NUTRITIONONE SELLER LEASEBACK
1402 W VAN BUREN ST, PHOENIX, AZ

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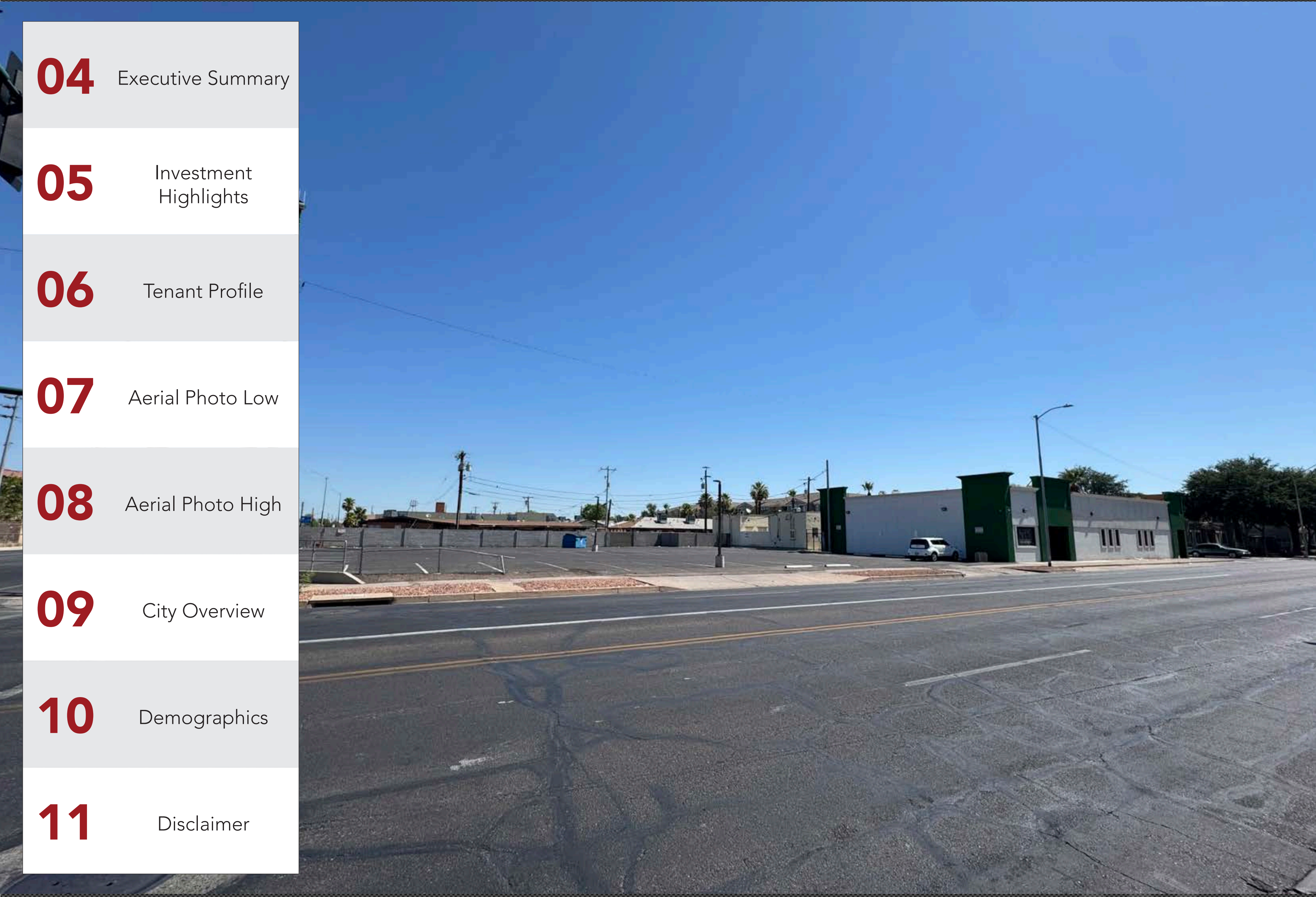
CAPTIVEAIRE



$2,250,000
Purchase Price

±5,937
Square Feet

6.22%
Cap Rate

±25,840 SF
Land Area

1941
Year Built

NNN
Lease Type

RENT SCHEDULE

LEASE PERIOD	ANNUAL BASE RENT	CAP RATE
YEAR 1	$140,000.00	6.22%
YEAR 2	$144,200.00	6.41%
YEAR 3	$148,526.00	6.60%
YEAR 4	$152,981.78	6.80%
YEAR 5	$157,571.23	7.00%
YEAR 6	$162,298.37	7.21%
YEAR 7	$167,167.32	7.43%

ABSOLUTE NNN LEASE
NutritionOne operates under an absolute triple-net (NNN) lease, ensuring no landlord responsibilities.

LONG-TERM STABILITY
7-year lease term commencing upon close of escrow.

STRONG RENTAL INCREASES
3% annual rent increases throughout the term of the lease provide for a hedge against inflation.

STRATEGIC LOCATION
Positioned in proximity to the I-10 and I-17.

SPACIOUS LOT & BUILDING
The property includes 5,937 SF of building space on a 25,840 SF lot, providing ample parking and accessibility.

HIGH-QUALITY TENANT
NutritionOne is the largest private food caterer of school meals in the state of Arizona catering to over 72 schools across Phoenix, Tucson, Yuma, San Luis, and Lake Havasu .

