

SINGLE-TENANT ABSOLUTE NNN LEASED INVESTMENT

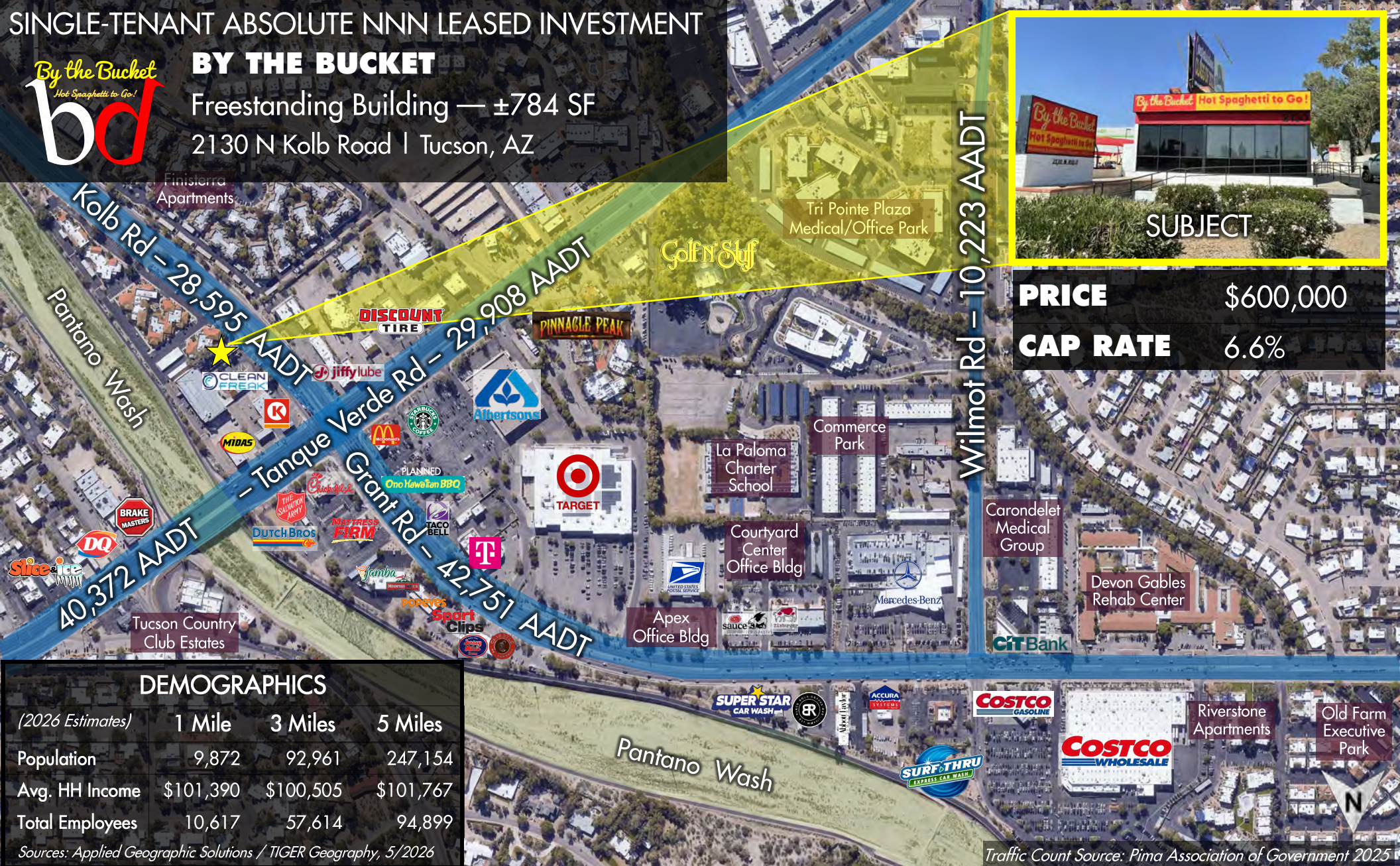


BY THE BUCKET

Freestanding Building — ±784 SF
2130 N Kolb Road | Tucson, AZ



PRICE \$600,000
CAP RATE 6.6%



DEMOGRAPHICS

(2026 Estimates)	1 Mile	3 Miles	5 Miles
Population	9,872	92,961	247,154
Avg. HH Income	\$101,390	\$100,505	\$101,767
Total Employees	10,617	57,614	94,899

