

# 2500 W State Hwy 287 • Promenade at Casa Grande



1,000 - 365,326 SF • For Lease • Multiple Space Uses • Outlying Pinal County Submarket • Casa Grande, AZ 85222

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Available Size | 1,000 - 365,326 SF          |
| Asking Rent    | Not Disclosed               |
| Service Type   | Negotiable, Triple Net, TBD |
| Occupancy      | Immediately                 |
| Lease Type     | Direct                      |
| Term           | Multiple                    |
| Time On Market | 7 Years 3 Months            |



## Property Overview

Join a premier, open-air power center at the northeast corner of Interstate 10 and Florence Boulevard in Casa Grande, Arizona. The Promenade at Casa Grande has multiple high-visibility spaces from 1,689 to 40,012 square feet and pad sites with build-to-suit opportunities. The shopping center's dynamic location along a major interstate in front of Mission Royale Golf Club creates a strong demand for space.

The regional shopping center is 99% leased to national retailers such as JCPenney, Marshalls, Dillard's, Kohl's, Michaels, PetSmart, Bealls Outlet, Shoe Depot, and HomeGoods. The Promenade at Casa Grande offers unmatched visibility along Interstate 10 and Florence Boulevard, seeing over 60,635 vehicles daily. Accessing the shopping center is easy, with four ingress/egress options off two signalized intersections. Promenade at Casa Grande offers prime exposure with significant growth opportunities.

Named after the Casa Grande Ruins National Monument, the city of Casa Grande offers a sense of historic charm in the middle of the desert. Residents enjoy the restaurants and shops at Promenade at Casa Grande and its central location between Tucson and Phoenix via Interstate 10. Casa Grande boasts robust demographics, including a population of 50,611 within 5 miles of the property. Large economic drivers, including a Lucid Motors electric vehicle manufacturing plant, a Nikola Motors electric semi-truck/hydrogen storage manufacturing plant, and Attesa Motorsports Complex, are expected to create over 40,000 jobs. The Promenade at Casa Grande benefits from the ongoing commercial development in the area.

## Shopping Center Details

|                      |                                                                             |                  |                          |
|----------------------|-----------------------------------------------------------------------------|------------------|--------------------------|
| Center               | Promenade at Casa Grande                                                    | Retail Available | 364,326 SF               |
| Type                 | Power Center                                                                | Available Spaces | 14                       |
| GLA                  | 939,239 SF                                                                  | Percent Leased   | 61.4%                    |
| Anchor GLA           | 341,024 SF                                                                  | Frontage         | I-10, W State Hwy 287    |
| Anchor Tenant        | Harkins Theatre, JCPenney, Kohl's, Marshalls, PetSmart, Ross Dress for Less | Parking          | 1,873 Surface Spaces     |
| Number of Properties | 33                                                                          | Land Area        | 156.12 AC / 6,800,583 SF |
| Floors               | GRND - 1                                                                    | Year Built       | 2007                     |

## Leasing Highlights

- Join a diverse tenant mix of national retailers such as Dillard's, JCPenney, HomeGoods, Ulta, Kohl's, and more.
- Pylon signage provides high visibility to over 60,635 daily vehicles along Interstate 10 and Florence Boulevard.
- Residents and visitors can capitalize on Promenade at Casa Grande's restaurants, shops, and central location between Tucson and Phoenix.
- Shopping center has customizable spaces from 1,689 to 40,012 square feet and pad sites with build-to-suit opportunities.
- Economic drivers and development projects are projected to bring 40,000 jobs and several new residents to the area.
- Casa Grande boasts excellent demographics, including a population of 50,611 within 5 miles of the property.



# 2500 W State Hwy 287 • Promenade at Casa Grande



1,000 - 365,326 SF • For Lease • Multiple Space Uses • Outlying Pinal County Submarket • Casa Grande, AZ 85222

## Available Spaces

| Address                         | Floor | Suite   | Use    | Type   | SF Avail | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent           | Occupancy   | Term        |
|---------------------------------|-------|---------|--------|--------|----------|---------------------------|-------------------|----------------|-------------|-------------|
| 951 N Promenade Pky             | P 1st | Pad #2  | Retail | Direct | 40,100   | 40,100                    | 40,100            | Not Dis-closed | Immediately | Nego-tiable |
| Pad Site: 0.92 AC               |       |         |        |        |          |                           |                   |                |             |             |
| 951 N Promenade Pky             | P 1st | Pad #29 | Retail | Direct | 46,173   | 46,173                    | 46,173            | Not Dis-closed | Immediately | Nego-tiable |
| Pad Site: 1.06 AC               |       |         |        |        |          |                           |                   |                |             |             |
| 951 N Promenade Pky             | P 1st | Pad #3  | Retail | Direct | 30,927   | 30,927                    | 30,927            | Not Dis-closed | Immediately | Nego-tiable |
| Pad Site: 0.71 AC               |       |         |        |        |          |                           |                   |                |             |             |
| 1004 N Promenade Pky • Phase II | P 1st | Pad #15 | Retail | Direct | 72,745   | 72,745                    | 72,745            | Not Dis-closed | Immediately | Nego-tiable |
| Pad site: 1.67 AC               |       |         |        |        |          |                           |                   |                |             |             |
| 1004 N Promenade Pky • Phase II | P 1st | Pad #17 | Retail | Direct | 58,806   | 58,806                    | 58,806            | Not Dis-closed | Immediately | Nego-tiable |
| Pad site: 1.35 AC               |       |         |        |        |          |                           |                   |                |             |             |
| 1004 N Promenade Pky • Phase II | P 1st | Pad #9  | Retail | Direct | 50,965   | 50,965                    | 50,965            | Not Dis-closed | Immediately | Nego-tiable |
| Pad Site: 1.17 AC               |       |         |        |        |          |                           |                   |                |             |             |
| 1004 N Promenade Pky • Phase II | P 1st | PMM1    | Retail | Direct | 40,012   | 40,012                    | 40,012            | Not Dis-closed | Immediately | Nego-tiable |

Promenade at Casa Grande is a premier regional power center located at the northeast corner of Interstate 10 and Florence Boulevard in Casa Grande, Arizona. This national credit tenant anchored center has multiple high-visibility spaces for lease, pads for sale, and build-to-suit opportunities available.



# 1860-1920 W Broadway Rd • Broadway Mesa



1,400 - 66,015 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Mesa, AZ 85202

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 1,400 - 66,015 SF |
| Asking Rent    | \$14.40/SF/year   |
| Service Type   | Triple Net        |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 6 Months 13 Days  |



## Property Overview

Positioned within an established trade area, the property benefits from over 102,000 vehicles per day, proximity to Valley Metro Light Rail, and significant nearby multifamily development. Urban Air Adventure Park is opening soon, further enhancing traffic and tenant synergy. Ideal for large-format retail, entertainment, fitness, or specialty grocers seeking a high-density, high-visibility Mesa location.

## Shopping Center Details

|                      |                  |                      |                                          |
|----------------------|------------------|----------------------|------------------------------------------|
| Center               | Broadway Mesa    | Available Spaces     | 3                                        |
| Type                 | Community Center | Percent Leased       | 63.9%                                    |
| GLA                  | 182,833 SF       | Frontage             | 1,002' on Broadway Rd, 620' on Dobson Rd |
| Number of Properties | 4                | Parking              | 1,018 Surface Spaces                     |
| Floors               | 1                | Land Area            | 58.37 AC / 2,542,466 SF                  |
| Retail Available     | 66,015 SF        | Year Built/Renovated | 1970/1985                                |

## Available Spaces

| Address                                                           | Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent        | Occupancy   | Term       |
|-------------------------------------------------------------------|-------|--------|--------|----------|-----------------|----------------|-------------|-------------|------------|
| <a href="#">1840 W Broadway Rd • AZ International Marketplace</a> | P 1st | Retail | Direct | 44,615   | 44,615          | 44,615         | \$14.40 NNN | Immediately | Negotiable |

The property offers a rare 20,000 +/- SF and 44,615 +/- SF anchor opportunity at the high-traffic intersection of Broadway Rd. and Dobson Rd. in central Mesa. The center features excellent visibility, strong demographics, and easy access to Loop 101, US-60, and Loop 202. The center is undergoing a full facade renovation project. Positioned within an established trade area, the property benefits from over 102,000 vehicles per day, proximity to Valley Metro Light Rail, and significant nearby multifamily development. Urban Air Adventure Park is opening soon, further enhancing traffic and tenant synergy. Ideal for large-format retail, entertainment, fitness, or specialty grocers seeking a high-density, high-visibility Mesa location.



# 13940 W Meeker Blvd • Sun City West Plaza



1,000 - 48,068 SF • For Lease • Multiple Space Uses • Surprise/North Peoria Submarket • Sun City West, AZ 85375

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 1,000 - 48,068 SF |
| Asking Rent    | \$26.00/SF/year   |
| Service Type   | Triple Net, TBD   |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 8 Months 28 Days  |



## Property Overview

Sun City West Plaza is a 63,000 SF anchored shopping center located at the corner of RH Johnson Blvd and Meeker Blvd in the heart of Sun City West. Banner Del E Webb Medical Center, RH Johnson Recreation Center, RH Johnson Library, Grandview and Hillcrest Golf Course are located within less than a five (5) minute drive from the shopping center.

## Shopping Center Details

|                      |                     |                  |                                               |
|----------------------|---------------------|------------------|-----------------------------------------------|
| Center               | Sun City West Plaza | Available Spaces | 3                                             |
| Type                 | Neighborhood Center | Percent Leased   | 27.3%                                         |
| GLA                  | 66,088 SF           | Frontage         | 726' on Meeker Blvd, 243' on R H Johnson Blvd |
| Number of Properties | 3                   | Parking          | 426 Surface Spaces                            |
| Floors               | 1                   | Land Area        | 5.86 AC / 255,244 SF                          |
| Retail Available     | 48,068 SF           | Year Built       | 1997                                          |

## Leasing Highlights

- Located at one of Sun City West's most prominent lighted intersections.
- Ample Parking
- Strong residential infill demos: population ±204,771 in 5-miles.
- ±218 Feet of frontage on R.H. Johnson Blvd
- Significant improvements to the space with new HVAC, 2 restrooms, infrastructure for a kitchen, etc.

## Available Spaces

| Address                       | Floor | Use    | Type   | SF Avail        | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------------------------------|-------|--------|--------|-----------------|-----------------|----------------|---------------|-------------|------------|
| 13940 W Meeker Blvd • Basha's | E 1st | Retail | Direct | 13,000 - 45,788 | 45,788          | 45,788         | Not Disclosed | Immediately | Negotiable |

43,117 SF Floor Plate (can be demised)  
22.5' to Roof Deck (18' Clear to the truss at the lowest point)  
2,000 Amps @ 277/480v  
Natural Gas  
30'-35' Column Spacing  
Loading Dock  
Contact us for additional plans.



# 9750 W Peoria Ave • Arrowhead Mall



860 - 43,640 SF • For Lease • Multiple Space Uses • Sun City Submarket • Peoria, AZ 85345

## Listing Details

|                   |                         |
|-------------------|-------------------------|
| Available Size    | 860 - 43,640 SF         |
| Asking Rent       | \$10.00 - 16.00/SF/year |
| Total Asking Rent | \$12,040 - 334,300/year |
| Service Type      | Triple Net              |
| Occupancy         | Multiple                |
| Lease Type        | Direct                  |
| Term              | Multiple                |
| Time On Market    | 8 Years 7 Months        |



## Property Overview

Arrowhead Mall is 182,000 square feet of mixed retail and service businesses. CVS Drug, Family Dollar, NAPA Autoparts, Archwell Health and Chase Bank in addition to a restaurant, retailers and services are on property. Arrowhead Mall is seeking retail, medical and service users.

Arrowhead Mall is located a ½ mile west of the Loop 101 freeway. 15 minute drive time reaches north Phoenix to the east and Avondale to the west.

## Shopping Center Details

|                      |                  |                  |                       |
|----------------------|------------------|------------------|-----------------------|
| Center               | Arrowhead Mall   | Retail Available | 43,640 SF             |
| Type                 | Community Center | Available Spaces | 6                     |
| GLA                  | 208,302 SF       | Percent Leased   | 79.5%                 |
| Anchor GLA           | 10,067 SF        | Parking          | 780 Surface Spaces    |
| Anchor Tenant        | Family Dollar    | Land Area        | 17.46 AC / 760,775 SF |
| Number of Properties | 2                | Year Built       | 1968                  |
| Floors               | 1                |                  |                       |

## Leasing Highlights

- Value Lease Rates
- Expanding West Valley Location
- 1/3 Mile to 101 Freeway
- "Drive Home" Side

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent        | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|-------------|-------------|------------|
| P 1st | Retail | Direct | 33,430   | 33,430          | 33,430         | \$10.00 NNN | Immediately | Negotiable |

Former grocery store. Most of the building has a floor to joist height of 17' - 20'.



# US60 & Superstition Mountain dr



900 - 43,577 SF • For Lease • Multiple Space Uses • Outlying Pinal County Submarket • Gold Canyon, AZ 85119

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 900 - 43,577 SF   |
| Asking Rent    | \$28.00/SF/year   |
| Service Type   | Triple Net, TBD   |
| Occupancy      | Multiple          |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 2 Years 11 Months |



## Property Overview

Grocery Anchored in Gold Canyon. HVAC Maintenance is included in the NNN Budget.

