

Circle K

4301 W Thomas Rd, Phoenix, AZ 85009
Offering Memorandum



*Actual Site

TERRACE COMMERCIAL PROPERTIES

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Pricing & Lease Abstract



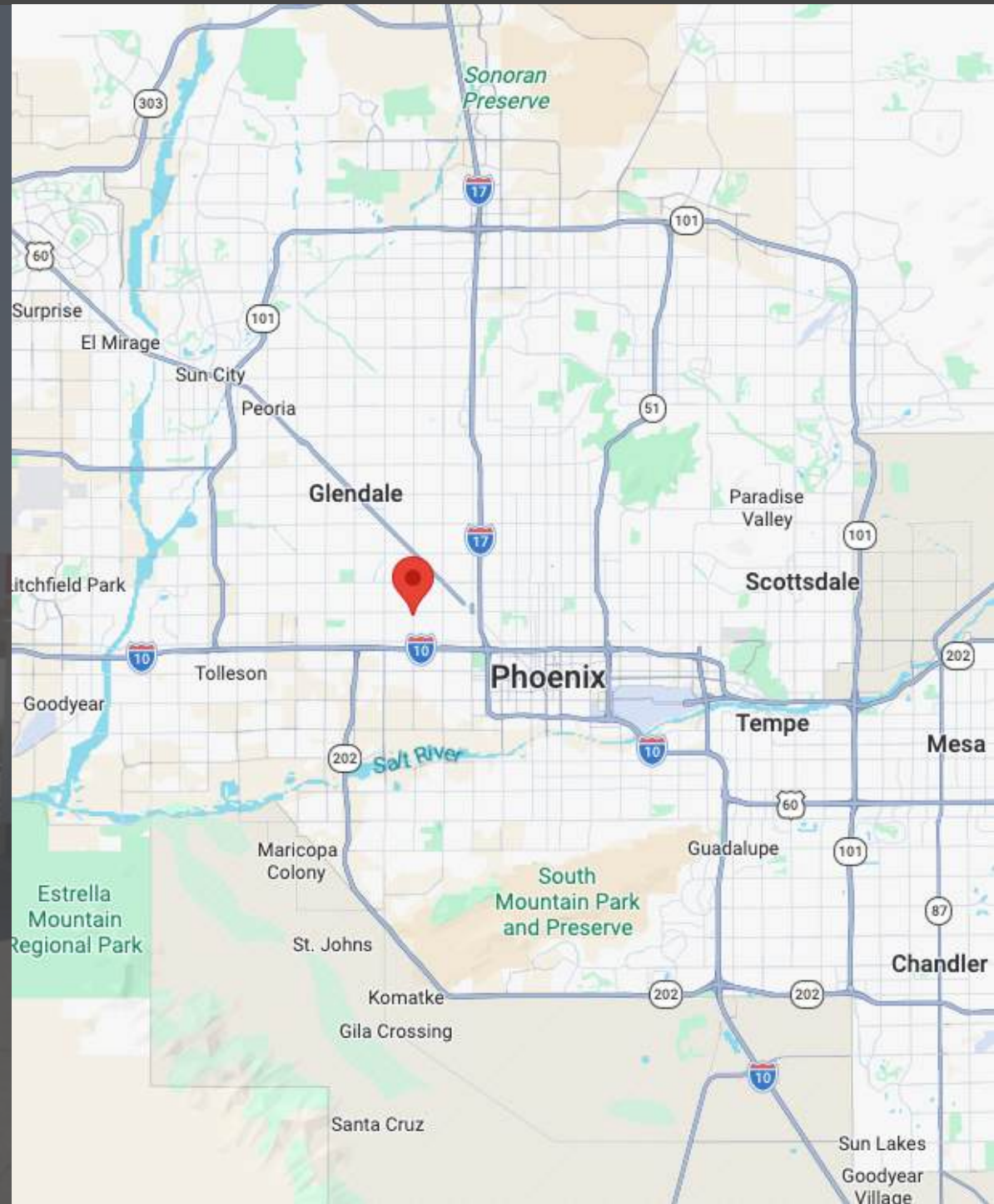
Sale Price:	\$2,275,000.00
Cap Rate:	4.63%
Property Address:	4301 W Thomas Rd, Phoenix, AZ 85009
Year Built:	1987
Approx. Building Size:	3,025 sqft
Lot Size:	Approximately 20,121 sf. or 0.46 acres
Tenant:	Circle K
Building Use:	Convenience Store and Fueling Station
Lease Guarantor:	Circle K - Corporate
Lease Type:	Triple Net (NNN), Fee Simple
Landlord Responsibilities:	None
Lease Commencement Date:	August 1988
Lease Expiration Date:	July 18, 2029
Annual Base Rent:	\$105,276.00
Primary Lease Term:	10 years, 3+ years remaining
Tenant Options to Extend:	One (1) Five (5) year
Rent Increases:	10% at last Five (5) year option *Rent will increase to \$115,800 on 7/19/2029



