

Red Robin

GOURMET BURGERS AND BREWS

16233 N 83rd Ave

Peoria, AZ 85382



Retail
Investment Opportunity

Offering Memorandum

MATTHEWS™

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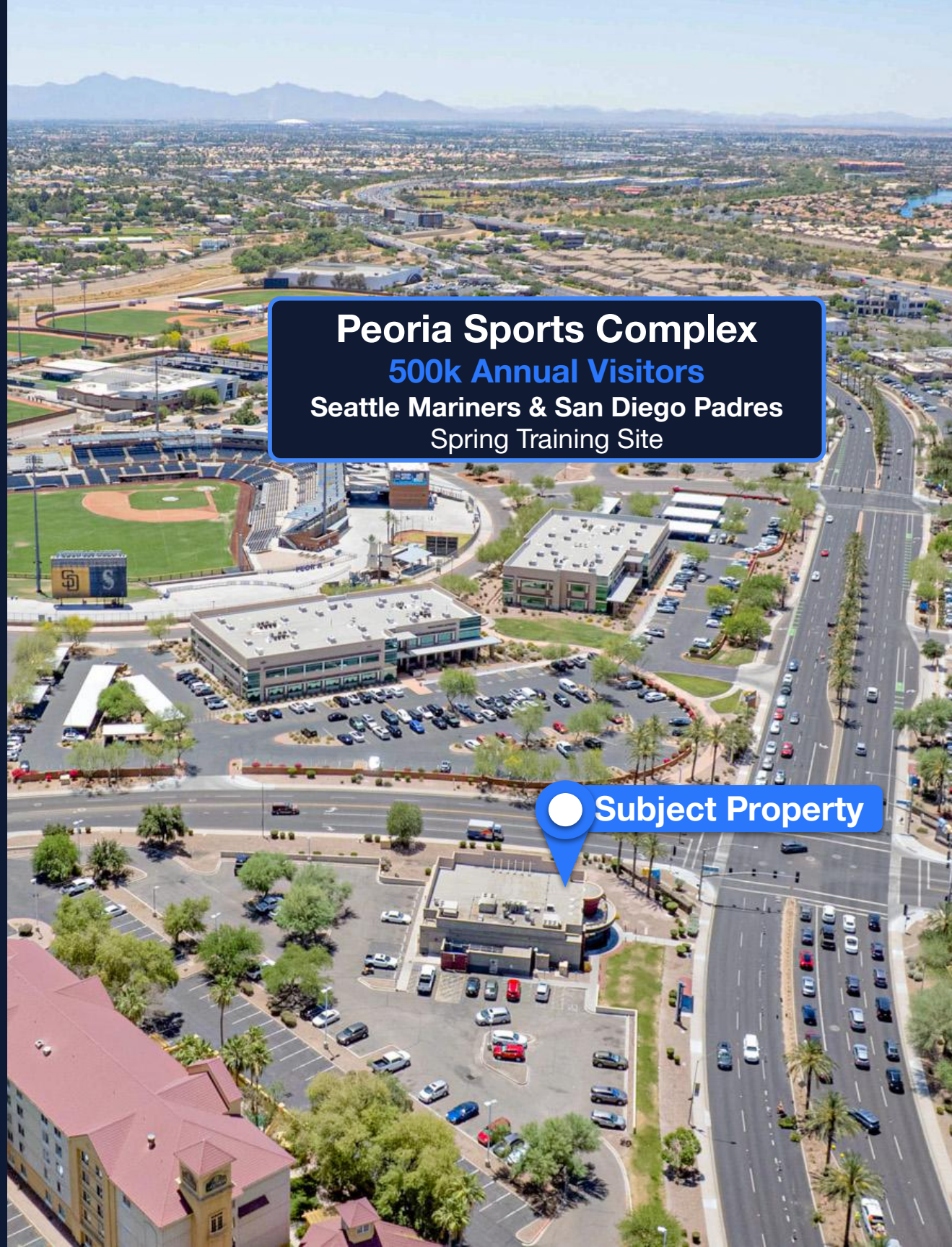
David Harrington

Broker of Record

Broker Lic. No. BR715518000 (AZ)

Firm Lic. No. CO701910000 (AZ)

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Peoria Sports Complex
500k Annual Visitors
Seattle Mariners & San Diego Padres
Spring Training Site