## Building Details

|                       |           |               |            |
|-----------------------|-----------|---------------|------------|
| Primary Property Type | Retail    | Stories       | 1          |
| CoStar Rating         | ★ ★ ☆ ☆ ☆ | Typical Floor | 81,523 SF  |
| Building Class        | C         | Elevators     | None       |
| Year Built            | 2000      | Parking       | 500 Spaces |
| Building Size         | 81,523 SF | Tenancy       | Multi      |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------|-------|--------|--------|----------|-----------------|----------------|---------------|-----------|------------|
| E 1st | Pad 2 | Retail | Direct | 39,000   | 39,000          | 39,000         | Not Disclosed | 120 Days  | Negotiable |

Bashas' anchored shopping center

» Daytime Population within 5 miles: 22,550

» Great visibility from US-60 and Superstition Mountain

Drive with over 36,000 VPD and 12,067 VPD,

respectively



# SEC Cactus Rd & Cotton Ln • SEC Cactus Rd & Cotton Ln

2,000 - 107,100 SF • For Lease • Retail • N Goodyear/Litchfield Submarket • Surprise, AZ 85388

## Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 2,000 - 107,100 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | TBD                |
| Occupancy      | TBD                |
| Lease Type     | Direct             |
| Term           | Negotiable         |
| Time On Market | 8 Months 3 Days    |



## Property Overview

Area boasts exceptional affluence, with average resident earnings over \$125,000.

Excellent drive-by traffic with over 54,000 cars per day.

Conveniently located less than a mile West of Loop 303

One mile South of Prasada commercial development

## Shopping Center Details

|                      |                           |                  |                         |
|----------------------|---------------------------|------------------|-------------------------|
| Center               | SEC Cactus Rd & Cotton Ln | Retail Available | 107,100 SF              |
| Type                 | Neighborhood Center       | Available Spaces | 8                       |
| GLA                  | 107,100 SF                | Land Area        | 104.1 AC / 4,534,491 SF |
| Number of Properties | 6                         | Year Built       | 2027                    |
| Floors               | 1                         |                  |                         |

## Leasing Highlights

- Prime PAD opportunities positioned in a high-earning trade area with surrounding households averaging over \$125,000 in income
- Excellent exposure along Cactus Road and Cotton Lane, benefiting from over 54,000 combined vehicles per day

## Available Spaces

| Address                                                                                                                                                                                                                                                      | Floor | Suite  | Use    | Type   | SF Avail | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent               | Occupancy | Term            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------|--------|--------|----------|---------------------------|-------------------|--------------------|-----------|-----------------|
| SEC Cactus Rd & Cotton Ln • Retail Pad                                                                                                                                                                                                                       | E 1st | -      | Retail | Direct | 28,500   | 28,500                    | 28,500            | Not Dis-<br>closed | TBD       | Nego-<br>tiable |
| Area boasts exceptional affluence, with average resident earnings over \$125,000.<br>Excellent drive-by traffic with over 54,000 cars per day.<br>Conveniently located less than a mile West of Loop 303<br>One mile South of Prasada commercial development |       |        |        |        |          |                           |                   |                    |           |                 |
| 11805 N Cotton Ln • Mega hub store                                                                                                                                                                                                                           | E 1st | Retail | Retail | Direct | 32,000   | 32,000                    | 32,000            | Not Dis-<br>closed | TBD       | Nego-<br>tiable |



# SWC W Lower Buckeye Rd and Miller Rd • Monte Verde



3,274 - 114,982 SF • For Lease • Retail • South Buckeye Submarket • Buckeye, AZ 85326

## Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 3,274 - 114,982 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | TBD                |
| Occupancy      | TBD                |
| Lease Type     | Direct             |
| Term           | Negotiable         |
| Time On Market | 2 Months 7 Days    |



## Property Overview

Positioned at the southwest corner of W Lower Buckeye Road and Miller Road in Buckeye, this community retail center offers an exceptional opportunity for retailers seeking prominent visibility in a rapidly growing trade area. The center spans over 114,982 SF of leasable space, with a variety of newly constructed retail suites available. Its convenient location provides direct access to major roadways and is surrounded by established neighborhoods, new residential developments, and complementary retail establishments, ensuring strong consumer traffic.

## Shopping Center Details

|                      |                  |                  |                             |
|----------------------|------------------|------------------|-----------------------------|
| Center               | Monte Verde      | Floors           | 1                           |
| Type                 | Community Center | Retail Available | 114,982 SF                  |
| GLA                  | 114,982 SF       | Available Spaces | 9                           |
| Number of Properties | 9                | Land Area        | 1,232.31 AC / 53,679,627 SF |

## Leasing Highlights

- Ample surface parking

## Available Spaces

| Address                                               | Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------------------------------------------------------|-------|--------|--------|----------|-----------------|----------------|---------------|-----------|------------|
| SWC W Lower Buckeye Rd and Miller Rd • Grocery Anchor | E 1st | Retail | Direct | 60,000   | 60,000          | 60,000         | Not Disclosed | TBD       | Negotiable |

Positioned at the southwest corner of W Lower Buckeye Road and Miller Road in Buckeye, this community retail center offers an exceptional opportunity for retailers seeking prominent visibility in a rapidly growing trade area. The center spans over 114,982 SF of leasable space, with a variety of newly constructed retail suites available. Its convenient location provides direct access to major roadways and is surrounded by established neighborhoods, new residential developments, and complementary retail establishments, ensuring strong consumer traffic.



# 1262-1342 S Country Club Dr • Southern Sunset Plaza



4,869 - 34,869 SF • For Lease • Office/Retail • Red Mountain/Mesa Submarket • Mesa, AZ 85210

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 4,869 - 34,869 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | TBD               |
| Occupancy      | Immediately       |
| Lease Type     | Sublet            |
| Term           | Thru Dec 2029     |
| Time On Market | 2 Months 29 Days  |



## Property Overview

Southern Sunset Plaza is a highly visible, mixed-use commercial center located along Country Club Drive in Mesa, Arizona. The property benefits from strong daily traffic counts and prominent frontage within an established commercial corridor. Designed to support modern users, the building features advanced fiber optic infrastructure, a generous parking ratio of 4.0 per 1,000 square feet, and additional overflow parking. The site offers 24/7 secure card-key access and on-site security, supporting flexible operating hours. Interior design throughout the building showcases high-end finishes, open exposed ceilings, and adaptable layouts suitable for a variety of office and creative uses. Southern Sunset Plaza is positioned within close proximity to major medical, educational, and transportation hubs, providing convenient regional access. The center sits near Southern Avenue and is less than a mile from the US-60 Superstition Freeway, placing it in the heart of Mesa's employment and retail activity.

## Shopping Center Details

|                      |                       |                      |                                                  |
|----------------------|-----------------------|----------------------|--------------------------------------------------|
| Center               | Southern Sunset Plaza | Available Spaces     | 11                                               |
| Type                 | Community Center      | Percent Leased       | 97.8%                                            |
| GLA                  | 215,818 SF            | Frontage             | 1,078' on S Country Club, 721' on W Southern Ave |
| Number of Properties | 6                     | Parking              | 1,059 Surface Spaces                             |
| Floors               | 1                     | Land Area            | 21.08 AC / 918,084 SF                            |
| Retail Available     | 58,161 SF             | Year Built/Renovated | 1973/2001                                        |

## Leasing Highlights

- Highly visible mixed-use center along Country Club Drive with strong daily traffic exposure.
- Generous parking ratio with additional exclusive overflow parking available on-site.
- Prime Mesa location near US-60, medical facilities, and major educational campuses.
- Advanced fiber optic infrastructure designed to support modern connectivity needs.
- Secure property with 24/7 card-key access and on-site security services.

## Financials

|                         | 2014      | Most Recent | Per SF |
|-------------------------|-----------|-------------|--------|
| <b>Income</b>           |           |             |        |
| Gross Potential Rent    | -         | -           | -      |
| Vacancy/Collection Loss | -         | -           | -      |
| Base Rent               | \$521,047 | \$246,529   | \$1.25 |
| Expense Reimbursement   | \$63,533  | \$29,529    | \$0.15 |
| Percentage Rent         | -         | -           | -      |



# 1262-1342 S Country Club Dr • Southern Sunset Plaza



4,869 - 34,869 SF • For Lease • Office/Retail • Red Mountain/Mesa Submarket • Mesa, AZ 85210

## Financials (Continued)

|                                    |                  |                  |               |
|------------------------------------|------------------|------------------|---------------|
| <b>Income</b>                      |                  |                  |               |
| Parking Income                     | -                | -                | -             |
| Other Income                       | \$7,543          | (\$162)          | (\$0.00)      |
| <b>Effective Gross Income</b>      | <b>\$592,123</b> | <b>\$275,896</b> | <b>\$1.40</b> |
| <b>Operating Expenses</b>          |                  |                  |               |
| Real Estate Taxes                  | \$151,596        | \$64,106         | \$0.33        |
| Property Insurance                 | \$24,442         | \$12,832         | \$0.07        |
| Utilities                          | \$40,918         | \$15,767         | \$0.08        |
| Repairs and Maintenance            | \$35,278         | \$19,128         | \$0.10        |
| Janitorial                         | -                | \$2,040          | \$0.01        |
| Management Fees                    | \$29,606         | \$13,795         | \$0.07        |
| Payroll & Benefits                 | -                | -                | -             |
| Advertising & Marketing            | \$101            | \$213            | \$0.00        |
| Professional Fees                  | \$15,047         | \$2,166          | \$0.01        |
| General & Administrative           | \$3,675          | \$9,224          | \$0.05        |
| Other Expenses                     | \$1,709          | \$107            | \$0.00        |
| Ground Rent                        | -                | -                | -             |
| <b>Total Operating Expenses</b>    | <b>\$302,372</b> | <b>\$139,378</b> | <b>\$0.71</b> |
| Operating Expense Ratio (%)        | 51.07            | 50.52            | 50.52         |
| Net Operating Income               | \$289,751        | \$136,518        | \$0.69        |
| <b>Capital Items</b>               |                  |                  |               |
| Leasing Commissions                | -                | -                | -             |
| Tenant Improvements                | -                | -                | -             |
| Capital Expenditures               | \$29,569         | \$14,785         | \$0.07        |
| Extraordinary Capital Expenditures | -                | -                | -             |
| <b>Total Capital Items</b>         | <b>\$29,569</b>  | <b>\$14,785</b>  | <b>\$0.07</b> |
| <b>Net Cash Flow</b>               | <b>\$260,182</b> | <b>\$121,734</b> | <b>\$0.62</b> |

## Available Spaces

| Floor | Suite    | Use           | Type   | SF Avail       | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term          |
|-------|----------|---------------|--------|----------------|-----------------|----------------|---------------|-------------|---------------|
| P 1st | 1300-105 | Office/Retail | Sublet | 5,000 - 30,000 | 30,000          | 30,000         | Not Disclosed | Immediately | Thru Dec 2029 |

This plug-and-play space offers a flexible layout with high-end finishes and exposed ceilings. Features include multiple private offices, conference and training rooms, open collaborative areas, and a large break room. The suite also includes unique amenities such as an indoor basketball court, mezzanine lounge space, private lockers, and communal breakout areas. Furniture, fixtures, and equipment are available, allowing for efficient occupancy.

Virtual Tour: <https://my.matterport.com/show/?m=khNp33XHZc2>



# 59th Ave & Dobbins Rd



115,500 SF • For Lease • Retail • Laveen Submarket • Laveen, AZ 85339

## Listing Details

|                |                 |
|----------------|-----------------|
| Available Size | 115,500 SF      |
| Asking Rent    | Not Disclosed   |
| Service Type   | Negotiable      |
| Occupancy      | TBD             |
| Lease Type     | Direct          |
| Term           | Negotiable      |
| Time On Market | 3 Months 4 Days |



## Property Overview

This development at the southeast corner of 59th Avenue and Dobbins Road in Laveen Village represents a premier mixed-use destination within a thriving growth corridor. The project is located at a high-traffic intersection near Loop 202 and surrounded by planned retail centers totaling over 696,000 square feet of national co-tenancy. It integrates multiple access points and offers connectivity to significant residential growth with more than 380 planned units adjacent to the site. The area benefits from exceptional visibility and accessibility to key arterials, along with proximity to emerging business parks and a ±250-acre planned industrial and technology campus. With regional attractions, large-scale housing developments, and major employment drivers underway, this site positions itself as a focal point for the expanding Laveen community while delivering a walkable, integrated lifestyle destination that connects shopping, dining, and entertainment in a fast-growing metropolitan area.

## Building Details

|                       |           |               |            |
|-----------------------|-----------|---------------|------------|
| Primary Property Type | Retail    | Building Size | 115,500 SF |
| CoStar Rating         | ★ ★ ★ ☆ ☆ | Stories       | 1          |
| Building Class        | B         | Typical Floor | 115,500 SF |

## Leasing Highlights

- Positioned at a major growth intersection in Laveen Village.
- Adjacent to over 380 planned residential units.
- Planned national retail tenants within the trade area.
- Less than 0.5 miles from Loop 202 access.
- Connectivity to a ±250-acre future tech and industrial park.
- Excellent visibility with multiple full-access points.

## Available Spaces

| Floor | Use    | Type   | SF Avail        | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------|--------|--------|-----------------|-----------------|----------------|---------------|-----------|------------|
| P 1st | Retail | Direct | 1,200 - 115,500 | 115,500         | 115,500        | Not Disclosed | TBD       | Negotiable |

Pads and shop spaces ranging from 2,400 SF to 20,200 SF available in a mixed-use development at 59th Avenue and Dobbins Road. The site provides excellent visibility, robust traffic counts, and strong connectivity to Loop 202. Surrounded by major retail anchors and growing residential neighborhoods, the development offers multiple full-access ingress and egress points for customer convenience. See brochure or contact brokers for more information.