Sources: Applied Geographic Solutions / TIGER Geography, 5/2026

Traffic Count Source: Pima Association of Government 2025

The information contained herein has either been given to us by the owner of the property or obtained from other sources. We make no representation, express or implied, as to its accuracy. The prospective buyer or tenant should carefully verify all information contained herein. Not to scale - for illustration only. All sizes, dimensions, and locations of the buildings, parking, entrances and common areas shown are subject to modification by Landlord. Occupant names are shown for illustration only. No representation is made as to the current or future occupancy of the property or adjacent areas.

VOLK COMPANY is pleased to offer the opportunity to acquire the fee simple interest (land building ownership) in a NNN leased, personal guaranteed, freestanding, By the Bucket investment property located in Tucson, Arizona. Redevelopment of the interior of the building was finished May 15, 2022. The tenant is responsible for all aspects of the premises.

The tenant, a "By the Bucket" franchisee, signed a 10-year lease with 2 (5-year) options to extend. Rent increases 10% starting July 1, 2027 providing near term NOI growth for a new owner. The lease features a personal guaranty from the franchisee.

The northeast Tucson trade area has been among the fastest growing areas in the region. The immediate trade area features a strong mix of national retailers and restaurants, including Target, Albertsons, Chick-fil-A, McDonald's, Dutch Bros, Circle K, Popeyes, Chipotle, coming soon Ono Hawaiian BBQ and more.

The subject property is located near the signalized, hard corner intersection of Tanque Verde and Kolb Road which carries more than 68,000 vehicles per day. The surrounding 3-mile trade area is densely populated, with more than 92,000 residents.

INVESTMENT SUMMARY

Sale Price:	\$600,000
Rent:	\$39,840
Cap Rate:	6.6%
Guaranty:	Personal
Lease Type:	NNN
Lease Commencement:	July 1, 2022
Lease Expiration:	June 30, 2032
Rent Increases:	10% increases every 5 years
Options:	Two 5-year
Landlord Responsibilities:	None

PROPERTY INFO

Address:	2130 North Kolb Road, Tucson, Arizona
Building Size:	±784 SF (per Pima County Assessor)
Land Size:	±10,913 SF (per Pima County Assessor)
Pima County APN:	133-15-320E
Zoning:	C-2, City of Tucson
Date Remodeled:	May 15, 2022

