Representative Photo | Estimated Completion Date September 1, 2022

BJ's Restaurant & Brewhouse

14950 West McDowell Road
Goodyear (Phoenix MSA), AZ 85395

- **Corporate Absolute-Net Sale-Leaseback:** BJ's Restaurants, Inc. (NASDAQ: BJRI) 214 Stores Nationwide with 22,000+ Employees.
- **Strong Location & Excellent Visibility:** BJ's is Well Situated on McDowell Rd (18,186 VPD) and One Block Off Interstate 10 (161,139 VPD) Which Connects Goodyear to Phoenix 19 Miles Away.
- **Brand New 2022 Construction:** 7,555 Square Foot Building on a Large 1.51 Acre Lot; Outparcel to Harkins Theatres and Next to Cheddar's Scratch Kitchen.
- **Phoenix MSA:** Interstate-10 Connects Goodyear to Phoenix just 20 Miles East of BJ's Restaurant & Brewhouse.

Marcus & Millichap
THE DELTONDO GROUP

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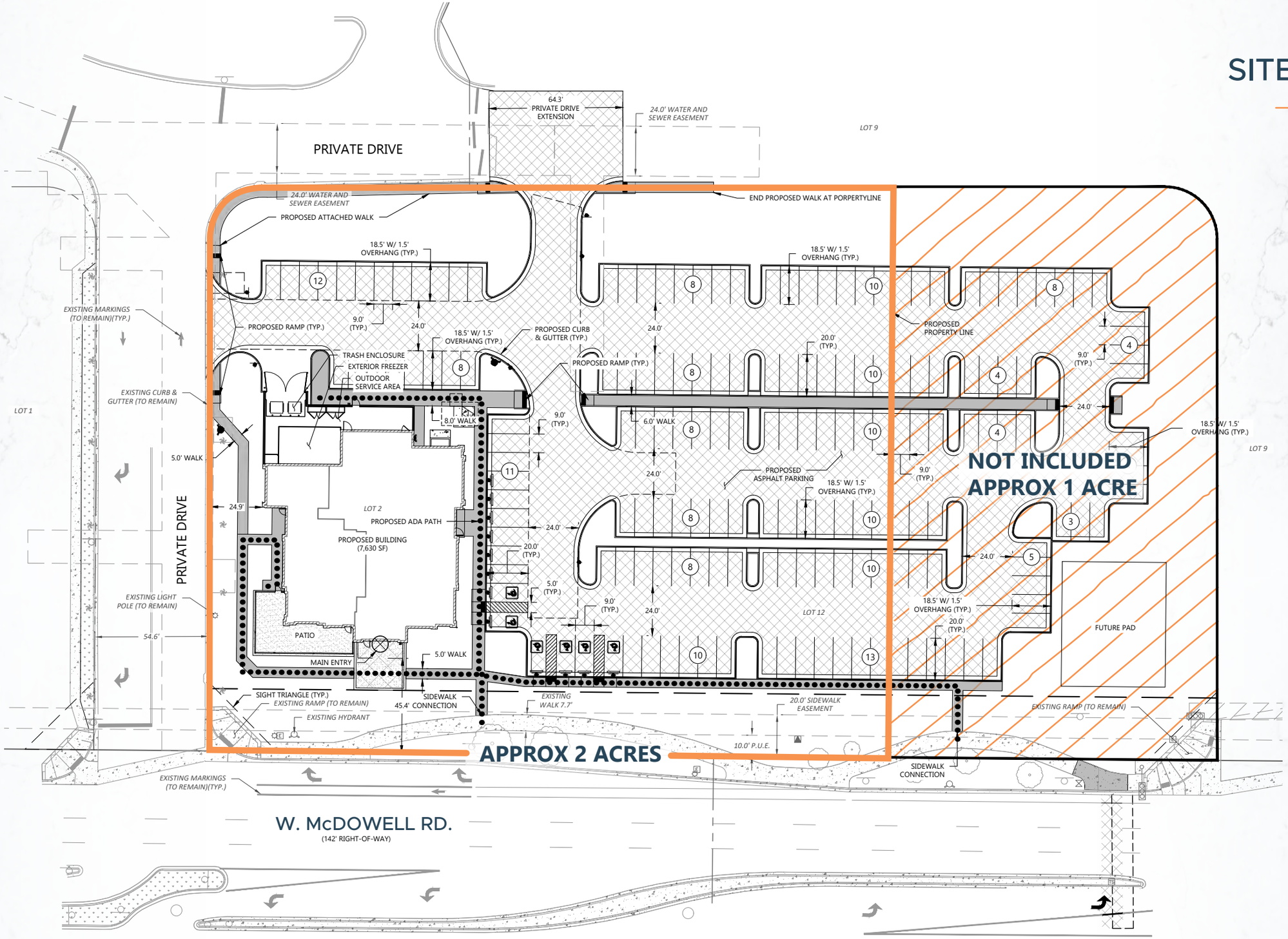
Starbucks
Taco Bell
Firestone
Popeyes Louisiana Kitchen
AAA
Walgreens
Harkins Theatres
Cheddar's
LIFETIME FITNESS
BJ's Restaurant Brewhouse
SUBJECT PROPERTY
Abrazo Medical West Campus
STAPLES
OLD NAVY
TJ.maxx
HomeGoods
CHASE
petco
Party City
SHOE CARNIVAL
West McDowell Road (18,186 VPD)
P.F. Chang's
Red Robin
Best Buy
Total Wine & More
TARGET
Michaels
Cracker Barrel
chili's
Wendy's
Chipotle
five BELOW
CHASE
Denny's
Bath & Body Works
BARNES & NOBLE
Cafe Rio Mexican Grill
ROSS DRESS FOR LESS
FIVE GUYS
Freddy's
Western Regional Medical Center
Market at Estrella Falls
Goodyear Centerpointe
Interstate-10 (161,139 VPD)
Walmart
IN-N-OUT BURGER
Pollo Loco
Jack in the box
PETSMART
LOWE'S
DOLLAR TREE
Chick-fil-A
TACO BELL
McDonald's
ESPORTA FITNESS
Panda Express
DQ
Buffalo Wild Wings
at&t
Texas Roadhouse
Red Lobster
Olive Garden
MATTRESSFIRM
Rubio's Fresh Mexican Grill
Jamba Juice
BevMo!
EōS FITNESS
The Home Depot
McDonald's
golden corral
Sam's Club
ASHLEY HomeStore
Black Bear Diner
DEL TACO
WAFFLE HOUSE
Krispy Kreme Doughnuts
IHOP
SAFEWAY
Bank of America
McDonald's
Jack in the box
Dutch Bros
Panda Express Chinese Kitchen
Pizza Hut
DICKEY'S BARBECUE PIT
SUBWAY
QT
Firestone
Walgreens
Walmart
WELLS FARGO
GameStop
SALLY BEAUTY