823-857 N Dobson Rd • Mesa Riverview

1,400 - 59,698 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Mesa, AZ 85201

Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 1,400 - 59,698 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | TBD               |
| Occupancy      | Multiple          |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 3 Months 22 Days  |



Property Overview

Availability of this property for rent is subject to prior rental or withdrawal of the property from the market at any time without notice. The Mesa Riverview is a Power Center shopping center anchored by Bass Pro Shops, CineMark Theaters, Wal-Mart Super Center, and Home Depot. Access via two full diamond interchanges on Loop 202, at Dobson Rd & at Alma School Rd, and a half-diamond interchange at 8th Street (Rio Salado Parkway). Estimated 2010 traffic counts: Loop 202 @ Dobson = 150,217 cars/day, Loop 202 @ Alma School = 111,487 cars/day, Dobson - South = 19,267 cars/day, Alma School - South = 24,002 cars/day. The shopping center is adjacent to Lowes Enterprise's 45.9-acre office development, with more than 500,000 SF of office space, and an estimated 6-7 thousand employees, to the East. It is also adjacent to a 33-acre auto park, at the Southwest quadrant of Loop 202 & Dobson Rd.

SEC Loop 202 & Dobson Rd

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SEC Loop 202 & Dobson Rd

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Property Overview (Continued)

SE Dobson & 202 Loop

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SE Dobson & 202 Loop

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SE Dobson & 202 Loop

Shopping Center Details

|                      |                                                  |                      |                                           |
|----------------------|--------------------------------------------------|----------------------|-------------------------------------------|
| Center               | Mesa Riverview                                   | Retail Available     | 59,698 SF                                 |
| Type                 | Power Center                                     | Available Spaces     | 9                                         |
| GLA                  | 1,112,785 SF                                     | Percent Leased       | 96.1%                                     |
| Anchor GLA           | 315,589 SF                                       | Frontage             | Alma School Rd, Loop 202 @ Alma School Rd |
| Anchor Tenant        | Bass Pro Shops, Marshalls, Petco, The Home Depot | Parking              | 5,856 Surface Spaces                      |
| Number of Properties | 37                                               | Land Area            | 144.78 AC / 6,306,660 SF                  |
| Floors               | GRND - 2                                         | Year Built/Renovated | 2007/2024                                 |

Leasing Highlights

- Highly populated area

Available Spaces

| Address                          | Floor | Suite | Use    | Type   | SF Avail | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent               | Occupancy   | Term            |
|----------------------------------|-------|-------|--------|--------|----------|---------------------------|-------------------|--------------------|-------------|-----------------|
| 821 N Dobson Rd • Mesa Riverview | P 1st | 94    | Retail | Direct | 35,000   | 35,000                    | 35,000            | Not Dis-<br>closed | Immediately | Nego-<br>tiable |
| Former Jo-Ann's Box For Lease    |       |       |        |        |          |                           |                   |                    |             |                 |



# 5130 W Peoria Ave • Glendale Square



30,600 SF • For Lease • Retail • Glendale Submarket • Glendale, AZ 85302

## Listing Details

|                |                 |
|----------------|-----------------|
| Available Size | 30,600 SF       |
| Asking Rent    | Not Disclosed   |
| Service Type   | TBD             |
| Occupancy      | Immediately     |
| Lease Type     | Direct          |
| Term           | Negotiable      |
| Time On Market | 1 Year 5 Months |



## Property Overview

Former 30,600 SF Sprouts; anchor space available for Lease

## Shopping Center Details

|                      |                     |                      |                       |
|----------------------|---------------------|----------------------|-----------------------|
| Center               | Glendale Square     | Available Spaces     | 6                     |
| Type                 | Neighborhood Center | Percent Leased       | 64.2%                 |
| GLA                  | 104,285 SF          | Frontage             | 51st Ave, Peoria Ave  |
| Number of Properties | 7                   | Parking              | 335 Surface Spaces    |
| Floors               | 1                   | Land Area            | 17.64 AC / 768,307 SF |
| Retail Available     | 37,300 SF           | Year Built/Renovated | 1973/2004             |

## Leasing Highlights

- 30,600 SF former Sprouts Farmers Market available for Lease; 2nd gen grocery store
- Built in 1980; renovated in 2004
- Estimate average HH incomes of \$93,784 within one mile
- Highly-trafficked intersection with an estimated 54,000 VPD
- Strong population with approximately 170,107 within a 3-mile radius
- Parking ratio - 3.00:1,000

## Available Spaces

| Floor | Use    | Type   | SF Avail        | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|-----------------|-----------------|----------------|---------------|-------------|------------|
| E 1st | Retail | Direct | 10,000 - 30,600 | 30,600          | 30,600         | Not Disclosed | Immediately | Negotiable |

30,600 SF of grocery/ retail space available, offering exceptional flexibility for tenants. The space is fully demisable and can be subdivided to meet your specific needs, with a minimum size of 10,000 SF. Possible configurations include 15,000 SF and 15,000 SF, 10,000 SF and 20,000 SF, or even 5,000 SF and 25,000 SF. A demising wall can be installed to create separate spaces, allowing you to customize the layout to fit your operational requirements. This is a unique opportunity for grocery or retail tenants seeking a prime location with adaptable design options.



# NEC Empire Blvd & Ellsworth Rd • Pegasus Village



1,000 - 92,150 SF • For Lease • Retail • Queen Creek Submarket • Queen Creek, AZ 85142

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 1,000 - 92,150 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | TBD               |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 8 Months 16 Days  |



## Shopping Center Details

|                      |                     |                  |           |
|----------------------|---------------------|------------------|-----------|
| Center               | Pegasus Village     | Floors           | 1         |
| Type                 | Neighborhood Center | Retail Available | 92,150 SF |
| GLA                  | 92,150 SF           | Available Spaces | 10        |
| Number of Properties | 5                   |                  |           |

## Leasing Highlights

- Booming traffic counts of  $\pm$  50,000 VPD at the intersection
- Average Annual HH Incomes of \$171,000 within a one-mile radius
- Median Home Value of \$609,837 within a one-mile radius
- Gateway to Queen Creek & Hunt Highway
- Approximately one mile south of Fry's, EOS Fitness, Fat Cats and many more!

## Available Spaces

| Address                                  | Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|------------------------------------------|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| NEC Empire Blvd & Ellsworth Rd • Major A | P 1st | Retail | Direct | 32,000   | 32,000          | 32,000         | Not Disclosed | Immediately | Negotiable |

Booming traffic counts of  $\pm$  50,000 VPD at the intersection  
Gateway to Queen Creek & Hunt Highway  
Average Annual HH Incomes of \$171,000 within a one-mile radius



# 5225 E Southern Ave • Sprout's Center

1,307 - 31,307 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Mesa, AZ 85206



## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 1,307 - 31,307 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | Triple Net        |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 9 Months 25 Days  |



## Property Overview

former Sprouts space available for Lease

## Shopping Center Details

|                      |                     |                  |                         |
|----------------------|---------------------|------------------|-------------------------|
| Center               | Sprout's Center     | Available Spaces | 2                       |
| Type                 | Neighborhood Center | Percent Leased   | 48.8%                   |
| GLA                  | 61,115 SF           | Frontage         | Higley Rd, Southern Ave |
| Number of Properties | 3                   | Parking          | 312 Surface Spaces      |
| Floors               | 1                   | Land Area        | 8.71 AC / 379,538 SF    |
| Retail Available     | 31,307 SF           | Year Built       | 2004                    |

## Leasing Highlights

- 30,000 SF Former Sprouts space and 1,307 SF Retail space available for Lease; 1-Acre Pad opportunity also available
- Highly frequented daily needs shopping center
- Direct access to Superstition Freeway (0.4 mi)
- Prominently located at the heavily trafficked, lighted intersection of Higley Rd & Southern Ave, just north of Superstition Freeway (US 60)
- Co-tenants include Banner Urgent Care, Cobblestone Car Wash, Leslie's Poolmart, The UPS Store, Wienerschnitzel and Yogurtini

## Financials

|                               | 2014               | 2015               | Per SF         |
|-------------------------------|--------------------|--------------------|----------------|
| <b>Income</b>                 |                    |                    |                |
| Gross Potential Rent          | -                  | -                  | -              |
| Vacancy/Collection Loss       | -                  | -                  | -              |
| Base Rent                     | \$998,460          | \$1,077,711        | \$19.39        |
| Expense Reimbursement         | \$304,683          | \$306,428          | \$5.51         |
| Percentage Rent               | -                  | -                  | -              |
| Parking Income                | -                  | -                  | -              |
| Other Income                  | -                  | -                  | -              |
| <b>Effective Gross Income</b> | <b>\$1,303,143</b> | <b>\$1,384,140</b> | <b>\$24.90</b> |
| <b>Operating Expenses</b>     |                    |                    |                |
| Real Estate Taxes             | \$179,320          | \$174,663          | \$3.14         |



# 5225 E Southern Ave • Sprout's Center



1,307 - 31,307 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Mesa, AZ 85206

## Financials (Continued)

### Operating Expenses

|                                 |                  |                  |               |
|---------------------------------|------------------|------------------|---------------|
| Property Insurance              | \$7,204          | \$11,589         | \$0.21        |
| Utilities                       | \$35,205         | \$37,721         | \$0.68        |
| Repairs and Maintenance         | \$77,310         | \$72,650         | \$1.31        |
| Janitorial                      | -                | -                | -             |
| Management Fees                 | \$52,126         | \$55,366         | \$1.00        |
| Payroll & Benefits              | -                | -                | -             |
| Advertising & Marketing         | -                | -                | -             |
| Professional Fees               | -                | -                | -             |
| General & Administrative        | -                | -                | -             |
| Other Expenses                  | -                | -                | -             |
| Ground Rent                     | -                | -                | -             |
| <b>Total Operating Expenses</b> | <b>\$351,164</b> | <b>\$351,988</b> | <b>\$6.33</b> |
| Operating Expense Ratio (%)     | 26.95            | 25.43            | 25.43         |
| Net Operating Income            | \$951,978        | \$1,032,151      | \$18.57       |

### Capital Items

|                                    |                  |                  |                |
|------------------------------------|------------------|------------------|----------------|
| Leasing Commissions                | -                | -                | -              |
| Tenant Improvements                | \$30,106         | \$30,106         | \$0.54         |
| Capital Expenditures               | \$8,337          | \$8,337          | \$0.15         |
| Extraordinary Capital Expenditures | -                | -                | -              |
| <b>Total Capital Items</b>         | <b>\$38,443</b>  | <b>\$38,443</b>  | <b>\$0.69</b>  |
| <b>Net Cash Flow</b>               | <b>\$913,535</b> | <b>\$993,708</b> | <b>\$17.88</b> |

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Retail | Direct | 30,000   | 30,000          | 30,000         | Not Disclosed | Immediately | Negotiable |

± 30,000 SF former Sprouts space and 1,307 SF retail space available for Lease



# 1226 E Florence Blvd • Casa Grande Mall



1,400 - 48,118 SF • For Lease • Retail • Outlying Pinal County Submarket • Casa Grande, AZ 85122

## Listing Details

|                |                        |
|----------------|------------------------|
| Available Size | 1,400 - 48,118 SF      |
| Asking Rent    | Not Disclosed          |
| Service Type   | Negotiable, Triple Net |
| Occupancy      | Immediately            |
| Lease Type     | Direct                 |
| Term           | Negotiable             |
| Time On Market | 11 Months 7 Days       |



## Property Overview

Join the redevelopment of Casa Grande Marketplace in the center of Casa Grande on Florence Blvd. Hobby Lobby is now open and EoS Fitness is opening 1st Quarter 2026, with more tenant announcements coming soon!

## Shopping Center Details

|                      |                  |                  |                                             |
|----------------------|------------------|------------------|---------------------------------------------|
| Center               | Casa Grande Mall | Available Spaces | 4                                           |
| Type                 | Community Center | Percent Leased   | 87.3%                                       |
| GLA                  | 378,155 SF       | Frontage         | 1,236' on E Florence Blvd (with 1 curb cut) |
| Number of Properties | 10               | Parking          | 1,381 Surface Spaces                        |
| Floors               | 1                | Land Area        | 43.26 AC / 1,884,408 SF                     |
| Retail Available     | 48,118 SF        | Year Built       | 1972                                        |

## Leasing Highlights

- Central Location
- Major Tenants Nearby
- Easily Accessible and Visible
- Located at a high-visibility intersection with strong daily traffic counts.

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Retail | Direct | 35,000   | 35,000          | 35,000         | Not Disclosed | Immediately | Negotiable |

Casa Grande is experiencing over \$4.6B in Economic Investment adding over 9,000 new jobs in electric car, semi-conductor and other high tech and manufacturing jobs  
-Tremendous Residential Growth including over 5,500 apartment units currently under construction and averaging over 1500 New Home Permits Annually.



