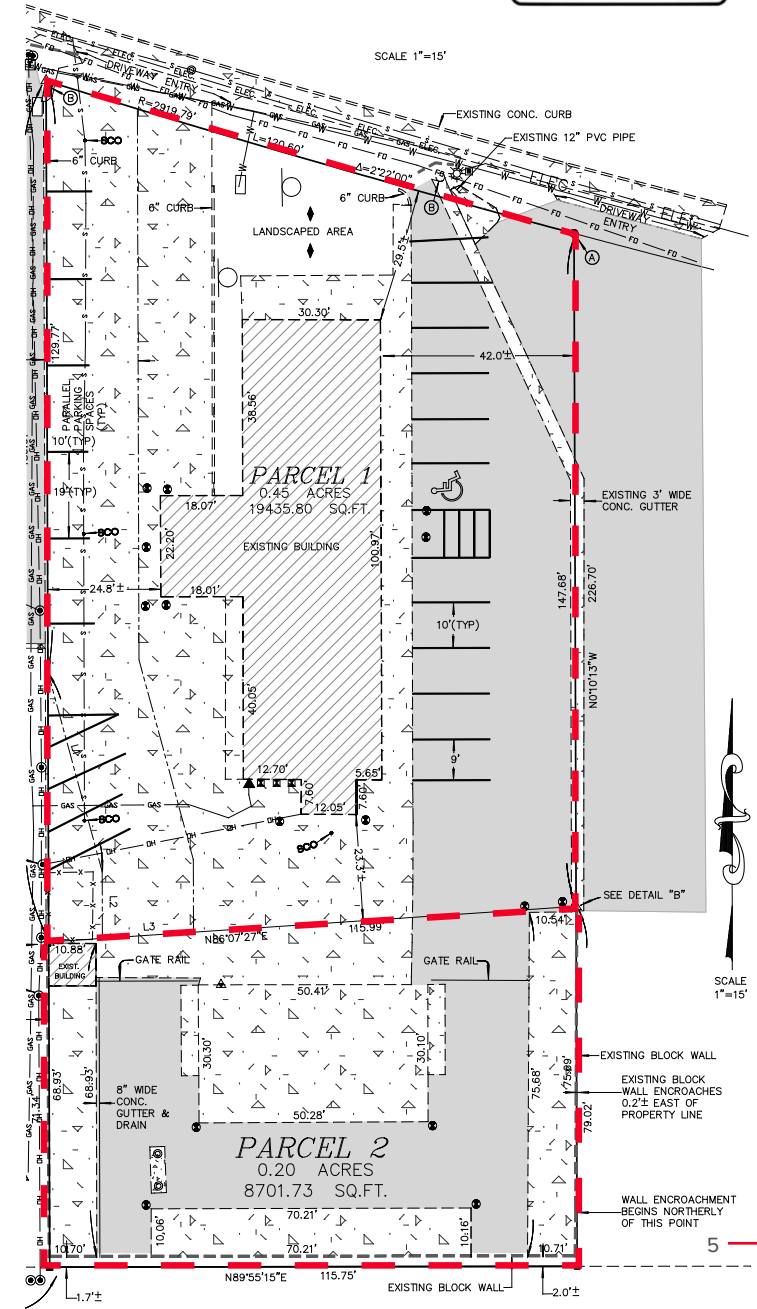


SINGLE TENANT LEASED INVESTMENT OPPORTUNITY

SITE PLAN



Single Tenant KFC Leased Investment | Safford, AZ





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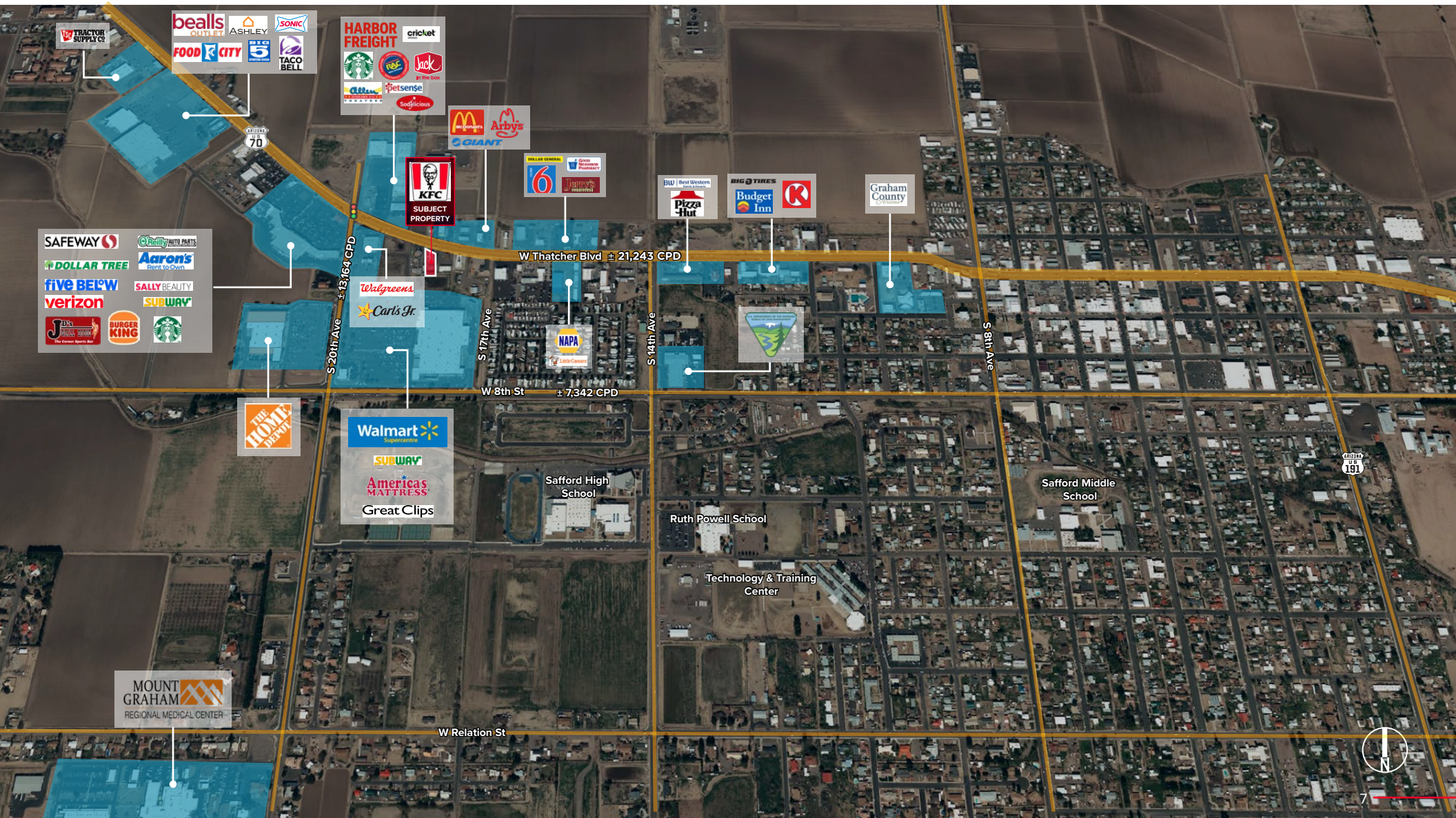
TRADE AREA OVERVIEW





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TRADE AREA OVERVIEW





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TRADE AREA SUMMARY

SAFFORD, AZ

Safford, Arizona is a city in Graham County, in the southeastern part of the state. It is the county seat and the principal city of the Safford Micropolitan Statistical Area. The city is situated in the Upper Gila River Valley near the foothills of the Pinaleno Mountains, where the San Simon and Gila Rivers converge.