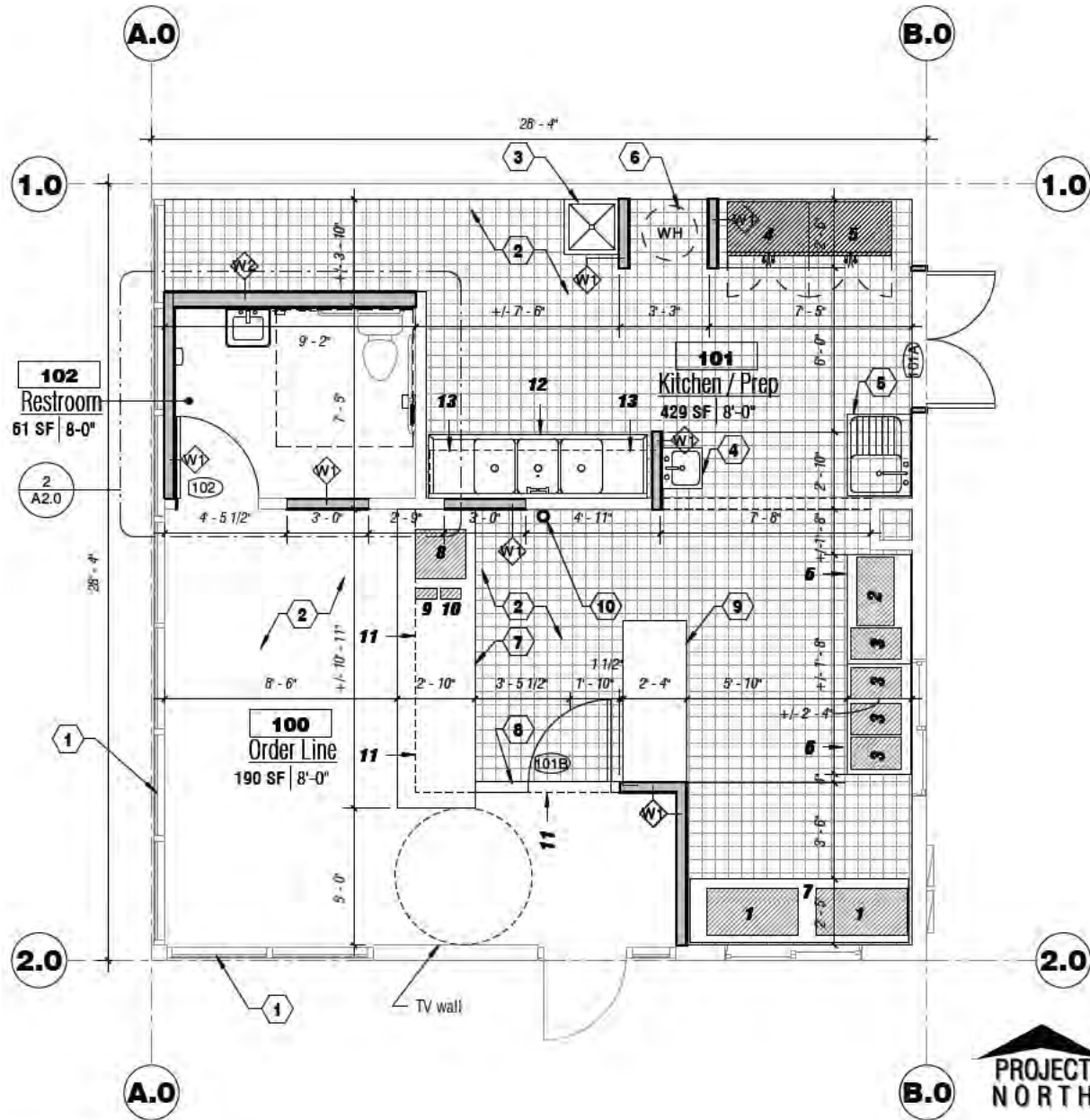
RENT ROLL

Years	Annual Rent	Cap Rate
Years 1-5	\$39,840	6.6%
Years 6-10 <i>(rent increases 10% July 1, 2027)</i>	\$44,820	7.5%
OPTIONS:		
Option 1	\$49,302	8.2%
Option 2	\$54,232	9.0%



Planned Retail Locations:

- TARGET
- Albertsons
- McDonald's
- TACO BELL
- STARBUCKS COFFEE
- PLANNED Ono Hawaiian BBQ



“IF WE COULD SELL OUR LEFT-OVER SPAGHETTI, WE COULD MAKE BUCKETS OF MONEY”

As a new single father, I would often make spaghetti for my son who at the time was five. I soon learned that when you cook a pound of dried spaghetti it produces over two pounds of al dente pasta. Way too much for two; actually, enough for a large family. I found myself throwing much of it out. That’s when I jokingly said to my son Sam “If we could sell our left-over spaghetti, we could make buckets of money”. After running some numbers, it was obvious with the overhead of a wait staff, cook, bussers, leases, supply cost, etc. that opening a dine-in restaurant would never work but the bucket kept popping into my head, after all Colonel Sanders sold chicken in a bucket so why not spaghetti?

On January 1st 2018 I signed a lease and six months later opened the original By the Bucket in the small town of Payson, Arizona. In three short years, with no paid advertising, By the Bucket is now the fastest growing quick service restaurant in Arizona. Why? It’s taste, value, and quality and besides where else can you feed a family for under twenty bucks?

By the Bucket is a “Mom’s Best Friend” (and Dad’s too).

By the Bucket sells hot spaghetti to go in a bucket, meatballs, meatball subs, desserts and cold drinks.