# 6045-6245 W Chandler Blvd • Kyrene Village

1,800 - 67,125 SF • For Lease • Retail • Chandler Submarket • Chandler, AZ 85226

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 1,800 - 67,125 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | Triple Net, TBD   |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Multiple          |
| Time On Market | 11 Months 10 Days |



## Shopping Center Details

|                      |                  |                      |                                                                                    |
|----------------------|------------------|----------------------|------------------------------------------------------------------------------------|
| Center               | Kyrene Village   | Available Spaces     | 5                                                                                  |
| Type                 | Community Center | Percent Leased       | 62.5%                                                                              |
| GLA                  | 178,814 SF       | Frontage             | 963' on W Chandler Blvd (with 3 curb cuts), 562' on N Kyrene Rd (with 2 curb cuts) |
| Number of Properties | 13               | Parking              | 815 Surface Spaces                                                                 |
| Floors               | 1 - 2            | Land Area            | 47.31 AC / 2,060,945 SF                                                            |
| Retail Available     | 67,125 SF        | Year Built/Renovated | 1987/2018                                                                          |

## Financials

|                               | 2018               | Most Recent      | Per SF        |
|-------------------------------|--------------------|------------------|---------------|
| <b>Income</b>                 |                    |                  |               |
| Gross Potential Rent          | -                  | -                | -             |
| Vacancy/Collection Loss       | -                  | -                | -             |
| Base Rent                     | \$1,260,301        | \$592,164        | \$3.67        |
| Expense Reimbursement         | \$386,474          | \$183,493        | \$1.14        |
| Percentage Rent               | -                  | -                | -             |
| Parking Income                | -                  | -                | -             |
| Other Income                  | \$9,026            | \$7,624          | \$0.05        |
| <b>Effective Gross Income</b> | <b>\$1,655,801</b> | <b>\$783,280</b> | <b>\$4.86</b> |
| <b>Operating Expenses</b>     |                    |                  |               |
| Real Estate Taxes             | \$180,802          | \$99,246         | \$0.62        |
| Property Insurance            | \$38,258           | \$12,026         | \$0.07        |
| Utilities                     | \$69,989           | \$29,000         | \$0.18        |
| Repairs and Maintenance       | \$105,396          | \$51,902         | \$0.32        |
| Janitorial                    | \$4,510            | \$6,058          | \$0.04        |
| Management Fees               | \$48,000           | \$24,526         | \$0.15        |



## 6045-6245 W Chandler Blvd • Kyrene Village

1,800 - 67,125 SF • For Lease • Retail • Chandler Submarket • Chandler, AZ 85226

### Financials (Continued)

#### Operating Expenses

|                                 |                  |                  |               |
|---------------------------------|------------------|------------------|---------------|
| Payroll & Benefits              | \$15,120         | -                | -             |
| Advertising & Marketing         | -                | -                | -             |
| Professional Fees               | \$8,371          | \$13,383         | \$0.08        |
| General & Administrative        | \$18,301         | \$11,255         | \$0.07        |
| Other Expenses                  | \$2,455          | -                | -             |
| Ground Rent                     | -                | -                | -             |
| <b>Total Operating Expenses</b> | <b>\$491,203</b> | <b>\$247,396</b> | <b>\$1.53</b> |
| Operating Expense Ratio (%)     | 29.67            | 31.58            | 31.58         |
| Net Operating Income            | \$1,164,598      | \$535,884        | \$3.32        |

#### Capital Items

|                                    |                  |                  |               |
|------------------------------------|------------------|------------------|---------------|
| Leasing Commissions                | \$64,967         | -                | -             |
| Tenant Improvements                | \$63,733         | \$31,675         | \$0.20        |
| Capital Expenditures               | \$48,352         | \$24,176         | \$0.15        |
| Extraordinary Capital Expenditures | \$386,508        | -                | -             |
| <b>Total Capital Items</b>         | <b>\$563,560</b> | <b>\$55,851</b>  | <b>\$0.35</b> |
| <b>Net Cash Flow</b>               | <b>\$601,039</b> | <b>\$480,034</b> | <b>\$2.98</b> |

### Available Spaces

| Address              | Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term     |
|----------------------|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|----------|
| 6085 W Chandler Blvd | E 1st | Retail | Direct | 44,000   | 44,000          | 44,000         | Not Disclosed | Immediately | 10 Years |

Former Walmart Neighborhood Grocer with Loading Docks



# Power Rd & Elliot Rd



3,500 - 75,500 SF • For Lease • Retail • Gateway Airport Submarket • Mesa, AZ 85212

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 3,500 - 75,500 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | TBD               |
| Occupancy      | Aug 2027          |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 11 Months 10 Days |



## Property Overview

Discover a prime lease opportunity in the vibrant Gilbert, AZ area at Power Rd & Elliot Rd. The location offers convenient access to an array of amenities. For leisure and entertainment, residents and employees can explore the scenic Riparian Preserve and Freestone District Park, or indulge in retail therapy at SanTan Village. Business professionals will appreciate the property's proximity to major employers and corporate offices, creating a dynamic and convenient setting for their office space needs. Experience the best of the East Valley in this thriving Gilbert location.

## Building Details

|                       |        |               |           |
|-----------------------|--------|---------------|-----------|
| Primary Property Type | Retail | Building Size | 81,500 SF |
| CoStar Rating         | ★★★★☆  | Stories       | 1         |
| Building Class        | B      | Typical Floor | 81,500 SF |

## Leasing Highlights

- Array of amenities.

## Available Spaces

| Floor                 | Suite   | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-----------------------|---------|--------|--------|----------|-----------------|----------------|---------------|-----------|------------|
| P 1st                 | Major 1 | Retail | Direct | 30,000   | 30,000          | 30,000         | Not Disclosed | Aug 2027  | Negotiable |
| ±26,732 VPD (NB & SB) |         |        |        |          |                 |                |               |           |            |
| ±15,336 VPD (EB & WB) |         |        |        |          |                 |                |               |           |            |
| ±32,438 VPD (NB & SB) |         |        |        |          |                 |                |               |           |            |
| ±14,320 VPD (EB & WB) |         |        |        |          |                 |                |               |           |            |



# 7611 W Thomas Rd • Desert Sky Mall



92,428 SF • For Lease • Retail • West Phoenix/Maryvale Submarket • Phoenix, AZ 85033

## Listing Details

|                |                |
|----------------|----------------|
| Available Size | 92,428 SF      |
| Asking Rent    | Not Disclosed  |
| Service Type   | TBD            |
| Occupancy      | 30 Days        |
| Lease Type     | Direct         |
| Term           | Negotiable     |
| Time On Market | 1 Year 1 Month |



## Property Overview

3 dock high doors  
plus compactor

## Shopping Center Details

|                      |                                            |                      |                         |
|----------------------|--------------------------------------------|----------------------|-------------------------|
| Center               | Desert Sky Mall                            | Retail Available     | 92,428 SF               |
| Type                 | Super Regional Mall                        | Available Spaces     | 1                       |
| GLA                  | 1,000,037 SF                               | Percent Leased       | 100%                    |
| Anchor GLA           | 327,416 SF                                 | Frontage             | Westridge Mall Cir      |
| Anchor Tenant        | Burlington, Curacao, Mercado de los Cielos | Parking              | 4,800 Surface Spaces    |
| Number of Properties | 6                                          | Land Area            | 81.81 AC / 3,563,739 SF |
| Floors               | 1 - 2                                      | Year Built/Renovated | 1980/2007               |

## Leasing Highlights

- 3 dock high doors plus compactor

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-----------|------------|
| E 1st | Retail | Direct | 92,428   | 92,428          | 92,428         | Not Disclosed | 30 Days   | Negotiable |

Excellent visibility  
from 75th Ave



# SWC Thomas Rd & Loop 101 • Sheely Shopping Center



32,000 SF • For Lease • Retail • Loop 101/I-10 Submarket • Phoenix, AZ 85037

## Listing Details

|                |                 |
|----------------|-----------------|
| Available Size | 32,000 SF       |
| Asking Rent    | Not Disclosed   |
| Service Type   | TBD             |
| Occupancy      | Immediately     |
| Lease Type     | Direct          |
| Term           | 1 - 10 Years    |
| Time On Market | 1 Year 2 Months |



## Property Overview

Located on AM side of the road right off Loop 101 Freeway (139,531 Vehicles per day) and Thomas Rd (20,000 VPD)

## Shopping Center Details

|                      |                        |                  |                   |
|----------------------|------------------------|------------------|-------------------|
| Center               | Sheely Shopping Center | Retail Available | 32,000 SF         |
| Type                 | Lifestyle Center       | Available Spaces | 1                 |
| GLA                  | 32,000 SF              | Parking          | 90 Surface Spaces |
| Number of Properties | 1                      | Land Area        | 3 AC / 130,680 SF |
| Floors               | 1                      |                  |                   |

## Leasing Highlights

- 2.8 acres of retail pads le for Ground Lease.

## Available Spaces

| Floor | Suite     | Use    | Type   | SF Avail       | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term         |
|-------|-----------|--------|--------|----------------|-----------------|----------------|---------------|-------------|--------------|
| E 1st | Shops A/B | Retail | Direct | 1,500 - 32,000 | 32,000          | 32,000         | Not Disclosed | Immediately | 1 - 10 Years |

Retail pads le for Ground Lease. Sale, or Build-To-Suit. Shop Space Available!



4105 N 51st Ave • Maryvale Terrace Shopping Center



4,000 - 57,000 SF • For Lease • Retail • West Phoenix/Maryvale Submarket • Phoenix, AZ 85031

Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 4,000 - 57,000 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | TBD               |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 2 Years 1 Month   |



Property Overview

Maryvale Terrace is located across from Super Wal-Mart on the north-east corner of West Indian School Road and North 51st Avenue. Anchor Space Available! 4 large monument sign panels available. Maryvale Terrace is located across from Super Wal-Mart on the north-east corner of West Indian School Road and North 51st Avenue and is anchored by Melrose & Peter Piper Pizza. This retail shopping center is located on a very busy intersection with high traffic counts and high Hispanic demographics. Hispanic consumers will be spending about \$52 billion annually in Arizona by 2024 and their current spend is over \$23.5 billion annually..

Shopping Center Details

|                      |                                  |                  |                                                                                      |
|----------------------|----------------------------------|------------------|--------------------------------------------------------------------------------------|
| Center               | Maryvale Terrace Shopping Center | Retail Available | 65,424 SF                                                                            |
| Type                 | Community Center                 | Available Spaces | 3                                                                                    |
| GLA                  | 121,934 SF                       | Percent Leased   | 53.3%                                                                                |
| Anchor GLA           | 13,000 SF                        | Frontage         | 1,000' on Indian School Road (with 3 curb cuts), 600' on 51st Ave (with 2 curb cuts) |
| Anchor Tenant        | Peter Piper Pizza                | Parking          | 630 Surface Spaces                                                                   |
| Number of Properties | 3                                | Land Area        | 11.02 AC / 479,966 SF                                                                |
| Floors               | 1                                | Year Built       | 1955                                                                                 |

Leasing Highlights

- ±24,344 sf - Anchor Box (Up to ±41,000 sf Available)
  - High-traffic intersection with excellent visibility and accessibility
  - Strong tenant mix surrounded by national retailers, restaurants, and service businesses
- ±4,375 sf - Inline Space (Up to ±10,000 sf Available)
  - Ample parking for customers and tenants
  - Thriving Hispanic trade area

Financials

|                         | 2019        | Most Recent | Per SF |
|-------------------------|-------------|-------------|--------|
| Income                  |             |             |        |
| Gross Potential Rent    | -           | -           | -      |
| Vacancy/Collection Loss | -           | -           | -      |
| Base Rent               | \$1,152,181 | \$440,022   | \$3.94 |
| Expense Reimbursement   | \$296,343   | \$137,903   | \$1.23 |
| Percentage Rent         | -           | -           | -      |



# 4105 N 51st Ave • Maryvale Terrace Shopping Center



4,000 - 57,000 SF • For Lease • Retail • West Phoenix/Maryvale Submarket • Phoenix, AZ 85031

## Financials (Continued)

|                                    |                    |                  |               |
|------------------------------------|--------------------|------------------|---------------|
| <b>Income</b>                      |                    |                  |               |
| Parking Income                     | -                  | -                | -             |
| Other Income                       | \$17,732           | \$560            | \$0.01        |
| <b>Effective Gross Income</b>      | <b>\$1,466,256</b> | <b>\$578,485</b> | <b>\$5.17</b> |
| <b>Operating Expenses</b>          |                    |                  |               |
| Real Estate Taxes                  | \$141,493          | \$73,571         | \$0.66        |
| Property Insurance                 | \$45,710           | \$22,855         | \$0.20        |
| Utilities                          | \$24,311           | \$12,673         | \$0.11        |
| Repairs and Maintenance            | \$115,260          | \$19,992         | \$0.18        |
| Janitorial                         | \$17,244           | \$1,620          | \$0.01        |
| Management Fees                    | \$68,681           | \$27,691         | \$0.25        |
| Payroll & Benefits                 | -                  | \$6,359          | \$0.06        |
| Advertising & Marketing            | \$2,934            | -                | -             |
| Professional Fees                  | \$19,815           | \$500            | \$0.00        |
| General & Administrative           | \$78,839           | \$19,082         | \$0.17        |
| Other Expenses                     | -                  | -                | -             |
| Ground Rent                        | -                  | -                | -             |
| <b>Total Operating Expenses</b>    | <b>\$514,286</b>   | <b>\$184,343</b> | <b>\$1.65</b> |
| Operating Expense Ratio (%)        | 35.07              | 31.87            | 31.87         |
| Net Operating Income               | \$951,970          | \$394,142        | \$3.52        |
| <b>Capital Items</b>               |                    |                  |               |
| Leasing Commissions                | -                  | -                | -             |
| Tenant Improvements                | \$61,642           | \$30,821         | \$0.28        |
| Capital Expenditures               | \$16,776           | \$8,388          | \$0.08        |
| Extraordinary Capital Expenditures | -                  | -                | -             |
| <b>Total Capital Items</b>         | <b>\$78,418</b>    | <b>\$39,209</b>  | <b>\$0.35</b> |
| <b>Net Cash Flow</b>               | <b>\$873,552</b>   | <b>\$354,933</b> | <b>\$3.17</b> |

## Available Spaces

| Floor | Use    | Type   | SF Avail        | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|-----------------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Retail | Direct | 24,344 - 40,000 | 40,000          | 40,000         | Not Disclosed | Immediately | Negotiable |

Anchor Space Available!

