

NET LEASE INVESTMENT OFFERING



CLAIM JUMPER
3761 E. Broadway Blvd
Tucson, AZ 85716



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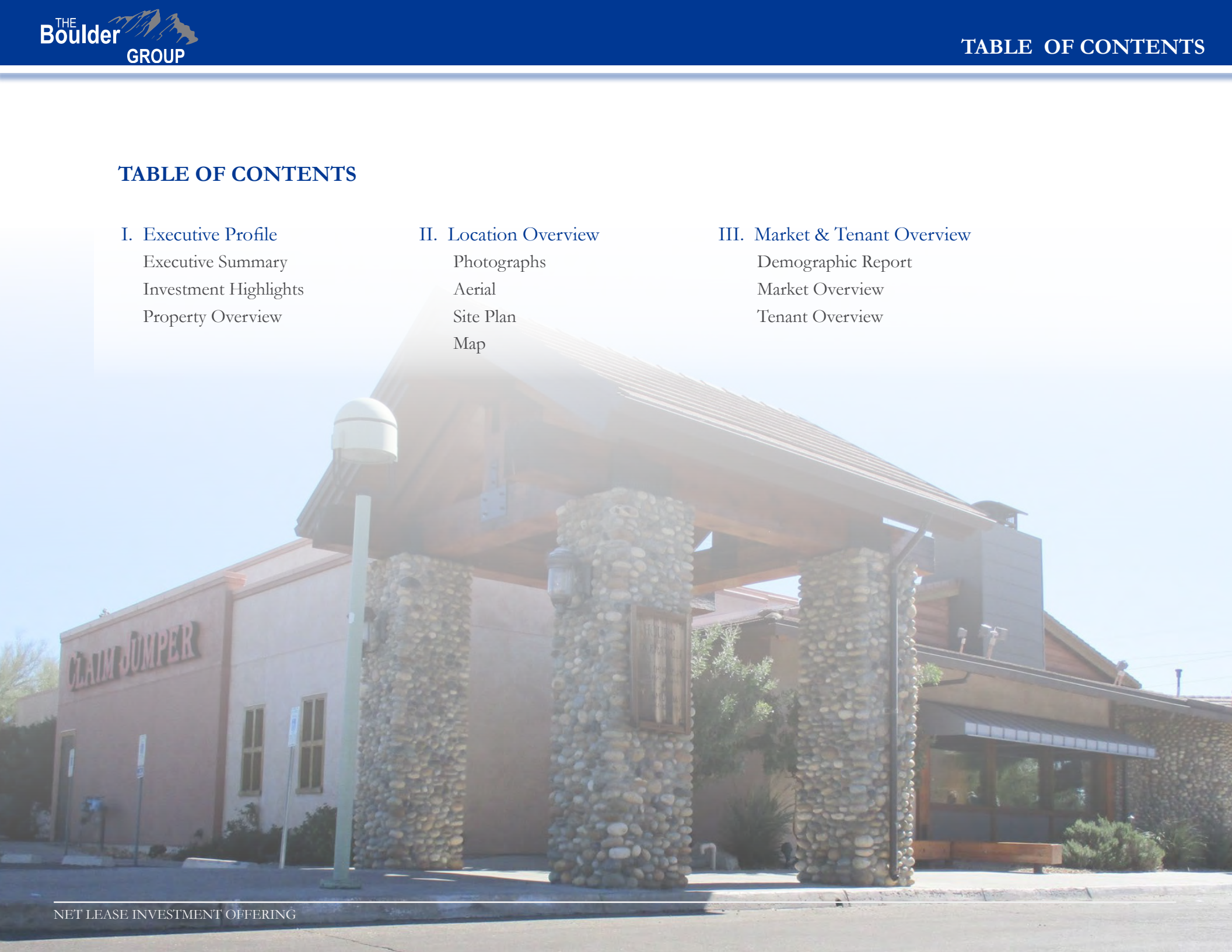
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**DISCLAIMER
STATEMENT:**

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from The Boulder Group and should not be made available to any other person or entity without the written consent of The Boulder Group.