Safford has a diverse economy with several key sectors playing significant roles:

- **Mining:** Mining is a major employer and provides a substantial boost to local businesses, especially through Freeport-McMoRan Copper & Gold Inc., which has mines in Safford and nearby Morenci
- **Agriculture:** Agriculture has historically been important to Safford and Graham County's economy, with cotton, hay, and small grains as key crops. NatureSweet® also operates a large greenhouse facility producing tomatoes and cucumbers
- **Healthcare:** Mount Graham Regional Medical Center is a significant employer in Safford
- **Education:** Eastern Arizona College in nearby Thatcher is also a major employer
- **Retail and Service Businesses:** Safford functions as a retail hub for a broad region, serving southeastern Arizona and parts of western New Mexico. Retail and service businesses, including companies like Walmart, provide substantial employment

In addition, Safford has a relatively low cost of living compared to many other areas in the US, which can make it more budget-friendly for those looking to settle down.

4,167
Employees
(1-Mile Radius)



499
Businesses
(1-Mile Radius)



\$197K
Median Home Value
(1-Mile Radius)

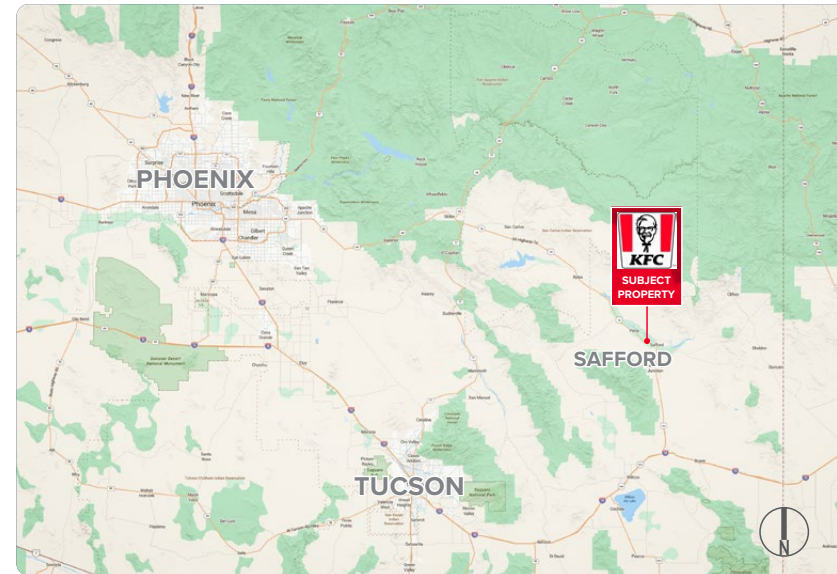
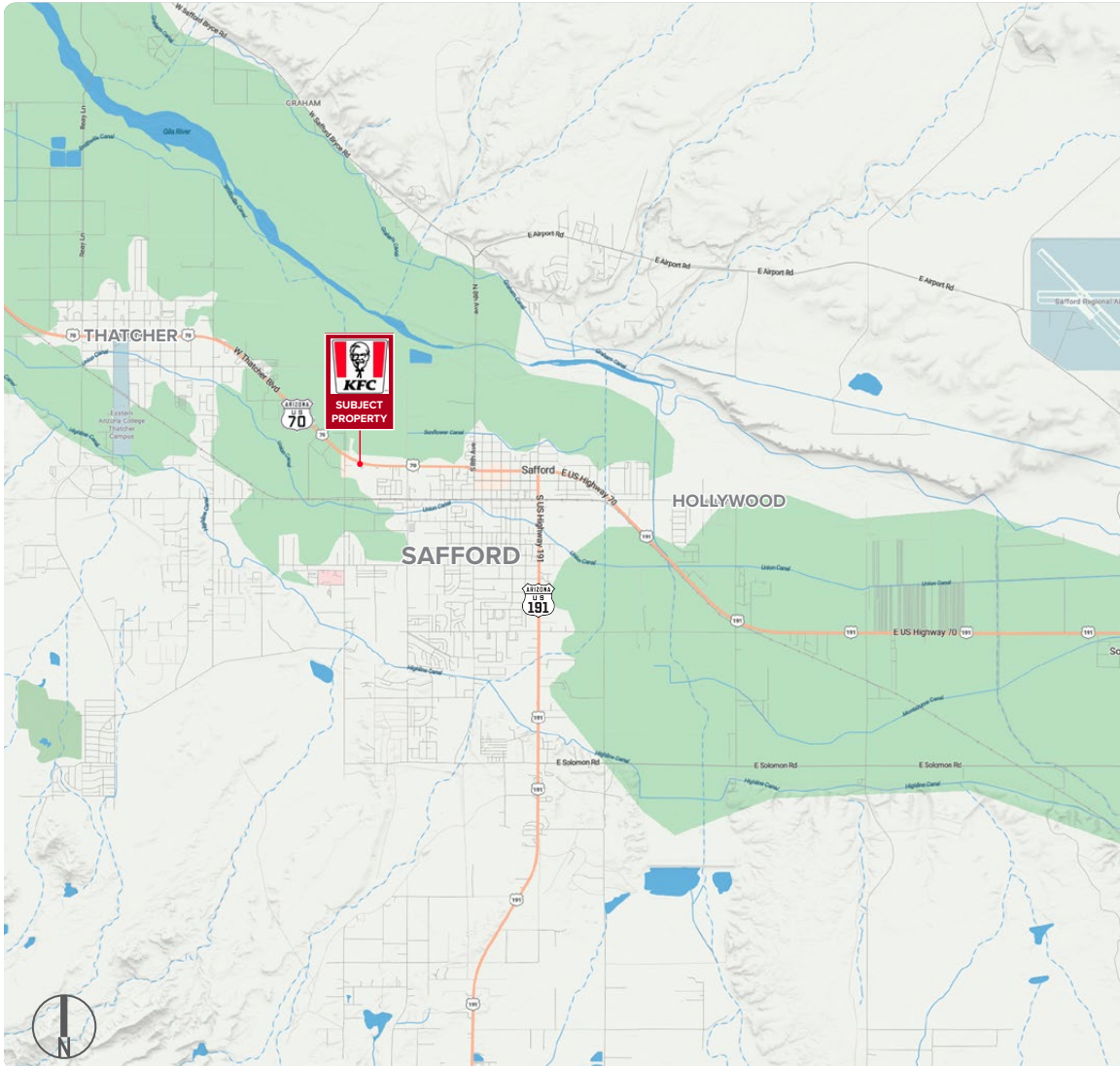