4 large monument sign panels included for Anchor Space.

Maryvale Terrace is located across from Super Wal-Mart on the northeast corner of West Indian School Road and North 51st Avenue and is anchored by Melrose and Peter Piper Pizza. This retail shopping center is located on a very busy intersection with high traffic counts and high Hispanic demographics.



# 11630 N Tatum Blvd • Esporta Fitness



7,500 - 34,788 SF • For Lease • Retail • Central Scottsdale Submarket • Phoenix, AZ 85028

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 7,500 - 34,788 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | Triple Net        |
| Occupancy      | Immediately       |
| Lease Type     | Sublet            |
| Term           | Thru Jan 2037     |
| Time On Market | 1 Year 4 Months   |



## Property Overview

Former Esporta Fitness

## Building Details

|                       |             |               |                                       |
|-----------------------|-------------|---------------|---------------------------------------|
| Primary Property Type | Retail      | Stories       | 2                                     |
| Secondary Type        | Health Club | Typical Floor | 34,788 SF                             |
| CoStar Rating         | ★ ★ ★ ☆ ☆   | Frontage      | 333' on Tatum Blvd (with 2 curb cuts) |
| Building Class        | B           | Parking       | 150 Spaces                            |
| Year Built            | 2002        | Tenancy       | Single                                |
| Building Size         | 34,788 SF   | Slab to Slab  | 15'                                   |

## Leasing Highlights

- Single story: +/- 34,788 SF Ground Floor w/2,995 SF Mezzanine; +/-37,783 SF total floor area
- Ideal for retail, medical or physical therapy user, as well as fitness
- Plentiful parking
- 2nd gen fitness space
- Highly visible, located directly on Tatum Blvd
- Located directly between the PV mall redevelopment and Paradise Valley, which has some of the highest demographics in the state

## Available Spaces

| Floor                  | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term          |
|------------------------|--------|--------|----------|-----------------|----------------|---------------|-------------|---------------|
| E 1st                  | Retail | Sublet | 27,288   | 27,288          | 34,788         | Not Disclosed | Immediately | Thru Jan 2037 |
| Former Esporta Fitness |        |        |          |                 |                |               |             |               |
| E 2nd                  | Retail | Sublet | 7,500    | 7,500           | 34,788         | Not Disclosed | Immediately | Thru Jan 2037 |
| Former Esporta Fitness |        |        |          |                 |                |               |             |               |



# SEC 19th Ave & Baseline Rd • The Grove on Baseline



600 - 111,900 SF • For Lease • Retail • South Mountain Submarket • Phoenix, AZ 85041

## Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 600 - 111,900 SF |
| Asking Rent    | Not Disclosed    |
| Service Type   | TBD              |
| Occupancy      | Apr 2027         |
| Lease Type     | Direct           |
| Term           | Negotiable       |
| Time On Market | 1 Year 4 Months  |



## Property Overview

Positioned at the high-traffic intersection of 19th Avenue and Baseline Road, The Grove on Baseline offers an exceptional retail opportunity in one of Phoenix's fastest-growing corridors. This future development is surrounded by a dense residential base and a thriving trade area, with nearly 97,637 residents within a 3-mile radius and significant new housing projects underway. The site benefits from traffic counts exceeding 44,000 VPD, ensuring maximum visibility and customer flow.

Anchored by major national retailers such as Lowe's, CVS, Starbucks, Chipotle, and McDonald's, the location provides strong co-tenancy appeal and consistent consumer draw. Nearby educational institutions, including Cesar Chavez High School with nearly 3,000 students, further enhance daily foot traffic. The area's robust demographics—average household income surpassing \$100,000 and a median age of 31—make this an ideal setting for retail, dining, and service concepts targeting both families and professionals.

With multiple PADs and shop spaces available, The Grove on Baseline offers flexible configurations to suit a variety of tenants. Its proximity to South Mountain and ongoing residential developments positions this property as a cornerstone for future growth in Phoenix's south corridor.

## Shopping Center Details

|                      |                       |                  |                         |
|----------------------|-----------------------|------------------|-------------------------|
| Center               | The Grove on Baseline | Retail Available | 111,900 SF              |
| Type                 | Neighborhood Center   | Available Spaces | 6                       |
| GLA                  | 144,700 SF            | Percent Leased   | 22.7%                   |
| Number of Properties | 6                     | Land Area        | 66.16 AC / 2,881,930 SF |
| Floors               | 1                     | Year Built       | 2027                    |

## Leasing Highlights

- Prime intersection with over 44,000 vehicles per day
- Surrounded by major national retailers and fitness anchors
- Dense trade area with an estimated 97,637 residents within a 3-mile radius

## Available Spaces

| Address                                                       | Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|---------------------------------------------------------------|-------|--------|--------|----------|-----------------|----------------|---------------|-----------|------------|
| <a href="#">SEC 19th Ave &amp; Baseline Rd • Major Retail</a> | E 1st | Retail | Direct | 63,500   | 63,500          | 63,500         | Not Disclosed | Apr 2027  | Negotiable |
| Major retail space available, BTS                             |       |        |        |          |                 |                |               |           |            |



# NEC Ellsworth Rd & Elliot Rd • East Gate Plaza



29,657 - 110,643 SF • For Lease • Retail • Gateway Airport Submarket • Mesa, AZ 85212

## Listing Details

|                |                     |
|----------------|---------------------|
| Available Size | 29,657 - 110,643 SF |
| Asking Rent    | Not Disclosed       |
| Service Type   | Triple Net          |
| Occupancy      | Aug 2027            |
| Lease Type     | Direct              |
| Term           | Negotiable          |
| Time On Market | 28 Days             |



## Shopping Center Details

|                      |                     |                  |                         |
|----------------------|---------------------|------------------|-------------------------|
| Center               | East Gate Plaza     | Available Spaces | 8                       |
| Type                 | Neighborhood Center | Frontage         | Elliot Rd               |
| GLA                  | 34,817 SF           | Parking          | 728 Surface Spaces      |
| Number of Properties | 4                   | Land Area        | 24.05 AC / 1,047,618 SF |
| Floors               | 1                   | Year Built       | 2026                    |
| Retail Available     | 149,429 SF          |                  |                         |

## Leasing Highlights

- +/- 29,657 to 36,881 SF Anchor space available for Lease (contiguous)
- +/- 11,037 SF Retail shop space available for Lease
- Adjacent to Eastmark, #1 Master Planned Community in the State of Arizona; 15,000 homes at completion
- +/- 3.52 Acres available for Sale
- 17-Acre mixed-use development on Elliot Tech Corridor (Apple, Google, Edgecore, Niagara Bottling, Dignity Health)
- Accessible to 3 major freeways: Loop 202, SR 24 and US 60

## Available Spaces

| Floor        | Use    | Type   | SF Avail        | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|--------------|--------|--------|-----------------|-----------------|----------------|---------------|-----------|------------|
| P 1st        | Retail | Direct | 29,657 - 36,881 | 36,881          | 36,881         | Not Disclosed | Aug 2027  | Negotiable |
| Anchor Space |        |        |                 |                 |                |               |           |            |
| P 1st        | Retail | Direct | 29,657 - 36,881 | 36,881          | 36,881         | Not Disclosed | Aug 2027  | Negotiable |
| Anchor Space |        |        |                 |                 |                |               |           |            |
| P 1st        | Retail | Direct | 29,657 - 36,881 | 36,881          | 36,881         | Not Disclosed | Aug 2027  | Negotiable |
| Anchor Space |        |        |                 |                 |                |               |           |            |



# 10603 E Apache Trl • Signal Butte Marketplace



33,070 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Apache Junction, AZ 85120

## Listing Details

|                |                 |
|----------------|-----------------|
| Available Size | 33,070 SF       |
| Asking Rent    | Not Disclosed   |
| Service Type   | TBD             |
| Occupancy      | Immediately     |
| Lease Type     | Direct          |
| Term           | Negotiable      |
| Time On Market | 1 Year 6 Months |



## Property Overview

- + Former Big Lots space available
- + Close Proximity to Loop 202 & US-60
- + Nestled along the main artery of Apache Junction

## Shopping Center Details

|                      |                          |                      |                                                                 |
|----------------------|--------------------------|----------------------|-----------------------------------------------------------------|
| Center               | Signal Butte Marketplace | Retail Available     | 33,070 SF                                                       |
| Type                 | Community Center         | Available Spaces     | 1                                                               |
| GLA                  | 207,462 SF               | Percent Leased       | 84.1%                                                           |
| Anchor GLA           | 41,646 SF                | Frontage             | E. Apache Tr (with 4 curb cuts), Signal Butte (with 1 curb cut) |
| Anchor Tenant        | Goodwill                 | Parking              | 2,065 Surface Spaces                                            |
| Number of Properties | 4                        | Land Area            | 22.83 AC / 994,508 SF                                           |
| Floors               | 1                        | Year Built/Renovated | 1971/2007                                                       |

## Leasing Highlights

- Former Big Lots space available
- Close Proximity to Loop 202 & US-60
- Nestled along the main artery of Apache Junction

## Financials

|                               | 2024               | 2025             | Per SF        |
|-------------------------------|--------------------|------------------|---------------|
| <b>Income</b>                 |                    |                  |               |
| Gross Potential Rent          | -                  | -                | -             |
| Vacancy/Collection Loss       | -                  | -                | -             |
| Base Rent                     | \$818,278          | \$752,952        | \$8.32        |
| Expense Reimbursement         | \$200,748          | \$136,541        | \$1.51        |
| Percentage Rent               | -                  | -                | -             |
| Parking Income                | -                  | -                | -             |
| Other Income                  | -                  | -                | -             |
| <b>Effective Gross Income</b> | <b>\$1,019,026</b> | <b>\$889,493</b> | <b>\$9.83</b> |
| <b>Operating Expenses</b>     |                    |                  |               |



# 10603 E Apache Trl • Signal Butte Marketplace



33,070 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Apache Junction, AZ 85120

## Financials (Continued)

### Operating Expenses

|                                 |                  |                  |               |
|---------------------------------|------------------|------------------|---------------|
| Real Estate Taxes               | \$100,384        | \$97,233         | \$1.07        |
| Property Insurance              | \$20,363         | \$20,974         | \$0.23        |
| Utilities                       | \$11,816         | \$10,237         | \$0.11        |
| Repairs and Maintenance         | \$41,872         | \$43,186         | \$0.48        |
| Janitorial                      | \$2,650          | \$2,528          | \$0.03        |
| Management Fees                 | \$40,761         | \$35,580         | \$0.39        |
| Payroll & Benefits              | \$17,348         | \$13,347         | \$0.15        |
| Advertising & Marketing         | \$33             | \$65             | \$0.00        |
| Professional Fees               | \$6,760          | \$6,760          | \$0.07        |
| General & Administrative        | \$2,446          | \$6,785          | \$0.07        |
| Other Expenses                  | -                | -                | -             |
| Ground Rent                     | -                | -                | -             |
| <b>Total Operating Expenses</b> | <b>\$244,433</b> | <b>\$236,695</b> | <b>\$2.62</b> |
| Operating Expense Ratio (%)     | 23.99            | 26.61            | 26.61         |
| Net Operating Income            | \$774,593        | \$652,798        | \$7.21        |

### Capital Items

|                                    |                  |                  |               |
|------------------------------------|------------------|------------------|---------------|
| Leasing Commissions                | -                | -                | -             |
| Tenant Improvements                | \$45,248         | \$45,248         | \$0.50        |
| Capital Expenditures               | \$13,574         | \$13,574         | \$0.15        |
| Extraordinary Capital Expenditures | -                | -                | -             |
| <b>Total Capital Items</b>         | <b>\$58,822</b>  | <b>\$58,822</b>  | <b>\$0.65</b> |
| <b>Net Cash Flow</b>               | <b>\$715,771</b> | <b>\$593,976</b> | <b>\$6.56</b> |

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Retail | Direct | 33,070   | 33,070          | 33,070         | Not Disclosed | Immediately | Negotiable |

Former Big Lots space available



# 5229 E Baseline Rd



60,455 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Gilbert, AZ 85234

## Listing Details

|                |                 |
|----------------|-----------------|
| Available Size | 60,455 SF       |
| Asking Rent    | Not Disclosed   |
| Service Type   | TBD             |
| Occupancy      | Immediately     |
| Lease Type     | Direct          |
| Term           | Negotiable      |
| Time On Market | 1 Year 8 Months |



## Property Overview

Discover the vibrant community surrounding the location in Gilbert, AZ, 85234. This thriving area offers a dynamic mix of amenities, including the popular SanTan Village shopping center, offering a wide array of shopping, dining, and entertainment options. The nearby Riparian Preserve at Water Ranch provides a serene natural escape with walking trails and wildlife viewing. As a prospective investor or tenant for an office space, you'll appreciate the convenient access to local businesses and the strong sense of community in this desirable area. Whether you're looking for a place to work, dine, or unwind, the location offers the perfect balance of urban convenience and suburban charm.