Subject Property

INVESTMENT HIGHLIGHTS



Property Highlights

- **Trophy Outparcel Location Across from MLB Spring Training Facility** - positioned at the intersection of N 83rd Ave & W Paradise Ln, & less than a mile from Arizona State Route 10 with a combined 172,980 vehicles per day (VPD), offering great access off of the interstate; prime location on a signalized corner near a top visited shopping center in Arizona, capturing increased daily traffic.
- **Phoenix MSA | AZ's Most Populated County | Consistent Population Growth** - Maricopa County is home to 4.6M+ residents, which ranks #1 in the state & accounts for more than 60% of Arizona's total population. Located 15 miles from Phoenix, Peoria is one of the most desirable & consistently growing cities within the Phoenix MSA.
- **Ultra-Dense Retail Corridor | Surrounded by Prominent National Retailers** - including Target, Old Navy, Dick's Sporting Goods, TJ Maxx, Chick-fil-A, In-N-Out, McDonald's, Starbucks, Chipotle, & most other prominent national retailers.
 - **Over 2M+ SF of Retail within a 1-Mile Radius**
- **Adjacent to Arrowhead Towne Center | Centralized Shopping Hub** - located near one of AZ's most visited regional malls, drawing more than 10M+ annual visitors & serving as the dominant retail destination in Phoenix's rapidly growing West Valley.
- **Across from MLB Spring Training Facility** - across from the Peoria Sports Complex, the spring training home of the San Diego Padres & Seattle Mariners, benefits from a major seasonal draw that attracts over 212k+ annual visitors.
- **Long-Term 13-Year Absolute NNN Lease** - zero Landlord responsibilities.
 - **Lease Term: 13 Years (exp. February 2039)**
 - **Guarantor: Red Robin International, Inc.**
 - **Increases: 10% Every 5 Years (March 2029)**
 - **Options: Four (4), 5-Year Renewals**
- **Attractive Future Uses | Large Building & Lot Size** - existing 6,324 SF building on 1.4-acres creates future flexibility & various future uses for investors.

Demographic Overview

5.2 Million

Total MSA Population

Phoenix, AZ

\$118,000

Average Household Income

Maricopa County, AZ

7.9%

5-Year Population Growth

Projection (Maricopa County, AZ)

Financial Overview

Red Robin

16233 N 83rd Ave | Peoria, AZ 85382



Financial Summary



Investment Overview

Tenant	Red Robin International, Inc.
Rent Commencement	March 5, 2024
Lease Expiration	February 28, 2039
Original Lease Term	15 Years
Lease Term Remaining	13 Years
Options Remaining	Four (4), 5-Years
Lease Type	Absolute NNN
Rent Increases	10% Every 5 Years
Right of First Refusal (ROFR)	No
Sales Reporting	Yes - Contact Broker

Property Details

±6,324 SF
GLA

±1.48 AC
Lot Size

2002/2015
Year Built/Renovated

±13 Years
Term Remaining

\$4,454,000

List Price

6.00%

Cap Rate

Annualized Operating Data

Lease Year	Start Date	Annual Rent	Increase	Cap Rate
Years 1 - 5	3/5/2024	\$267,262	10%	6.00%
Years 6 - 10	3/1/2029	\$293,988	10%	6.60%
Years 11 - 15	3/1/2034	\$323,387	10%	7.26%
Option 1	3/1/2039	\$355,726	10%	7.99%
Option 2	3/1/2044	\$391,298	10%	8.79%
Option 3	3/1/2049	\$430,428	10%	9.66%
Option 4	3/1/2054	\$473,471	10%	10.63%

Property Overview

Red Robin

16233 N 83rd Ave | Peoria, AZ 85382





COSTCO
WHOLESALE
Top 6% of National Locations
Source: AlphaMap

Arrowhead Marketplace

TRADER JOE'S MATTRESS FIRM
Cane's BEST BUY BOOT BARN
Cheddar's OfficeMax BANK OF AMERICA