Investment Highlights & Aerial Map



- Hard Corner Location with Excellent visibility
Accessibility at the Busy Intersection of 43rd Ave & Thomas Rd.
- Strong Traffic Counts. East/West Thomas Rd sees over 31K cars/day & North/south Thomas Rd sees over 38K cars/day
- Close Proximity to the I-10 Highway
- Exceptional Pole/Monument Signage
- Triple Net (NNN) Lease. The tenant is responsible for property taxes, insurance, and property maintenance. *Tenant also pays LL a rental tax of 2.6% of base rent
- Long-Term Operating History. The Tenant has been operating at this location for nearly 40 years, demonstrating their success and commitment to this location.
- Strong Corporate Guarantee from Circle K. Circle K is a global chain & is the 2nd largest in the world, with over 14,800 locations across North America, Europe, and Asia.



Aerial Map of Property Lot



4304

4312

Thomas Rd



Circle K
Circle K
Convenience Store

Thomas Rd



SITE

N-43rd-Ave

4343

Food For Less
& Smoke Shop



Velcorix Roofer
Technician




Retail Aerial Map



Tenant Profile



 Over 14,250 Locations Worldwide	 Laval, Quebec, Canada Headquarters
 Alimentation Couche-Tard, Inc. Parent Company	 Circlek.com Website
 1951 Founded	 S&P BBB+ Credit Rating

Circle K is a leading global convenience retailer recognized for its commitment to customer satisfaction, strong brand presence, and innovative retail solutions. With thousands of locations worldwide, Circle K has built a reputation for providing a comprehensive one-stop experience delivering high quality fuel options, fresh food and beverage selections, and everyday convenience products.

Circle K's business model focuses on high traffic accessibility and quick, reliable service that caters to commuters, local residents, and travelers alike. The brand's emphasis on modern store formats, bright welcoming environments, and loyalty programs strengthens customer retention and drives consistent sales performance. Circle K strategically positions its stores in high visibility, high accessibility locations ensuring strong daily customer flow.



Demographics



<u>Population</u>	<u>2-mile</u>	<u>5-miles</u>	<u>10-miles</u>
2020 Population	85,161	453,061	1,336,712
2025 Population	83,429	461,592	1,402,518
2030 Population	85,583	476,905	1,458,777
Growth 2020-2025	-0.4%	0.4%	1.0%
Growth 2025-2030	0.5%	0.7%	0.8%

Households

2020 Households	23,849	143,536	456,164
2025 Households	23,294	147,267	479,702
2030 Households	23,916	152,704	499,995
Growth 2020-2025	0.4%	1.2%	1.9%
Growth 2025-2030	0.5%	0.7%	0.8%

Income - 2026

Avg Household Income	\$70,503	\$75,827	\$91,998
Median Household Income	\$55,993	\$57,804	\$69,787