## Building Details

|                       |            |               |                            |
|-----------------------|------------|---------------|----------------------------|
| Primary Property Type | Retail     | Building Size | 60,455 SF                  |
| Secondary Type        | Storefront | Stories       | 1                          |
| CoStar Rating         | ★★★★☆      | Typical Floor | 60,455 SF                  |
| Building Class        | B          | Frontage      | 307' on East Baseline Road |
| Year Built            | Jul 2027   |               |                            |

## Leasing Highlights

- Zoned RC which provides opportunities for various types of development including retail, medical, office, and hospitality.
- Located within a mile of Banner Medical Center, a major employer with 1,665 staff members.
- Located less than one-mile of US 60 (±249,545 VPD)

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| E 1st | Retail | Direct | 60,455   | 60,455          | 60,455         | Not Disclosed | Immediately | Negotiable |

Discover the vibrant community surrounding the location in Gilbert, AZ, 85234. This thriving area offers a dynamic mix of amenities, including the popular SanTan Village shopping center, offering a wide array of shopping, dining, and entertainment options. The nearby Riparian Preserve at Water Ranch provides a serene natural escape with walking trails and wildlife viewing. As a prospective investor or tenant for an office space, you'll appreciate the convenient access to local businesses and the strong sense of community in this desirable area. Whether you're looking for a place to work, dine, or unwind, the location offers the perfect balance of urban convenience and suburban charm.



# 6813-6843 E Main St • Apache Plaza



8,500 - 29,500 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Mesa, AZ 85208

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 8,500 - 29,500 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | TBD               |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 1 Year 8 Months   |



## Property Overview

Located on the SEC of Power Road and Main Street

- Shopping Center tenants include Dollar Tree, Napa Auto Parts, ArchWell Health, Factory Motor and Human Bean Coffee Shop
- Abundant parking
- Power Rd Traffic Count : ±35,030 CPD

## Shopping Center Details

|                      |                     |                      |                                                      |
|----------------------|---------------------|----------------------|------------------------------------------------------|
| Center               | Apache Plaza        | Retail Available     | 29,500 SF                                            |
| Type                 | Neighborhood Center | Available Spaces     | 1                                                    |
| GLA                  | 109,139 SF          | Percent Leased       | 73%                                                  |
| Anchor GLA           | 12,000 SF           | Frontage             | 787' on E Main St (with 3 curb cuts), Main St (East) |
| Anchor Tenant        | Dollar Tree         | Parking              | 14 Covered, 578 Surface Spaces                       |
| Number of Properties | 6                   | Land Area            | 22.58 AC / 983,661 SF                                |
| Floors               | 1 - 2               | Year Built/Renovated | 1971/1994                                            |

## Leasing Highlights

- Abundant parking

## Available Spaces

| Floor | Suite | Use    | Type   | SF Avail       | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|-------|--------|--------|----------------|-----------------|----------------|---------------|-------------|------------|
| P 1st | 6839  | Retail | Direct | 8,500 - 29,500 | 29,500          | 29,500         | Not Disclosed | Immediately | Negotiable |

- Located on the SEC of Power Road and Main Street
- Shopping Center tenants include Dollar Tree, Napa Auto Parts, ArchWell Health, Factory Motor and Human Bean Coffee Shop
- Abundant parking



# S 35th Ave • Laveen Commons



5,145 - 30,595 SF • For Lease • Retail • Laveen Submarket • Laveen, AZ 85339

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 5,145 - 30,595 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | Triple Net        |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 1 Year 9 Months   |



## Property Overview

Laveen Commons boasts exceptional access and visibility from both 35th Avenue and Baseline Road, with nearly 59,000 vehicles per day at the intersection. The average household income exceeds \$107,000 within a one mile radius of Laveen Commons.

## Shopping Center Details

|                      |                  |                  |                       |
|----------------------|------------------|------------------|-----------------------|
| Center               | Laveen Commons   | Available Spaces | 1                     |
| Type                 | Community Center | Percent Leased   | 72.9%                 |
| GLA                  | 112,986 SF       | Parking          | 642 Surface Spaces    |
| Number of Properties | 7                | Land Area        | 15.08 AC / 657,034 SF |
| Floors               | 1                | Year Built       | 2008                  |
| Retail Available     | 30,595 SF        |                  |                       |

## Leasing Highlights

- The average household income exceeds \$107,000 within a one mile radius of Laveen Commons.

## Available Spaces

| Floor | Suite | Use    | Type   | SF Avail       | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|-------|--------|--------|----------------|-----------------|----------------|---------------|-------------|------------|
| P 1st | 3630  | Retail | Direct | 5,145 - 30,595 | 30,595          | 30,595         | Not Disclosed | Immediately | Negotiable |

This rare anchor space at Laveen Commons sports 30,595 SF of open retail space with 12000 amps - 277-480V, a loading dock area. Negotiable rates with NNN's at \$5.64/SF/Yr - Call for additional details.

Space is divisible: 5,145sf-30,595sf. The smallest potential 5,145sf (shown as 'Retail Space 'C' on the Floor Plan Options attachment), opens up to a nice courtyard area. In total, the space is divisible into three separate uses: 5,145sf, 11,460sf, and 12,182sf.

Aside from this suite, the center is fully leased.



# 2782 W Peoria Ave • Metro Square



22,752 - 58,574 SF • For Lease • Retail • N Phoenix/I-17 Corr Submarket • Phoenix, AZ 85029

## Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 22,752 - 58,574 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | TBD                |
| Occupancy      | 30 Days            |
| Lease Type     | Sublet             |
| Term           | Negotiable         |
| Time On Market | 1 Year 11 Months   |



## Property Overview

Located within the vibrant Metro Square Shopping Center, this property offers a prime retail opportunity in one of Phoenix's most active trade areas. Featuring excellent visibility and direct access from Interstate 17, the site benefits from a signalized intersection and strong traffic counts, ensuring maximum exposure for any tenant. The building boasts modernized infrastructure with a clear height of 22 feet, flexible floor plans, and ample parking at a ratio of 2.20 per 1,000 square feet. Monument and pylon signage options provide additional branding potential for businesses seeking a commanding presence.

Surrounded by a dense population base and a thriving daytime workforce, the location serves over 833,000 residents within a seven-mile radius, supported by household incomes exceeding \$90,000. The property sits in a super-regional retail hub anchored by major national brands, creating a dynamic environment for retailers, entertainment concepts, and service providers. With its strategic positioning, adaptable layouts, and strong demographic profile, this site represents an exceptional opportunity for businesses looking to capture consistent foot traffic and long-term growth in Phoenix's northwest corridor.

## Shopping Center Details

|                      |                                     |                      |                              |
|----------------------|-------------------------------------|----------------------|------------------------------|
| Center               | Metro Square                        | Retail Available     | 58,574 SF                    |
| Type                 | Community Center                    | Available Spaces     | 1                            |
| GLA                  | 218,608 SF                          | Percent Leased       | 100%                         |
| Anchor GLA           | 141,537 SF                          | Frontage             | N 28th Dr, N Black Canyon Dr |
| Anchor Tenant        | Burlington, Guitar Center, Michaels | Parking              | 947 Surface Spaces           |
| Number of Properties | 4                                   | Land Area            | 22.07 AC / 961,577 SF        |
| Floors               | 1                                   | Year Built/Renovated | 1970/1996                    |

## Leasing Highlights

- Excellent visibility and access from I-17
- Dense trade area with strong demographics
- Surrounded by leading national retailers and positioned in a major North Phoenix retail corridor.

## Available Spaces

| Floor | Use    | Type   | SF Avail        | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------|--------|--------|-----------------|-----------------|----------------|---------------|-----------|------------|
| P 1st | Retail | Sublet | 22,752 - 58,574 | 58,574          | 58,574         | Not Disclosed | 30 Days   | Negotiable |

Retail space available for lease in Phoenix with easy access to I-17.



# 234 E Bell Rd • Ross Walgreens Shopping Center



30,258 SF • For Lease • Retail • East Phoenix Submarket • Phoenix, AZ 85022

## Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 30,258 SF        |
| Asking Rent    | Not Disclosed    |
| Service Type   | TBD              |
| Occupancy      | Immediately      |
| Lease Type     | Direct           |
| Term           | Negotiable       |
| Time On Market | 1 Year 11 Months |



## Property Overview

- ±30,269 SF Box Space Available for Lease
- Extremely dense North Phoenix submarket 7th Street & Bell Road is a Regional Intersection
  - Visibility from Bell Road – One of Phoenix's busiest arterials

## Shopping Center Details

|                      |                                |                  |                                   |
|----------------------|--------------------------------|------------------|-----------------------------------|
| Center               | Ross Walgreens Shopping Center | Available Spaces | 1                                 |
| Type                 | Community Center               | Percent Leased   | 68.4%                             |
| GLA                  | 95,662 SF                      | Frontage         | 629' on E Bell Rd, 570' on 3rd St |
| Number of Properties | 1                              | Parking          | 384 Surface Spaces                |
| Floors               | 1                              | Land Area        | 7.89 AC / 343,688 SF              |
| Retail Available     | 30,258 SF                      | Year Built       | 1995                              |

## Leasing Highlights

- Visibility from Bell Road

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Retail | Direct | 30,258   | 30,258          | 30,258         | Not Disclosed | Immediately | Negotiable |

Big Lots big box available for lease



# 2515 W Hunt Hwy • Shoppes & Offices at San Tan Heights



950 - 68,750 SF • For Lease • Multiple Space Uses • Outlying Pinal County Submarket • Queen Creek, AZ 85242

## Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 950 - 68,750 SF  |
| Asking Rent    | Not Disclosed    |
| Service Type   | Negotiable, TBD  |
| Occupancy      | Immediately      |
| Lease Type     | Direct           |
| Term           | Multiple         |
| Time On Market | 2 Years 4 Months |



### THE SHOPS AND OFFICES AT SAN TAN HEIGHTS

NWC Hunt Highway & Village Lane, San Tan Valley, Arizona

**Booming Area –  
Among The Best Housing Growth Areas In The Country!!**

#### CONTACT:

Greg Abbott  
Abbott Commercial, LLC  
602-486-3346  
greg@abbottcommercial.com  
Presented by owner/agent

## Property Overview

Introducing an exciting new mixed-use development featuring Retail, Restaurants, and Office/Medical Office space for lease and pads for sale or ground lease in the heart of the rapidly growing San Tan Valley/Queen Creek/SE Valley area. This prime property is very well located in the center of this booming and outstanding trade area, at a signalized intersection, offering excellent exposure and accessibility to Hunt Highway. Hunt Highway serves as the main artery connecting Metropolitan Phoenix to a wave of new housing developments and master-planned communities in the area, including San Tan Heights, Skyline Ranch, Johnson Ranch, Copper Basin, Anthem at Merrill Ranch, etc., etc.) as well as the other towns to the southeast such as Cooledge, Florence, etc.

## Shopping Center Details

|                      |                                      |                  |                      |
|----------------------|--------------------------------------|------------------|----------------------|
| Center               | Shoppes & Offices at San Tan Heights | Retail Available | 41,250 SF            |
| Type                 | Neighborhood Center                  | Available Spaces | 1                    |
| GLA                  | 34,375 SF                            | Land Area        | 6.44 AC / 280,526 SF |
| Number of Properties | 2                                    | Year Built       | 2026                 |
| Floors               | 1                                    |                  |                      |

## Leasing Highlights

- Prime Location: Situated in the heart of the San Tan Valley development boom (one of the strongest development areas in the entire country).
- High Population Density: Approximately 17,300 existing residents within a one-mile radius, with significant housing projects currently underway.
- Signalized Intersection: Provides easy and convenient access, bolstered by strong traffic counts.
- Expansive Growth Area: Over 6,300 homes planned or under construction within 1.75 miles, adding an expected +/- 20,300 more people to the area
- Major Thoroughfare: Hunt Highway is the primary and busiest roadway servicing the entire San Tan Valley area.
- Outstanding Visibility and Exposure: Exceptional exposure and accessibility ensure a prominent presence in this rapidly growing & thriving market.

## Available Spaces

| Floor | Use    | Type   | SF Avail     | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term         |
|-------|--------|--------|--------------|-----------------|----------------|---------------|-------------|--------------|
| E 1st | Retail | Direct | 950 - 41,250 | 41,250          | 41,250         | Not Disclosed | Immediately | 1 - 20 Years |

Space can be demised to fit individual users' requirements.

±60,000 SF retail, restaurant, office/medical office development sitting on ±6.40 AC zoned CB-1 ideal for Retail use. Space for lease or PADs available for ground lease, sale or build-to-suit.