SITE PLAN


64.3'
PRIVATE DRIVE
EXTENSION
24.0' WATER AND
SEWER EASEMENT
LOT 9
PRIVATE DRIVE
24.0' WATER AND
SEWER EASEMENT
END PROPOSED WALK AT PORPERTYLINE
PROPOSED ATTACHED WALK
18.5' W/ 1.5'
OVERHANG (TYP.)
18.5' W/ 1.5'
OVERHANG (TYP.)
EXISTING MARKINGS
(TO REMAIN)(TYP.)
PROPOSED RAMP (TYP.)
9.0'
(TYP.)
24.0'
18.5' W/ 1.5'
OVERHANG (TYP.)
PROPOSED CURB
& GUTTER (TYP.)
24.0'
PROPOSED
PROPERTY LINE
TRASH ENCLOSURE
EXTERIOR FREEZER
OUTDOOR
SERVICE AREA
PROPOSED RAMP (TYP.)
20.0'
(TYP.)
9.0'
(TYP.)
EXISTING CURB &
GUTTER (TO REMAIN)
LOT 1
8.0' WALK
9.0'
(TYP.)
6.0' WALK
24.0'
18.5' W/ 1.5'
OVERHANG (TYP.)
LOT 9
NOT INCLUDED
APPROX 1 ACRE
5.0' WALK
24.0'
PROPOSED
ASPHALT PARKING
18.5' W/ 1.5'
OVERHANG (TYP.)
9.0'
(TYP.)
PRIVATE DRIVE
24.9'
LOT 2
PROPOSED ADA PATH
PROPOSED BUILDING
(7,630 SF)
24.0'
20.0'
(TYP.)
24.0'
EXISTING LIGHT
POLE (TO REMAIN)
5.0'
(TYP.)
9.0'
(TYP.)
24.0'
LOT 12
18.5' W/ 1.5'
OVERHANG (TYP.)
20.0'
(TYP.)
FUTURE PAD
54.6'
PATIO
MAIN ENTRY
5.0' WALK
SIGHT TRIANGLE (TYP.)
EXISTING RAMP (TO REMAIN)
EXISTING HYDRANT
SIDEWALK
45.4' CONNECTION
EXISTING
WALK 7.7'
20.0' SIDEWALK
EASEMENT
EXISTING RAMP (TO REMAIN)
APPROX 2 ACRES
10.0' P.U.E.
SIDEWALK
CONNECTION
EXISTING MARKINGS
(TO REMAIN)(TYP.)
W. McDOWELL RD.
(142' RIGHT-OF-WAY)