VALUE - ADD OPPORTUNITY
The lease includes no renewal options, allowing the investor full control of the property at lease expiration in 7 years. This opens the door for re-leasing at market rates, strategic tenant repositioning, or redevelopment potential in a high-traffic Phoenix corridor close to downtown.

FOOD SERVICE MANAGEMENT CO.

NUTRITION ONE
Nutrition One is an Arizona-based school catering company specializing in federally compliant meal programs for PreK-12 education. With more than 15 years of experience administering programs under the National School Lunch Program (NSLP), School Breakfast Program (SBP), Child and Adult Care Food Program (CACFP), and Summer Food Service Program (SFSP), the company has built its reputation on providing nutritious, high-quality meals that support the health and academic success of students. Operating as a Food Service Management Company (FSMC), Nutrition One partners directly with school districts and charter networks, tailoring menus to each community's dietary needs and cultural preferences.

Headquartered in the Phoenix metropolitan area, Nutrition One employs more than 150 team members and operates a fleet of 40 GPS-tracked delivery vehicles supporting over 72 partner schools across Arizona, from PreK through 12th grade. Each partner school is assigned a dedicated Customer Relations Specialist, underscoring the company's emphasis on responsive, hands-on service. Backed by steady growth across the Phoenix market and long-standing relationships with school administrators, Nutrition One continues to expand its footprint within Arizona's school nutrition sector.


N 15TH AVE
W VAN BUREN ST

JAKE **ERTLE** NIC **CHAVIRA**

Phoenix, Arizona, is the capital and largest city in the state, serving as the economic, cultural, and governmental center of the Southwest. Located in the heart of the Valley of the Sun, Phoenix is known for its year-round sunshine, diverse economy, world-class amenities, and exceptional quality of life. As the fifth-largest city in the United States, Phoenix has become one of the nation's premier destinations for business investment, population growth, and commercial real estate development, offering residents and employers a dynamic mix of urban amenities, outdoor recreation, and economic opportunity.

As of 2024, Phoenix has an estimated population of approximately 1.68 million residents and anchors a metropolitan area of more than 5 million people. The city continues to experience steady long-term growth fueled by domestic migration, job creation, and corporate investment. Its pro-business environment, competitive cost of living relative to other major metropolitan areas, and strategic location have positioned Phoenix as one of the fastest-growing economic centers in the United States.

Phoenix features a diverse population, with approximately 42.6% identifying as Hispanic or Latino, 41.8% as White, 7.2% as African American, and 3.8% as Asian. The median age is approximately 34.8 years, reflecting a young and highly productive workforce. The local economy is supported by key industries including healthcare, technology, advanced manufacturing, aerospace, financial services, logistics, and higher education. Major employers such as Banner Health, Arizona State University, Honeywell, Intel, and American Express contribute to a strong employment base, while Phoenix Sky Harbor International Airport and the region's extensive freeway network provide outstanding regional and national connectivity.

The city is home to an abundance of cultural, recreational, and entertainment attractions, including South Mountain Park and Preserve, Camelback Mountain, the Desert Botanical Garden, the Heard Museum, the Phoenix Art Museum, and the nationally recognized Roosevelt Row Arts District. Residents and visitors also enjoy professional sports, championship golf courses, upscale shopping, award-winning restaurants, and a year-round calendar of community events that contribute to Phoenix's vibrant lifestyle.

The housing market in Phoenix remains one of the most active in the Southwest, offering a diverse mix of historic neighborhoods, urban condominiums, master-planned communities, and luxury residential developments. Continued investment in housing, transportation infrastructure, and mixed-use development has reinforced the city's long-term growth trajectory while supporting a balanced mix of homeowners and renters throughout the metropolitan area.

Strategically located in the center of the Southwest with direct access to Interstates 10 and 17, Loop 101, Loop 202, and one of the nation's busiest airports, Phoenix provides exceptional connectivity for residents, businesses, and visitors alike. Combined with its diversified economy, highly skilled workforce, continued population growth, and commitment to innovation and infrastructure investment, Phoenix remains one of the country's most attractive markets for commercial real estate investment, business expansion, and long-term economic development.

	1 MILE	3 MILES	5 MILES
POPULATION			
2030 Projection	20,815	117,976	393,716
2025 Estimate	19,444	112,163	377,701
Growth 2025-2030	7.05%	5.18%	4.24%
HOUSEHOLDS			
2030 Projection	8,356	47,072	140,398
2025 Estimate	7,784	44,575	134,234
Growth 2025-2030	7.35%	5.60%	4.59%
INCOME			
2025 Average HH Income	$69,104	$83,499	$82,089
2025 Median HH Income	$48,056	$59,572	$60,645

DISCLAIMER:
This information package has been prepared to provide a general overview of the property and to establish preliminary interest among potential buyers. It is not intended to serve as a comprehensive analysis of the property, nor does it replace a thorough due diligence investigation. Rein & Grossoehme and its agents have not conducted independent investigations regarding the property, its tenants, operational history, financials, leases, square footage, age, environmental conditions (including but not limited to contaminants, mold, asbestos, or pollutants), or compliance with local, state, and federal regulations. No warranties or representations are made regarding the financial condition, business performance, or intentions of any tenant occupying the property. The information provided herein has been obtained from sources deemed reliable; however, Rein & Grossoehme and its agents make no guarantees or assurances regarding its accuracy or completeness. Any projections, estimates, or financial models included are for illustrative purposes only and do not necessarily reflect actual or future property performance.

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CONFIDENTIALITY:
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