This Offering Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. The Boulder Group has not made any investigation, and makes no warranty or representation.

The information contained in this Offering Memorandum has been obtained from sources we believe to be reliable; however, The Boulder Group has not verified, and will not verify, any of the information contained herein, nor has The Boulder Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.



EXECUTIVE SUMMARY:

The Boulder Group is pleased to exclusively market for sale a single tenant net lease Claim Jumper Restaurant located in Tucson, Arizona. The property is strategically located along the primary retail corridor and is an outparcel to El Con Center, a shopping mall anchored by Target, The Home Depot, Walmart, Cinemark Theatres, Ross Dress for Less, Burlington, Marshalls and JC Penney. The property has 9 years remaining on the lease which expires January 2026. The triple net lease features a 10% rental escalation in the primary term and in the 5-year renewal option period. Claim Jumper is a casual dining restaurant owned by Landry's Inc., a privately owned, multi-brand dining, hospitality, entertainment and gaming corporation based in Houston, Texas.

The 14,725 square foot building on 1.72 acres of land is located along East Broadway Boulevard, the primary east-west thoroughfare in the trade area. East Broadway Boulevard experiences traffic counts of 50,000 vehicles per day. Claim Jumper is an outparcel to El Con Center, a 975,000 square foot open-air shopping mall anchored by Target, The Home Depot and Walmart. Additional outparcel retailers include Office Depot, Firestone Auto Care, Chick-fil-A, In-N-Out Burger and Starbucks.

Across the street from the property are the Randolph Golf Course, Reffkin Tennis Center and Reid Park Zoo. The Randolph Golf Course is a 36-hole golf course which has hosted a number of PGA and LPGA tournaments. The Reffkin Tennis Center is a nationally recognized facility with 25 outdoor tennis courts. Reid Park Zoo is a 24-acre city-owned and operated zoo featuring more than 500 animals. The property is approximately one mile from the University of Arizona campus which has over 43,000 students and 3,100 academic staff. There are over 125,000 people living within a three mile radius of the property.

There are 9 years remaining on the Claim Jumper lease. The lease expires on January 31, 2026 and features 10% rental escalations in the primary term and in the one 5-year renewal option period. Claim Jumper is wholly owned by Landry's Inc., a privately owned, multi-brand dining, hospitality, entertainment and gaming corporation based in Houston, Texas. There are 42 Claim Jumper locations primarily in the Western United States.

**INVESTMENT
HIGHLIGHTS:**

- Located within the Tucson MSA
- 9 years remaining on lease
- 1.72 acre parcel
- 10% rental escalations in primary term and renewal option period
- Triple Net Lease
- Located along the primary east-west retail corridor in the trade area (50,000 VPD)
- Outparcel to El Con Center, a shopping mall anchored by Target, The Home Depot, Walmart, Cinemark Theatres, Ross Dress for Less, Burlington, Marshalls and JC Penney
- Over 125,000 people living within a three mile radius of the property
- Approximately one-mile from the University of Arizona's main campus (43,000 students and 3,100 academic staff)