BJ's Restaurant & Brewhouse

Address:	14950 West McDowell Road Goodyear, AZ 85395
Price:	**$5,500,000**
CAP:	**4.75%**
NOI:	**$261,250**

INVESTMENT SUMMARY

Lease Type:	Absolute-Net
Landlord Responsibility:	None
Building Area:	7,555 SF
Land Area:	1.51 Acres
Est. Completion Date:	Sep 1, 2022
Vehicles Per Day:	18,186 (McDowell Road)
10 Mile Radius Population:	513,500

Representative Photo | Estimated Completion Date September 1, 2022

HIGHLIGHTS

- **Corporate Absolute-Net Sale-Leaseback:** BJ's Restaurants, Inc. (NASDAQ: BJRI) 214 Stores Nationwide with 22,000+ Employees.
- **Strong Location & Excellent Visibility:** BJ's is Well Situated on McDowell Rd (18,186 VPD) and One Block Off Interstate 10 (161,139 VPD) Which Connects Goodyear to Phoenix 19 Miles Away.
- **Brand New 2022 Construction:** 7,555 Square Foot Building on a Large 1.51 Acre Lot; Outparcel to Harkins Theatres and Next to Cheddar's Scratch Kitchen.
- **Phoenix MSA:** Interstate-10 Connects Goodyear to Phoenix just 20 Miles East of BJ's Restaurant & Brewhouse.
- **Excellent Demographics:** Quickly Growing Phoenix Suburb Location with a 5 Mile Population of 513,500.
- **Nearby National Tenants:** Harkins Theatres, Cheddar's Scratch Kitchen, P.F. Changs, Red Robin, Lifetime Fitness, Party City, Burlington Coat Factory, Shoe Carnival, Firestone, Popeyes, Petco, GNC, Staples, Old Navy, Goodwill, Bevmo, Texas Roadhouse, Red Lobster, Rubios, Olive Garden, and Many More.

Representative Photo | Estimated Completion Date September 1, 2022

TENANT OVERVIEW

BJ's Restaurants, Inc. ("BJ's") is a national brand with brewhouse roots and a menu where craft matters. BJ's broad menu has something for everyone: slow-roasted entrees, BJ's EnLIGHTened Entrees, signature deep dish pizza and the often imitated, but never replicated world-famous Pizookie dessert. BJ's has been a pioneer in the craft brewing world since 1996, and takes pride in serving BJ's award-winning proprietary handcrafted beers, brewed at its brewing operations in five states and by independent third-party craft brewers. The BJ's experience offers high-quality ingredients, bold flavors, moderate prices, sincere service and a cool, contemporary atmosphere. Founded in 1978, BJ's owns and operates more than 214 restaurants in 29 states.