“Guaranteed to be the best spaghetti you’ve ever eaten out of a bucket.”

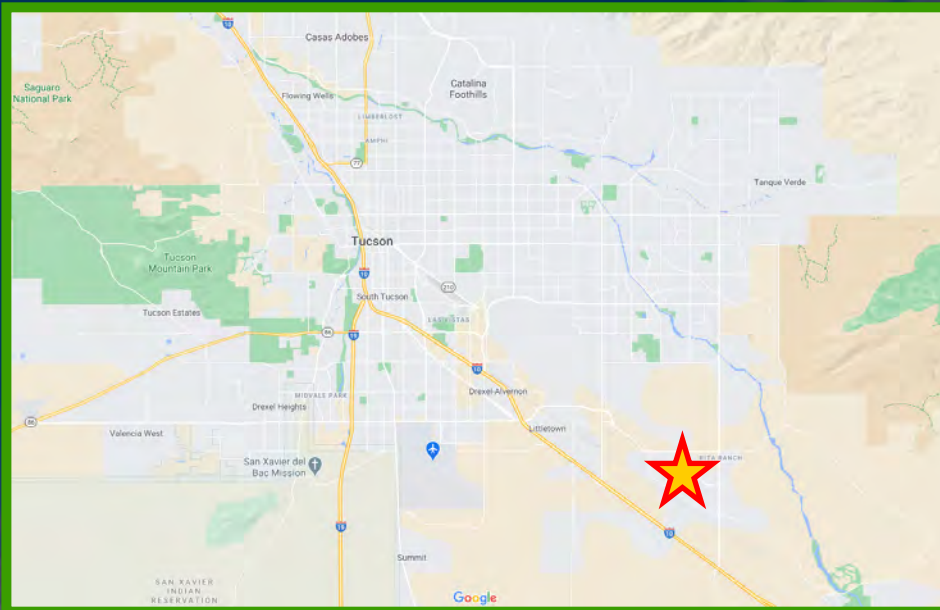
Bret daCosta – Founder

For more information please visit www.bythebucket.com



YEAR FOUNDED: 2018

TOTAL LOCATIONS (2026): 5 Locations



TUCSON, ARIZONA

Located in the heart of Southern Arizona, Tucson is strategically positioned in the Sonoran desert between Phoenix and Mexico along Arizona's "Sun Corridor" business and trade route. The county seat of Pima County, Tucson is Arizona's second-largest city and the 33rd largest city in the country, with a metropolitan area population of nearly one million people. Tucson's expanding economy is based on technology, tourism, and education. Large institutions like Raytheon Missile Systems, the Davis-Monthan Air Force Base, and the University of Arizona complement and support Tucson's status as a growing entrepreneurial hub (one of five recently recognized by Entrepreneur

magazine). Tucson also supports a more than \$2 billion per year tourism industry due to its attractive climate, natural wonders, and unique cultural events like the Tucson Gem and Mineral Show and El Tour de Tucson bicycling event, and benefits from the estimated \$1 billion per year in direct economic benefit to Southern Arizona from Mexican citizens who travel north to shop in the community.

Tucson's Metro population is estimated at \$1.2M. The continued immigration of people to Arizona positively impacts Tucson and translates directly to increased labor availability. Tucson's growth has attracted large national corporations to locate regional and headquarter operations in Tucson. Recent corporate committals to Tucson include Comcast's regional customer solutions center in mid-town Tucson, Caterpillar Inc's Surface Mining & Technology Headquarters to downtown Tucson, and Home Goods' brand new regional distribution center near the Tucson International Airport. These major national corporations are setting a precedent in Tucson, demonstrating its ability to harbor large growing companies, providing them the necessary infrastructure, talent and legislative support needed to thrive and continue to grow.

Another recent major win for Tucson came from its largest private employer, Raytheon Missile Systems, which announced it has recently added 2,000 new higher wage jobs, bringing the total employment in Tucson to over 15,000 workers. Raytheon is accommodating this expansion through new facility leasing across Tucson and new construction/additions at its Tucson International Airport Headquarters.



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It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.