**PROPERTY
OVERVIEW:**

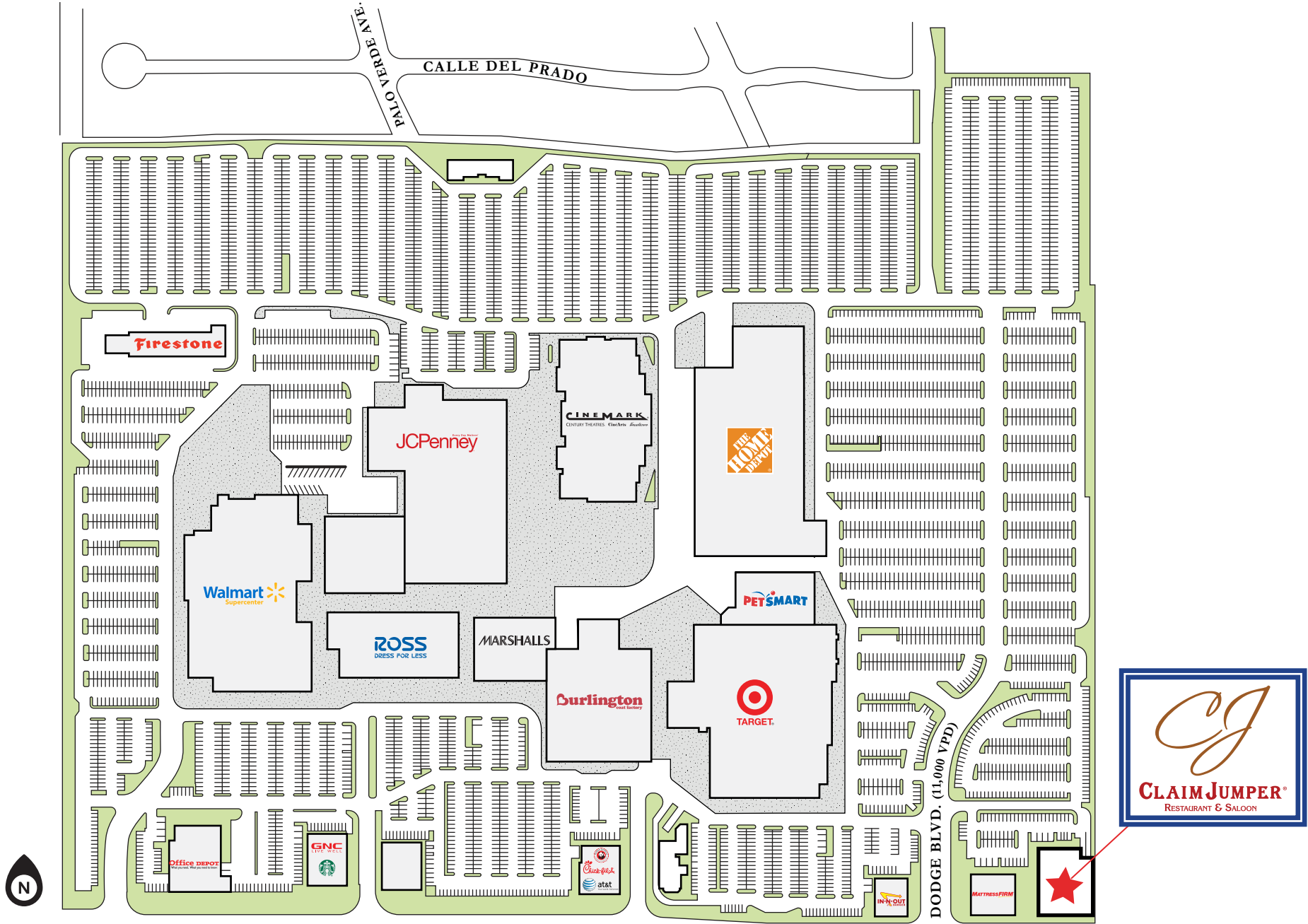
Price:	\$5,844,594
Cap Rate:	7.00%
Net Operating Income:	\$409,122
Rental Escalations:	10% in 2020
Renewal Options:	One 5-Year with 10% Escalation
Lease Commencement Date:	January 25, 2005
Lease Expiration Date:	January 31, 2026
Tenant:	Claim Jumper Restaurants, LLC.
Lease Type:	NNN
Parking:	82 Spaces
Rentable Square Feet:	14,725 SF
Lot Size:	1.72 Acres