2025 DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
AVG. HH INCOME	\$70,202	\$81,079	\$80,624
POPULATION	3,096	20,453	24,016
HOUSEHOLDS	1,246	7,288	8,541
POPULATION GROWTH	3.9%	2.2%	2.2%
MEDIAN HOME VALUE	\$197,825	\$234,161	\$229,430



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LOCATION OVERVIEW



131 Miles
Distance to Tucson

241 Miles
Distance to Phoenix



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BRAND PROFILE



YUM! BRANDS

Headquarters	Louisville, KY
Year Founded	1997
Locations	61,000+ Worldwide
Market Capitalization	\$40B
Stock Symbol	YUM



BRAND OVERVIEW

Yum! Brands operates or franchises restaurants under the brand names KFC, Pizza Hut, Taco Bell, and The Habit Burger Grill. It's one of the world's largest fast-food companies, with nearly 61,000 restaurants in over 155 countries and territories. Most of these locations (around 98%) are franchised.

As of June 2025, Yum! Brands has a market capitalization of \$40 billion.

ABOUT THE OPERATOR:

The subject property is leased to Argonaut Food Partners, LLC, dba Kentucky Fried Chicken with locations in AZ, CA, OR, MT, NM, MN, SD, ID, WY, ND, CO, and WA. Argonaut Food Partners, LLC operates approximately 85 units within different entities in 12 States . * Argonaut is a Preferred Growth Partner with KFC having over 23+ years of experience working with Yum! Brands.

Argonaut Food Partners was the **#1 Franchisee - Large Operator in KFC System in 2016**

**it's reported that the entity that guarantees the lease operates appropriately 35 units*

Source: Yum.com, wikipedia, GlobalData.com

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither Single Net Properties nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.



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