Company Name:	Headquarters:
BJ's Restaurant, Inc.	Huntington Beach, CA
Number of Stores:	**Business Type:**
214 Stores	Public (NASDAQ: BJRI)
Year Founded:	**Number of Employees:**
1978	22,000+

TENANT SUMMARY

Tenant Name:	BJ's Restaurant, Inc.
Guaranty:	Corporate
Type of Ownership:	Ground Lease
Lease Type:	Absolute-Net
Landlord Responsibilities:	None
Rent Commencement:	Close of Escrow
Lease Expiration:	20 Years From COE
Term Remaining:	20 Years
Increases:	5% Every 5 Years
Options:	Four, 5 Year
Right of First Refusal:	None

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ANNUALIZED OPERATING DATA

Base Rent	Annually	Monthly
Close of Escrow - Year 5	$261,250.00	$21,770.83
Year 5 - Year 10	$274,312.50	$22,859.38
Year 10 - Year 15	$288,028.13	$24,002.34
Year 15 - Year 20	$302,429.53	$25,202.46

REGIONAL MAP

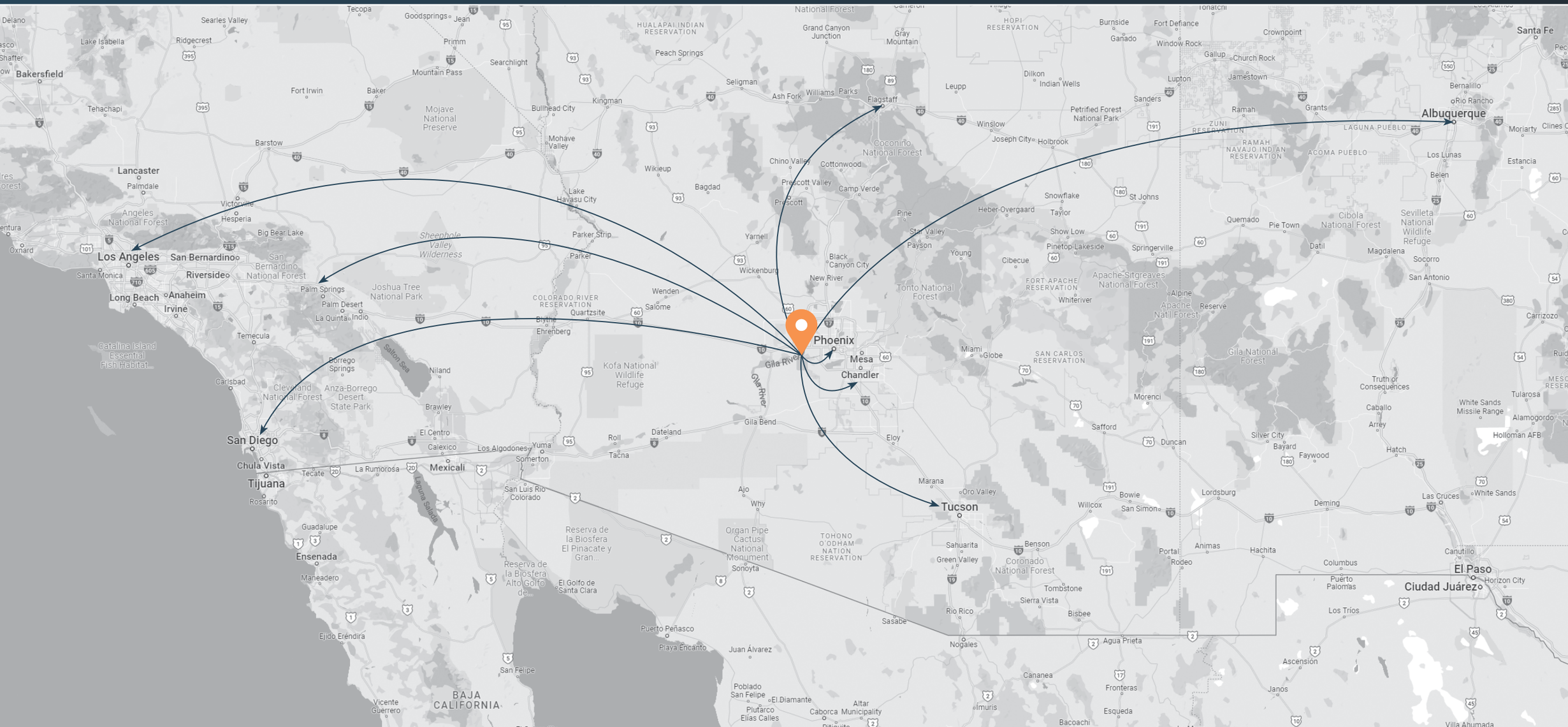
	Subject Property
	Goodyear, AZ

19 Miles	Phoenix, AZ
41 Miles	Chandler, AZ

131 Miles	Tucson, AZ
156 Miles	Flagstaff, AZ

253 Miles	Palm Springs, CA
349 Miles	San Diego, CA

357 Miles	Los Angeles, CA
435 Miles	Albuquerque, NM



The City of Goodyear

Goodyear – named after Charles Goodyear, founder of the Goodyear Tire and Rubber Co. – is in the suburbs of southwestern Phoenix, and was the third-fastest-growing city in Arizona between 1990 and 2000, and features more than 188 square miles of plains, rivers, and the beautiful Estrella Mountains. Goodyear was the recipient of two prestigious national awards in 2008: the All-America City award from the National Civic League and the City Livability award from The United States Conference of Mayors.

The city is home to the Goodyear Ballpark, where the Cleveland Guardians and Cincinnati Reds of Major League Baseball hold spring training.

22 communities that are completed and under construction have a total area of approximately 20,000 acres (31 sq. mi). These communities, along with another 21 communities for future suburban development, will contain almost 200,000 homes, with only 25,000 built. As the population in Goodyear grows faster than ever, home builders and community developers are working quickly to keep up with the demand. Estrella is the largest community in Goodyear, at 20,000 acres

(31 sq. mi). The community is home to about 10,000 residents. From the 1990s through the 2010s, residential development has stimulated the growth of Goodyear as a suburb of Phoenix. Goodyear's population is projected to be 358,000 by 2035.

Goodyear Ballpark - Goodyear, AZ

Eagle's Nest Golf Course - Goodyear, AZ

Employment Growth	High-Tech Manufacturing Base	Active Tourism Industry