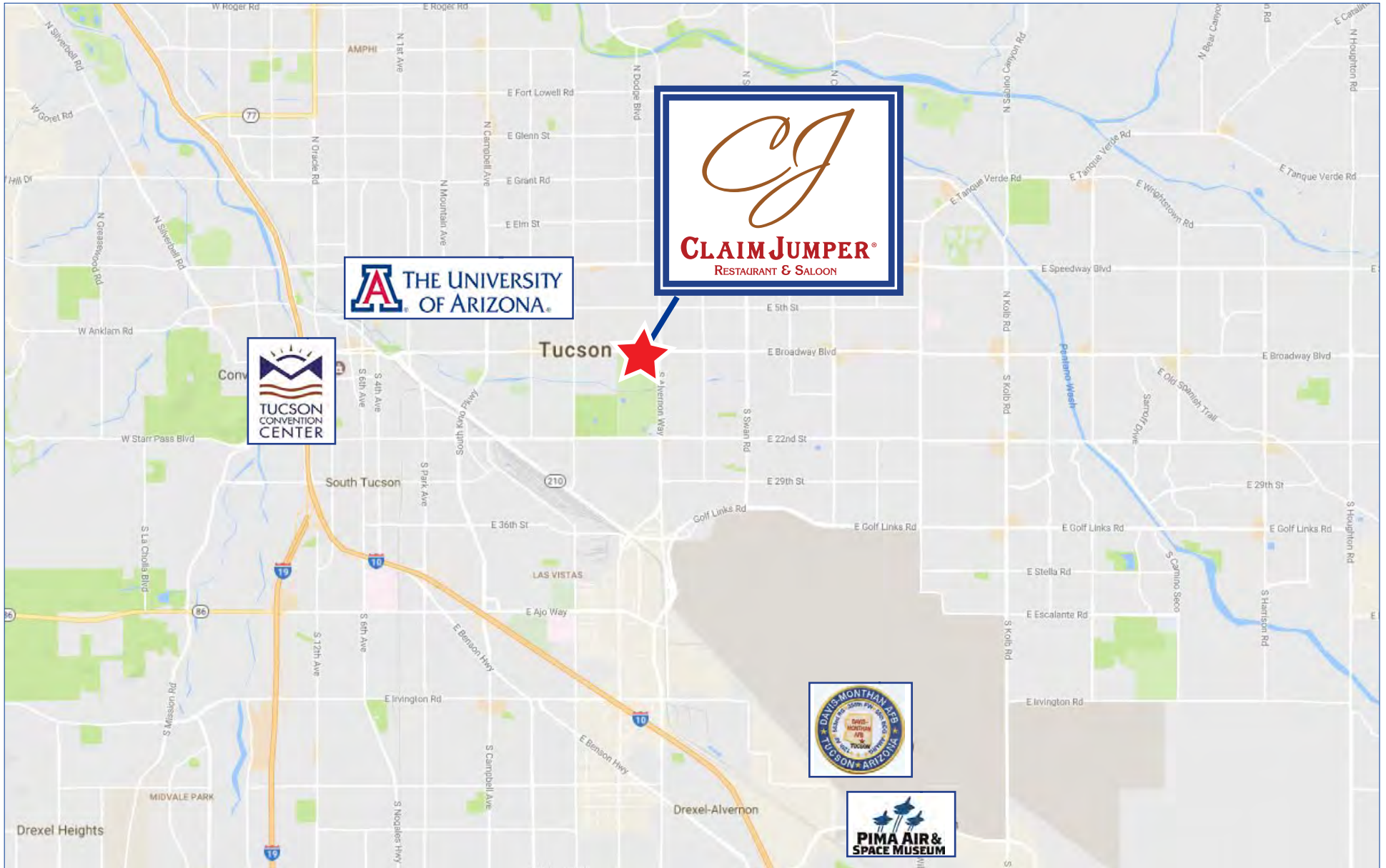








E. BROADWAY BOULEVARD (50,000 VPD)





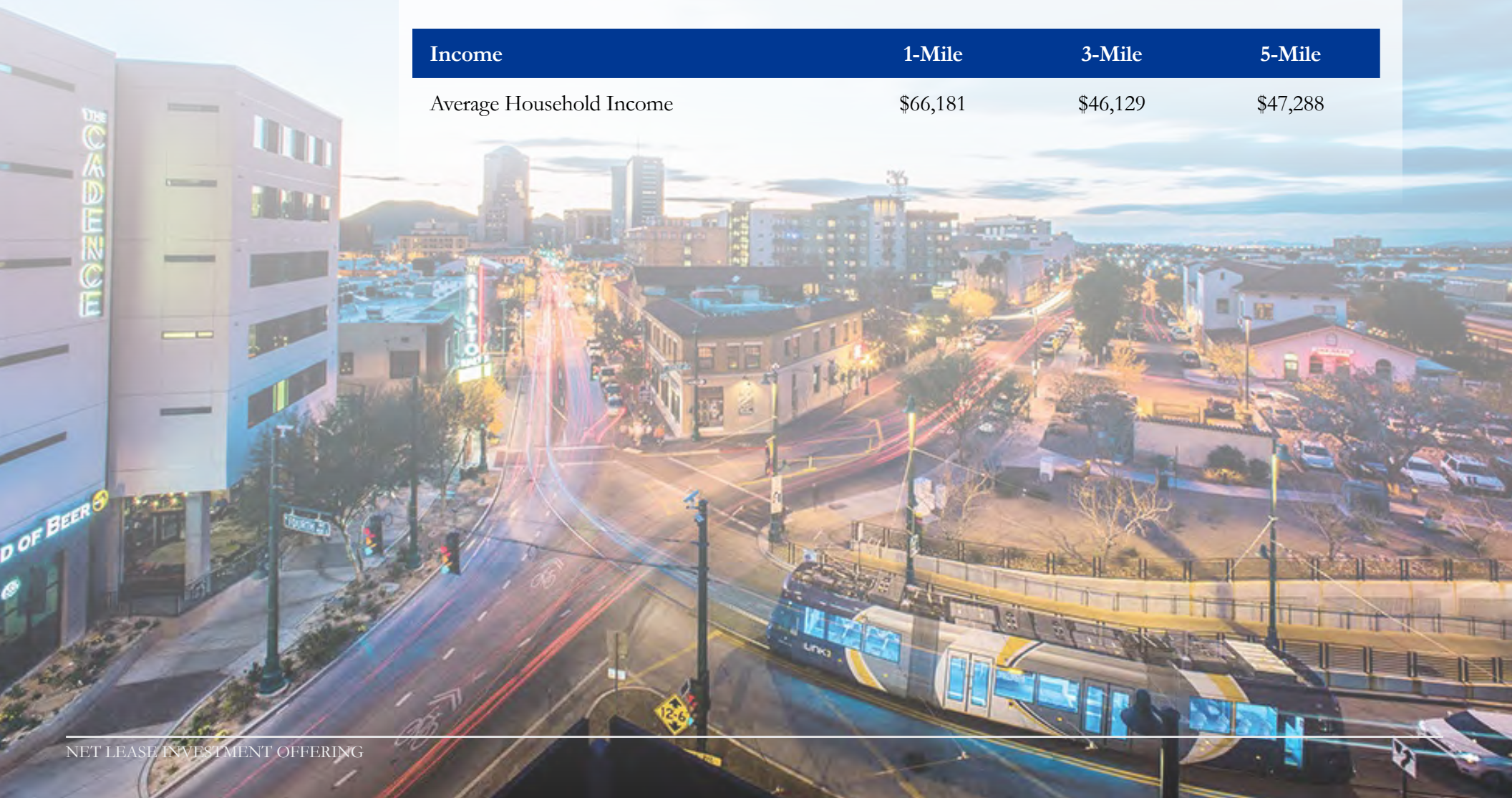
DEMOGRAPHIC REPORT:

Population	1-Mile	3-Mile	5-Mile
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Total Population	9,397	125,016	291,932
Total Households	4,532	51,971	120,054

Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$66,181	\$46,129	\$47,288
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**MARKET
OVERVIEW:****Tucson, Arizona**

Tucson is a City and the County Seat of Pima County, Arizona and home to the University of Arizona. The 2010 United States Census put the population at 520,116 while the 2015 estimated population of the entire Tucson metropolitan statistical area was 980,263. Tucson is the second-largest populated city in Arizona behind Phoenix, both of which anchor the Arizona Sun Corridor. The city is located 108 miles southeast of Phoenix. Tucson is the 33rd largest city and the 59th largest metropolitan area in the United States.