Arrowhead Towne Center

Dillard's JCPenney
Bath & Body Works AMC macy's
H&M ROUND DICK'S SPORTING GOODS

sam's club

Walmart
Supercenter
Top 5% of National Locations
Source: AlphaMap

IN-N-OUT
BURGER
Serving ±2,000 Customers Daily

North Valley Shopping Center

TARGET urbanAir
ROSS crumbl McALISTER'S
COLD STONE Starbucks Arrowhead DENTISTRY

Chick-fil&
Serving ±3,500 Customers Daily

LAQUINTA
INNS & SUITES

Enclave at Arrowhead
±240 Units

THE SOCIAL
ON BR2RD

Hash Kitchen
THE BRUNCH LIFE

CHIPOTLE

Red Robin
GOURMET BURGERS AND BREWS
Subject Property

101

±120,470 VPD

N 83rd Ave ±21,812 VPD

W Paradise Ln





Downtown Phoenix
±25 Miles Away



Peoria Estates Condominium
±264 Units



Paseo Verde Elementary
±695 Students



Centennial High School
±2,026 Students



Paseo Verde Estates
±250 Single-Family Homes



NORTH ITALIA

POSTINO

BLANCO
COCINA · CANTINA

PEORIA
SPORTS COMPLEX
±500,000 Annual Visitors
Spring Training &
Community Events Year-Round



Enclave at Arrowhead
±240 Units



W Paradise Ln

N 83rd Ave
± 21,812 VPD





N 83rd Ave ± 21,812 VPD

W Paradise Ln

Red Robin
GOURMET BURGERS AND BEVS

Subject Property

LAQUINTA
INNS & SUITES



Tenant Summary

Year Founded
1969

Headquarters
Greenwood Village, CO

Ownership Status
Publicly Traded

Employees
21,000

Locations
510 Restaurants

Annual Revenue
\$1.3 Billion



Tenant Overview

Red Robin Gourmet Burgers, Inc. is a publicly traded American casual dining restaurant chain known for its gourmet burgers, bottomless fries, and family-friendly atmosphere. Headquartered in Greenwood Village, Colorado, Red Robin operates hundreds of locations across the United States and Canada. With a strong brand identity and loyal customer base, the company has built a reputation for quality food, innovative menu offerings, and a focus on guest experience.

Why Invest in Red Robin?

- **Established National Brand:** A widely recognized restaurant brand with decades of market presence, appealing to families and casual diners alike.
- **Consistent Revenue Streams:** Generates steady revenue through dine-in, takeout, catering, and an expanding delivery business.
- **Operational Footprint:** Operates hundreds of restaurants across North America, leveraging scale for purchasing power, marketing efficiency, and brand recognition.
- **Menu Innovation & Customer Loyalty:** Continuous menu development and promotions drive customer engagement, supported by loyalty programs and digital ordering platforms.
- **Credit Stability & Public Listing:** As a publicly traded company (NASDAQ: RRGB), Red Robin offers transparency, financial reporting, and access to capital markets.
- **Growth Opportunities:** Focused on optimizing operations, remodeling locations, and leveraging off-premises dining (delivery/takeout) to expand market share.

Market Overview

Red Robin

16233 N 83rd Ave | Peoria, AZ 85382



Peoria, AZ

Market Demographics (5-Mi)



209,860
Total Population

\$140,552
Median HH Income

83,267
of Households

76%
Homeownership Rate

91,870
Employed Population

36.3%
% Bachelor's Degree

42.1
Median Age

\$463,600
Median Property Value

Local Market Overview

Peoria is a thriving suburban city in Maricopa County located northwest of Phoenix, with a population around 200,000 and continued annual growth driven by strong regional migration and employment opportunities. The city exhibits a robust labor base with nearly 92,000 employed residents and a well-educated workforce, as more than one-third of adults hold at least a bachelor's degree, supporting a diversified local economy tied to the broader Phoenix-metropolitan market.

Housing fundamentals in Peoria reflect strong ownership and value momentum, with roughly three-quarters of households owning their homes and median property values around \$460,000, underscoring sustained demand in the residential market. The city's balanced demographic profile, elevated homeownership rate, and proximity to major employment hubs make it an attractive market for both residential and commercial investment, bolstered by quality-of-life amenities, schools, and access to Phoenix-area infrastructure.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	10,936	101,568	285,082
Current Year Estimate	11,201	105,842	293,694
2020 Census	11,737	111,310	301,722
Growth Current Year-Five-Year	-2.36%	-4.04%	-2.93%
Growth 2020-Current Year	-4.57%	-4.91%	-2.66%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	4,897	45,215	120,185
Current Year Estimate	4,990	46,855	123,317
2020 Census	4,919	47,036	122,077
Growth Current Year-Five-Year	-1.87%	-3.50%	-2.54%
Growth 2020-Current Year	1.46%	-0.38%	1.02%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$114,932	\$118,677	\$117,741