Job gains will increase faster than the national rate during the next five years, drawing new residents to the metro.	Intel Corp., General Dynamics, Honeywell and others have large Phoenix operations, attracting additional companies serving these corporations.	Warm winters and amenities, including golf courses and resorts, draw vacationers.

Phoenix MSA

The Phoenix metro is often referred to as the Valley of the Sun and consists of Maricopa and Pinal counties. The region is hemmed in by mountains to the north and east. American Indian reservations to the east and south limit development in those directions, leaving the southeastern corridor and western half of the metro as the primary growth areas. The most populous city is Phoenix, which encompasses about 520 square miles, is the capital of Arizona and boasts a population of about 1.6 million. Interstate 10 is a major trucking route that directly connects the region to Southern California, which is supporting a growing distribution industry. Various rail and air lines connect the metro to cities around the world.

MAJOR EMPLOYERS

Banner Health
Honeywill
Amazon
Fry's Food Stores
Dignity Health
Chase Bank
U-Haul
Phoenix Children's Hospital
Bank of America
American Express

ECONOMY

- Phoenix claims multiple Fortune 500 headquarters, including Avnet, Freeport-McMoRan, Republic Services, Insight Enterprises, Magellan Health and Carvana.
- The construction, high-tech manufacturing, health care and tourism industries dominate the Phoenix economy.
- Health care is a critical industry, with around 20 hospitals and the University of Arizona medical school located in the metro. Also, the Mayo Clinic has added multiple facilities located throughout the Valley.

2021 POPULATION
5M
Growth
2021-2026
6.1%

2021 HOUSEHOLDS
1.9M
Growth
2021-2026
6.6%

2021 MEDIAN AGE
37.2
U.S. Median:
38.4

2021 MEDIAN HH INCOME
$69,100
U.S. Median:
$65,700

DEMOGRAPHICS

	3 Mile	5 Mile	10 Mile
Population:	81,878	174,383	513,500
Households:	28,662	56,072	162,261
Household Income:	$104,964	$99,883	$89,088

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This offering memorandum has been prepared to provide summary, unverified financial and physical 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. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property. By accepting this Marketing Brochure you agree to release Marcus & Millichap Real Estate Investment Services and hold it harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this net leased property.

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