Tucson was incorporated in 1877, making it the oldest incorporated city in Arizona. During the territorial and early statehood periods, Tucson was Arizona's largest city and commercial center, while Phoenix was the seat of state government (beginning in 1889) and agriculture. The establishment of Tucson Municipal Airport increased its prominence. In recent years, both Tucson and Phoenix have experienced some of the highest growth rates in the United States.

Much of Tucson's economic development has been centered on the development of the University of Arizona, which is currently the second largest employer in the city. Davis-Monthan Air Force Base, located on the southeastern edge of the city, also provides many jobs for Tucson residents. Its presence, as well as the presence of the US Army Intelligence Center (Fort Huachuca, the largest employer in the region in nearby Sierra Vista), has led to the development of a significant number of high-tech industries, including government contractors, in the area. The city of Tucson is also a major hub for the Union Pacific Railroad's Sunset Route that links the Los Angeles ports with the South/Southeast regions of the country.

The City of Tucson, Pima County, the State of Arizona, and the private sector have created a growing, healthy economy with advanced technology industry sectors as its foundation. Raytheon Missile Systems (formerly Hughes Aircraft Co.), Texas Instruments, IBM, Intuit Inc., Universal Avionics, Honeywell Aerospace, Sunquest Information Systems, Sanofi-Aventis, Ventana Medical Systems, Inc., and Bombardier Aerospace all have a significant presence in Tucson. Roughly 150 Tucson companies are involved in the design and manufacture of optics and optoelectronics systems, earning Tucson the nickname "Optics Valley".

Tourism is another major industry in Tucson, bringing in \$2 billion per year and over 3.5 million visitors annually due to Tucson's numerous resorts, hotels, and attractions.

www.tucsonaz.gov

TENANT OVERVIEW:

Claim Jumper

Claim Jumper opened their first restaurant in Los Alamitos, California on September 27, 1977. The original restaurant had a large menu and an atmosphere inspired by California’s Gold Rush of 1849. To this day, the interior of their restaurants are inspired by the Gold Rush theme, feature huge Douglas Fir logs, natural rock, corrugated and pressed tin, natural and finished woods and large fireplaces. Rich fabrics, authentic log chairs, and ceiling fans are used to decorate their lobbies, dining rooms and saloons.

Open daily for lunch and dinner, Claim Jumper offers a selection of freshly prepared items. Favorites include Certified Angus Beef®, fresh fish, rotisserie chicken, baby back pork ribs, fresh baked pot pie, specialty salads, wood-fired pizzas, pasta, sandwiches, burgers and more.

Today, there are 42 locations throughout Arizona, California, Illinois, Louisiana, Nevada, New Mexico, Oregon, Tennessee, and Washington. Claim Jumper is wholly owned by Landry’s Inc., a privately owned, multi-brand dining, hospitality, entertainment and gaming corporation based in Houston, Texas. Landry’s owns and operates more than 500 properties, including more than 40 unique brands such as Landry’s Seafood, Morton’s The Steakhouse, Mastro’s, Rainforest Cafe, McCormick & Schmick’s, Bubba Gump Shrimp Company, and Claim Jumper. The company also owns and operates the Golden Nugget Hotel & Casino in Las Vegas, along with a number of other entertainment properties and tourist attractions including hotels, aquariums and cruise lines.

Website:	www.claimjumper.com
Type:	Private
Founded:	1977
Number of Locations:	42
Parent Company:	Landry’s Inc.
Parent Website:	www.landrysync.com
Number of Locations:	500+
Headquarters:	Houston, TX





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