# 4609-4735 E Ray Rd • Ahwatukee Foothills Towne Center

1,260 - 91,307 SF • For Lease • Retail • Ahwatukee Foothills Submarket • Phoenix, AZ 85044

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 1,260 - 91,307 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | TBD               |
| Occupancy      | Multiple          |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 2 Years 1 Month   |



## Property Overview

Located off I-10 and Ray Road this property offers convenient access to nearby residents and businesses as well as the passing interstate travelers

## Shopping Center Details

|                      |                                                                                            |                      |                         |
|----------------------|--------------------------------------------------------------------------------------------|----------------------|-------------------------|
| Center               | Ahwatukee Foothills Towne Center                                                           | Retail Available     | 91,307 SF               |
| Type                 | Power Center                                                                               | Available Spaces     | 10                      |
| GLA                  | 705,696 SF                                                                                 | Percent Leased       | 93.1%                   |
| Anchor GLA           | 211,583 SF                                                                                 | Frontage             | E Ray Rd, S 48th St     |
| Anchor Tenant        | AMC, Best Buy, HomeGoods, Marshalls, Michaels, Ross Dress for Less, Sprouts Farmers Market | Parking              | 4,692 Surface Spaces    |
| Number of Properties | 20                                                                                         | Land Area            | 69.77 AC / 3,039,199 SF |
| Floors               | 1 - 3                                                                                      | Year Built/Renovated | 1996/2006               |

## Leasing Highlights

- Leasing opportunity On The Border Restaurant
- Average Household Incomes of \$134,000 within 5 miles
- Ahwatukee Foothills Towne Center is a 700,000 SF Regional Shopping and Dining Destination serving the affluent Ahwatukee and Chandler markets
- Located off I-10 and Ray Road this property offers convenient access to nearby residents and businesses as well as the passing interstate travelers
- Over 80,000 VPD at the intersection of Ray Road and 48th Street with over 184,000 VPD daily passing on I-10

## Financials

|                         | 2024         | Most Recent | Per SF |
|-------------------------|--------------|-------------|--------|
| <b>Income</b>           |              |             |        |
| Gross Potential Rent    | -            | -           | -      |
| Vacancy/Collection Loss | -            | -           | -      |
| Base Rent               | \$12,766,462 | \$2,967,975 | \$4.30 |
| Expense Reimbursement   | \$2,537,058  | \$577,183   | \$0.84 |
| Percentage Rent         | \$184,230    | \$192,917   | \$0.28 |



# 4609-4735 E Ray Rd • Ahwatukee Foothills Towne Center

1,260 - 91,307 SF • For Lease • Retail • Ahwatukee Foothills Submarket • Phoenix, AZ 85044

## Financials (Continued)

|                                    |                     |                    |               |
|------------------------------------|---------------------|--------------------|---------------|
| <b>Income</b>                      |                     |                    |               |
| Parking Income                     | -                   | -                  | -             |
| Other Income                       | \$83,871            | \$703              | \$0.00        |
| <b>Effective Gross Income</b>      | <b>\$15,571,621</b> | <b>\$3,738,778</b> | <b>\$5.41</b> |
| <b>Operating Expenses</b>          |                     |                    |               |
| Real Estate Taxes                  | \$1,568,556         | \$350,839          | \$0.51        |
| Property Insurance                 | \$322,997           | \$86,473           | \$0.13        |
| Utilities                          | -                   | -                  | -             |
| Repairs and Maintenance            | \$1,291,364         | \$373,000          | \$0.54        |
| Janitorial                         | -                   | -                  | -             |
| Management Fees                    | \$467,149           | \$112,163          | \$0.16        |
| Payroll & Benefits                 | -                   | -                  | -             |
| Advertising & Marketing            | -                   | -                  | -             |
| Professional Fees                  | -                   | \$8,086            | \$0.01        |
| General & Administrative           | \$300               | -                  | -             |
| Other Expenses                     | -                   | -                  | -             |
| Ground Rent                        | -                   | -                  | -             |
| <b>Total Operating Expenses</b>    | <b>\$3,650,366</b>  | <b>\$930,561</b>   | <b>\$1.35</b> |
| Operating Expense Ratio (%)        | 23.44               | 24.89              | 24.89         |
| Net Operating Income               | \$11,921,255        | \$2,808,217        | \$4.07        |
| <b>Capital Items</b>               |                     |                    |               |
| Leasing Commissions                | \$345,286           | \$86,322           | \$0.13        |
| Tenant Improvements                | \$345,286           | \$86,322           | \$0.13        |
| Capital Expenditures               | \$255,776           | \$63,944           | \$0.09        |
| Extraordinary Capital Expenditures | -                   | -                  | -             |
| <b>Total Capital Items</b>         | <b>\$946,348</b>    | <b>\$236,587</b>   | <b>\$0.34</b> |
| <b>Net Cash Flow</b>               | <b>\$10,974,907</b> | <b>\$2,571,630</b> | <b>\$3.72</b> |

## Available Spaces

| Address                   | Floor | Suite | Use    | Type   | SF Avail | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent               | Occupancy | Term            |
|---------------------------|-------|-------|--------|--------|----------|---------------------------|-------------------|--------------------|-----------|-----------------|
| 4811 E Ray Rd • Phase III | P 1st | A0003 | Retail | Direct | 42,559   | 42,559                    | 42,559            | Not Dis-<br>closed | 30 Days   | Nego-<br>tiable |

Located off I-10 and Ray Road this property offers convenient access to nearby residents and businesses as well as the passing interstate travelers



# 2734-2872 Bell Rd • Bell Canyon Pavillions

974 - 111,904 SF • For Lease • Retail • N Phoenix/I-17 Corr Submarket • Phoenix, AZ 85001

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Available Size | 974 - 111,904 SF            |
| Asking Rent    | Not Disclosed               |
| Service Type   | Negotiable, Triple Net, TBD |
| Occupancy      | Multiple                    |
| Lease Type     | Direct                      |
| Term           | Multiple                    |
| Time On Market | 20 Years 11 Months          |



## Property Overview

Tower signage available.

## Shopping Center Details

|                      |                        |                  |                          |
|----------------------|------------------------|------------------|--------------------------|
| Center               | Bell Canyon Pavillions | Available Spaces | 17                       |
| Type                 | Regional Mall          | Percent Leased   | 77.9%                    |
| GLA                  | 500,696 SF             | Frontage         | 27th, Bell               |
| Number of Properties | 8                      | Parking          | 760 Surface Spaces       |
| Floors               | 1                      | Land Area        | 134.62 AC / 5,864,047 SF |
| Retail Available     | 117,104 SF             | Year Built       | 1990                     |

## Leasing Highlights

- Tower signage available.

## Available Spaces

| Address                                 | Floor | Suite | Use    | Type   | SF Avail | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent               | Occupancy   | Term            |
|-----------------------------------------|-------|-------|--------|--------|----------|---------------------------|-------------------|--------------------|-------------|-----------------|
| 2710 W Bell Rd • Bell Canyon Pavillions | P 1st | 1125  | Retail | Direct | 32,640   | 32,640                    | 32,640            | Not Dis-<br>closed | Immediately | Nego-<br>tiable |

AVAILABLE SPACE  
±808 SF to ±40,000 SF



308-340 E University Dr • Escobedo Plaza



36,145 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Mesa, AZ 85201

Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 36,145 SF        |
| Asking Rent    | Not Disclosed    |
| Service Type   | TBD              |
| Occupancy      | Immediately      |
| Lease Type     | Direct           |
| Term           | Negotiable       |
| Time On Market | 4 Years 5 Months |



Property Overview

Escobedo Plaza located at 308-340 University Drive in Mesa, is a 50,905-square-foot multi-tenant neighborhood center in Mesa, Arizona. This center has been recently been remodeled featuring a brand new facade, with parking lot and lighting planned for 2025.

Located on the North East corner of University and Mesa Drive, Escobedo Plaza has a front seat to over 46,456 vehicles per day. The site has multiple ingress and egress locations along both streets.

Escobedo Plaza is conveniently situated minutes from the major travel arteries of Highway 202, 87, and State Highway 60. The center is ideally located in Downtown Mesa, a highly sought-after suburb 20 miles from Phoenix filled with mountain views, scenic parks, golf courses, and beautiful neighborhoods. With approximately 127,955 residents living within a 5-mile radius, businesses can take advantage of the strong demographics with an average income of \$74,742.

Shopping Center Details

|                      |                     |                      |                                                            |
|----------------------|---------------------|----------------------|------------------------------------------------------------|
| Center               | Escobedo Plaza      | Available Spaces     | 1                                                          |
| Type                 | Neighborhood Center | Percent Leased       | 45.8%                                                      |
| GLA                  | 66,658 SF           | Frontage             | Mesa Dr. (with 2 curb cuts), University (with 3 curb cuts) |
| Number of Properties | 4                   | Parking              | 296 Surface Spaces                                         |
| Floors               | 1                   | Land Area            | 5.56 AC / 242,272 SF                                       |
| Retail Available     | 36,145 SF           | Year Built/Renovated | 1968/1983                                                  |

Leasing Highlights

- Escobedo Plaza presents an opportunity to fill a 36,145-square-foot anchor space with an available tenant improvement allowance.
- Exterior Facade renovations have been completed, with more planned including the monuments signs and parking lot.
- Blocks away from Main Street, where many local and national retailers are found, like Bank of America, Outcast Doughnuts, and 12 West Brewing.
- In Downtown Mesa, Escobedo Plaza is surrounded by desirable family-friendly neighborhoods, top-rated schools, and rich historic landmarks.

Available Spaces

| Floor | Suite | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | 316   | Retail | Direct | 36,145   | 36,145          | 36,145         | Not Disclosed | Immediately | Negotiable |

Available anchor space with prominent monument signage on University and Mesa Dr. The property was recently remodeled with more planned improvements in the works. Tenant improvement allowance is available.



6811-6819 W Peoria Ave • Peoria Station



1,300 - 60,206 SF • For Lease • Retail • Glendale Submarket • Peoria, AZ 85345

Listing Details

|                |                             |
|----------------|-----------------------------|
| Available Size | 1,300 - 60,206 SF           |
| Asking Rent    | Not Disclosed               |
| Service Type   | Negotiable, Triple Net, TBD |
| Occupancy      | Immediately                 |
| Lease Type     | Direct                      |
| Term           | Negotiable                  |
| Time On Market | 4 Years 4 Months            |



Property Overview

Highly-trafficked community center surrounded by well-established neighborhoods in all directions

Shopping Center Details

|                      |                  |                  |                         |
|----------------------|------------------|------------------|-------------------------|
| Center               | Peoria Station   | Available Spaces | 16                      |
| Type                 | Community Center | Percent Leased   | 67.2%                   |
| GLA                  | 183,256 SF       | Frontage         | 67th                    |
| Number of Properties | 8                | Parking          | 1,088 Surface Spaces    |
| Floors               | 1                | Land Area        | 70.93 AC / 3,089,549 SF |
| Retail Available     | 60,206 SF        | Year Built       | 1987                    |

Leasing Highlights

- Highly-trafficked community center surrounded by well-established neighborhoods in all directions
- Join Mega Furniture, Rush Fun Park, Phoenix Fitness, Peter Piper Pizza, Tutor Time, O'reilly Auto Parks, Discount Tire, KFC, Taco Bell, and others
- Shop space and ground lease PADs available

Financials

|                               | Underwritten | Per SF        |
|-------------------------------|--------------|---------------|
| <b>Income</b>                 |              |               |
| Gross Potential Rent          | -            | -             |
| Vacancy/Collection Loss       | -            | -             |
| Base Rent                     | -            | -             |
| Expense Reimbursement         | -            | -             |
| Percentage Rent               | -            | -             |
| Parking Income                | -            | -             |
| Other Income                  | -            | -             |
| <b>Effective Gross Income</b> | <b>\$0</b>   | <b>\$0.00</b> |
| <b>Operating Expenses</b>     |              |               |
| Real Estate Taxes             | -            | -             |
| Property Insurance            | -            | -             |



# 6811-6819 W Peoria Ave • Peoria Station



1,300 - 60,206 SF • For Lease • Retail • Glendale Submarket • Peoria, AZ 85345

## Financials (Continued)

### Operating Expenses

|                                 |            |               |
|---------------------------------|------------|---------------|
| Utilities                       | -          | -             |
| Repairs and Maintenance         | -          | -             |
| Janitorial                      | -          | -             |
| Management Fees                 | -          | -             |
| Payroll & Benefits              | -          | -             |
| Advertising & Marketing         | -          | -             |
| Professional Fees               | -          | -             |
| General & Administrative        | -          | -             |
| Other Expenses                  | -          | -             |
| Ground Rent                     | -          | -             |
| <b>Total Operating Expenses</b> | <b>\$0</b> | <b>\$0.00</b> |
| Operating Expense Ratio (%)     | -          | -             |
| Net Operating Income            | \$0        | \$0.00        |

### Capital Items

|                                    |            |               |
|------------------------------------|------------|---------------|
| Leasing Commissions                | -          | -             |
| Tenant Improvements                | -          | -             |
| Capital Expenditures               | -          | -             |
| Extraordinary Capital Expenditures | -          | -             |
| <b>Total Capital Items</b>         | <b>\$0</b> | <b>\$0.00</b> |
| <b>Net Cash Flow</b>               | <b>\$0</b> | <b>\$0.00</b> |

## Available Spaces

| Address                            | Floor | Suite      | Use    | Type   | SF Avail | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent               | Occupancy   | Term            |
|------------------------------------|-------|------------|--------|--------|----------|---------------------------|-------------------|--------------------|-------------|-----------------|
| 6811 W Peoria Ave • Peoria Station | P 1st | Pad<br>0-3 | Retail | Direct | 29,086   | 29,086                    | 29,086            | Not Dis-<br>closed | Immediately | Nego-<br>tiable |

Highly trafficked community center surrounded by well-established neighborhoods in all directions

+ Shop space and ground lease PADs available

+ Join Mega Furniture, Rush Fun Park, Phoenix Fitness, Peter Piper Pizza, Tutor Time, O'reilly Auto Parks, Discount Tire, KFC, Taco Bell, and Jiffy Lube



# 3611-3821 E Baseline Rd • Lakeview Village Shopping Center

900 - 96,334 SF • For Lease • Multiple Space Uses • Red Mountain/Mesa Submarket • Gilbert, AZ 85234

## Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 900 - 96,334 SF  |
| Asking Rent    | Not Disclosed    |
| Service Type   | Negotiable, TBD  |
| Occupancy      | Multiple         |
| Lease Type     | Direct           |
| Term           | Multiple         |
| Time On Market | 5 Years 3 Months |



## Property Overview

Lakeview Village is located on one of the most prominent intersections in the Town of Gilbert, on the South-East corner of Val Vista Drive and Baseline Road. Dense and Strong demographics location with significant traffic counts on both Val Vista Drive and Baseline Road. The property is in close proximity to many restaurants and high end retailers. Easy access from US-60 fwy at Val Vista exit. Densely populated residential area + Good daytime population. Major employers in the property vicinity are: Boeing, Apple, Southwest Caterpillar and Banner Medical Center.