PHOENIX, ARIZONA MSA

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.1 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

5.19M

Total Phoenix MSA
Population

1.7%

Annual Population Growth
(2020-2025)

\$398B

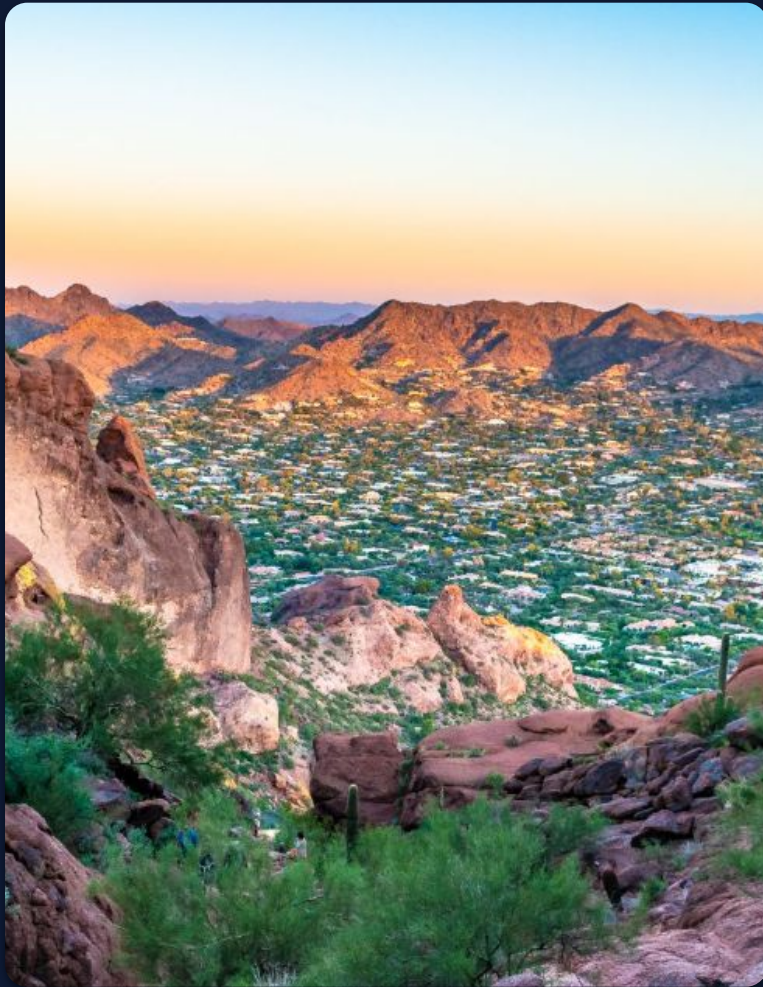
Gross Domestic Product
(GDP) in 2023

1.6%

Annual Employment Growth
(2023-2024)



PHOENIX - THE SOUTHWEST'S DESTINATION FOR DYNAMIC GROWTH



Phoenix MSA Accolades & Rankings

#10 Largest MSA in the U.S.
- U.S. Census Bureau

#14 Highest GDP (\$398B)
Among U.S. Metros
- BEA

#4 Best Performing Cities in
the U.S.
- Milken Institute (2022)

#1 Largest MSA in the state
of Arizona
- U.S. Census Bureau

#1 Top Growth Metro In
U.S. 2020-2020

#4 Largest population
growth in the U.S.
- AZ Big Media

#3 Best U.S. Metro for
Manufacturing
- Niche

#7 Best startup cities in
America
- AZ Big Media

Phoenix has consistently ranked as one of the top locations in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. The city's thriving job market—anchored by major employers in technology, healthcare, education, and manufacturing—continues to draw a highly skilled workforce and supports ongoing population growth.

Here's what makes Phoenix stand out as a premier destination:

Rapid Economic Growth | Lifestyle Affordability | Booming Population and Energy | Connectivity and Infrastructure Environmental Innovation | Support for Entrepreneurs | Education Excellence | Outdoor Adventure and Recreation Resilient Housing and Business Markets

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 16233 N 83rd Ave, Peoria, AZ, 85382 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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