ATT BROKERS: Cooperating on FULL brokerage fee - Bring in All Deals - Move-in Ready

## Shopping Center Details

|                      |                                  |                  |                      |
|----------------------|----------------------------------|------------------|----------------------|
| Center               | Lakeview Village Shopping Center | Available Spaces | 15                   |
| Type                 | Community Center                 | Percent Leased   | 59.2%                |
| GLA                  | 117,845 SF                       | Parking          | 420 Surface Spaces   |
| Number of Properties | 5                                | Land Area        | 6.68 AC / 291,182 SF |
| Floors               | 1 - 2                            | Year Built       | 1988                 |
| Retail Available     | 48,049 SF                        |                  |                      |

## Leasing Highlights

- Spaces for: Retail, Restaurant, Office, Medical, Dental, Fitness, Salon, Flex, Studio, many more options (READY TO MOVE-IN)
- Offering spaces & suites from 800 SF to large floor plans up to 60,000 SF
- Most prominent location & heavily traffic counts on both Val Vista Drive and Baseline Road in the Town of Gilbert
- Flexible Terms with Most Competitive Rental Rate - We can offer you Short or Long Term Lease
- Ample parking; Dense and Strong Demographics location
- One of the strongest Demographics in the entire East Valley

## Financials

|                         | 2008        | 2009        | Per SF  |
|-------------------------|-------------|-------------|---------|
| <b>Income</b>           |             |             |         |
| Gross Potential Rent    | -           | -           | -       |
| Vacancy/Collection Loss | -           | -           | -       |
| Base Rent               | \$1,390,832 | \$1,177,289 | \$10.31 |
| Expense Reimbursement   | \$690,370   | \$224,312   | \$1.97  |
| Percentage Rent         | -           | \$8,577     | \$0.08  |
| Parking Income          | \$2,053     | \$1,430     | \$0.01  |



# 3611-3821 E Baseline Rd • Lakeview Village Shopping Center

900 - 96,334 SF • For Lease • Multiple Space Uses • Red Mountain/Mesa Submarket • Gilbert, AZ 85234

## Financials (Continued)

|                                    |                    |                    |                |
|------------------------------------|--------------------|--------------------|----------------|
| <b>Income</b>                      |                    |                    |                |
| Other Income                       | \$20,807           | \$9,543            | \$0.08         |
| <b>Effective Gross Income</b>      | <b>\$2,104,061</b> | <b>\$1,421,151</b> | <b>\$12.45</b> |
| <b>Operating Expenses</b>          |                    |                    |                |
| Real Estate Taxes                  | \$361,768          | \$375,985          | \$3.29         |
| Property Insurance                 | \$37,437           | \$30,026           | \$0.26         |
| Utilities                          | \$110,010          | \$124,762          | \$1.09         |
| Repairs and Maintenance            | \$238,737          | \$93,490           | \$0.82         |
| Janitorial                         | \$22,928           | \$29,111           | \$0.26         |
| Management Fees                    | \$84,162           | \$56,846           | \$0.50         |
| Payroll & Benefits                 | \$16,503           | \$19,636           | \$0.17         |
| Advertising & Marketing            | \$733              | \$611              | \$0.01         |
| Professional Fees                  | \$6,573            | \$6,247            | \$0.05         |
| General & Administrative           | \$62,845           | \$50,703           | \$0.44         |
| Other Expenses                     | \$0                | \$0                | \$0.00         |
| Ground Rent                        | -                  | -                  | -              |
| <b>Total Operating Expenses</b>    | <b>\$941,696</b>   | <b>\$787,417</b>   | <b>\$6.90</b>  |
| Operating Expense Ratio (%)        | 44.76              | 55.41              | 55.41          |
| Net Operating Income               | \$1,162,365        | \$633,734          | \$5.55         |
| <b>Capital Items</b>               |                    |                    |                |
| Leasing Commissions                | \$16,500           | \$16,500           | \$0.14         |
| Tenant Improvements                | \$33,500           | \$33,500           | \$0.29         |
| Capital Expenditures               | \$35,382           | \$35,382           | \$0.31         |
| Extraordinary Capital Expenditures | -                  | -                  | -              |
| <b>Total Capital Items</b>         | <b>\$85,382</b>    | <b>\$85,382</b>    | <b>\$0.75</b>  |
| <b>Net Cash Flow</b>               | <b>\$1,076,983</b> | <b>\$548,352</b>   | <b>\$4.80</b>  |

## Available Spaces

| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | Floor | Suite | Use    | Type   | SF Avail           | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent               | Occupancy   | Term            |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|--------|--------|--------------------|---------------------------|-------------------|--------------------|-------------|-----------------|
| 3701 E Baseline Rd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | P 1st | I-119 | Flex   | Direct | 10,380 -<br>20,000 | 40,000                    | 40,000            | Not Dis-<br>closed | Immediately | Nego-<br>tiable |
| Improved Retail Space. Can be expanded to approximately 20,000 square feet open space. Improved Retail Space with closets and bathrooms. Large Open area perfect for retail sales of merchandise, discount store, furniture. There is also a rear entrance in addition to the store front entrance. This space is located on the corner of Val Vista Avenue and Baseline Road with easy access from two main entrance driveways on Baseline Road. The space has excellent exposure with building signage. This is one of the most prime intersections in the Town of Gilbert with one of the highest income demographics in the East Valley, caddy corner from Dana Park shopping center and close to the 60 freeway. |       |       |        |        |                    |                           |                   |                    |             |                 |
| 3701 E Baseline Rd                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | P 1st | I-136 | Retail | Direct | 8,100 -<br>20,000  | 40,000                    | 40,000            | Not Dis-<br>closed | Immediately | 2 - 5<br>Years  |

Improved Retail Space. Large open area with large rear doors for loading. Divisible from approximately 8,100 SF to 20,000 SF. There is also a rear entrance in addition to the store front entrance. This space is located on the corner of Val Vista Avenue and Baseline Road with easy access from two main entrance



Available Spaces (Continued)

| Address                                                                                                                                                                                                                                                                                         | Floor | Suite | Use | Type | SF Avail | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent | Occupancy | Term |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-------|-----|------|----------|---------------------------|-------------------|------|-----------|------|
| driveways on Baseline Road. The space has excellent exposure with building signage. This is one of the most prime intersections in the Town of Gilbert with one of the highest income demographics in the East Valley, caddy corner from Dana Park shopping center and close to the 60 freeway. |       |       |     |      |          |                           |                   |      |           |      |



# NEC Ellsworth & Elliot Rd • East Gate Plaza



1,563 - 38,786 SF • For Lease • Retail • Gateway Airport Submarket • Mesa, AZ 85212

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Available Size | 1,563 - 38,786 SF           |
| Asking Rent    | Not Disclosed               |
| Service Type   | Negotiable, Triple Net, TBD |
| Occupancy      | Multiple                    |
| Lease Type     | Direct                      |
| Term           | Negotiable                  |
| Time On Market | 6 Years 4 Months            |



## Property Overview

East Gate Plaza is a proposed mixed-use center with retail fronting Ellsworth. Eastern portion proposed uses include residential, medical office, office, hotel.

## Shopping Center Details

|                      |                     |                  |                         |
|----------------------|---------------------|------------------|-------------------------|
| Center               | East Gate Plaza     | Available Spaces | 8                       |
| Type                 | Neighborhood Center | Frontage         | Elliot Rd               |
| GLA                  | 34,817 SF           | Parking          | 728 Surface Spaces      |
| Number of Properties | 4                   | Land Area        | 24.05 AC / 1,047,618 SF |
| Floors               | 1                   | Year Built       | 2026                    |
| Retail Available     | 149,429 SF          |                  |                         |

## Leasing Highlights

- Strategically located at confluence of a 3,200 acre DMB award-winning Master Planned Community with 15,000 units at completion
- Close proximity to 3 major freeways (1/2 mile to Loop 202, 1.5 miles to SR 24, 2.5 miles to US 60)
- Approximately three miles Northeast of the Phoenix-Mesa Gateway Airport
- Directly adjacent to Dignity Health, the new Arizona General Hospital with a 24/hour ER, and 500 employees on 92,000 SF
- Strong trade area with Household Incomes averaging at \$113,184 within 3 miles
- Located in the booming new housing market with over 200,000 residents and continues to grow at 2% annually

## Available Spaces

| Address                                        | Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|------------------------------------------------|-------|--------|--------|----------|-----------------|----------------|---------------|-----------|------------|
| NEC Ellsworth Rd & Elliot Rd • East Gate Plaza | P 1st | Retail | Direct | 29,657   | 29,657          | 29,657         | Not Disclosed | Aug 2027  | Negotiable |
| Anchor space                                   |       |        |        |          |                 |                |               |           |            |



# S Watson Rd • Sundance Towne Center



1,600 - 77,988 SF • For Lease • Retail • South Buckeye Submarket • Buckeye, AZ 85326

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 1,600 - 77,988 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | Negotiable, TBD   |
| Occupancy      | Multiple          |
| Lease Type     | Direct            |
| Term           | Multiple          |
| Time On Market | 8 Years 4 Months  |



## Property Overview

Availability: Freeway Shops Coming Soon – Estimated Delivery Date Jan 1, 2020. FEATURES: Sundance Towne Center is a major shopping destination draw for the residents of Buckeye, drawing from a 5-10 mile radius. Immediate access from Interstate 10 makes Sundance Towne Center very accessible to residents in the trade area. The project features a tenant mix with over 25 national retailers. SWC I-10 & Watson Rd. First major shopping center destination for those entering Phoenix from the west. Last stop out of Phoenix for the commuter/trucker business. Great shopping destination that draws people as far away as Gila Bend and all the small towns in between. Traffic counts: +/- 40,000 cpd on Watson Rd, +/- 80,000 cpd on I-10 Freeway

## Shopping Center Details

|                      |                                                      |                  |                           |
|----------------------|------------------------------------------------------|------------------|---------------------------|
| Center               | Sundance Towne Center                                | Retail Available | 77,988 SF                 |
| Type                 | Power Center                                         | Available Spaces | 8                         |
| GLA                  | 551,460 SF                                           | Percent Leased   | 97.7%                     |
| Anchor GLA           | 391,277 SF                                           | Frontage         | I-10 Freeway, S Watson Rd |
| Anchor Tenant        | Dollar Tree, Home Centric, Lowe's, PetSmart, Walmart | Parking          | 1,613 Surface Spaces      |
| Number of Properties | 23                                                   | Land Area        | 146.64 AC / 6,387,709 SF  |
| Floors               | 1                                                    | Year Built       | 2006                      |

## Leasing Highlights

- Last stop out of Phoenix for the commuter/trucker business
- First major shopping center destination for those entering Phoenix from the west
- Immediate access from Interstate 10

## Available Spaces

| Address                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Floor | Suite        | Use    | Type   | SF Avail | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent               | Occupancy   | Term            |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|--------------|--------|--------|----------|---------------------------|-------------------|--------------------|-------------|-----------------|
| 466 S Watson Rd • Major E                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | E 1st | Ma-<br>jor E | Retail | Direct | 31,200   | 31,200                    | 31,200            | Not Dis-<br>closed | Immediately | Nego-<br>tiable |
| Sundance Towne Center is a prime retail destination at the southwest corner of I-10 and Watson Road in Buckeye, AZ. Anchored by Walmart and Lowe's, the center benefits from strong commuter traffic and a growing residential base with over 1,000 units nearby. Tenants include national brands like PetSmart, Chipotle, and AT&T. Multiple suites and pads are available, including patio-ready options. Ideal for retailers and service providers seeking visibility and co-tenancy in a high-growth corridor. |       |              |        |        |          |                           |                   |                    |             |                 |
| 850 S Watson Rd • Major C                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | E 1st |              | Retail | Direct | 32,300   | 32,300                    | 32,300            |                    | Immediately |                 |



# S Watson Rd • Sundance Towne Center



1,600 - 77,988 SF • For Lease • Retail • South Buckeye Submarket • Buckeye, AZ 85326

## Available Spaces (Continued)

| Address      |                    |                 | Floor | Suite | Use | Type | SF Avail | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent | Occupancy | Term |
|--------------|--------------------|-----------------|-------|-------|-----|------|----------|---------------------------|-------------------|------|-----------|------|
| Ma-<br>jor C | Not Dis-<br>closed | Nego-<br>tiable |       |       |     |      |          |                           |                   |      |           |      |

Sundance Towne Center is a prime retail destination at the southwest corner of I-10 and Watson Road in Buckeye, AZ. Anchored by Walmart and Lowe's, the center benefits from strong commuter traffic and a growing residential base with over 1,000 units nearby. Tenants include national brands like PetSmart, Chipotle, and AT&T. Multiple suites and pads are available, including patio-ready options. Ideal for retailers and service providers seeking visibility and co-tenancy in a high-growth corridor.



# 10330-10425 N 90th St • Scottsdale Fiesta Shopping Center



34,928 SF • For Lease • Retail • Central Scottsdale Submarket • Scottsdale, AZ 85260

## Listing Details

|                |                 |
|----------------|-----------------|
| Available Size | 34,928 SF       |
| Asking Rent    | Not Disclosed   |
| Service Type   | TBD             |
| Occupancy      | Immediately     |
| Lease Type     | Direct          |
| Term           | Negotiable      |
| Time On Market | 1 Year 9 Months |



## Property Overview

Spaces at Scottsdale Fiesta! SEC Shea Blvd/Loop 101

- +/- 5,032 In-line space available
- Affluent trade area with great demographics
- Adjacent to Loop 101 with great visibility & exposure
- Full freeway access and visibility
- Dense population with huge daytime employment
- Across the street from Scottsdale Healthcare North

## Shopping Center Details

|                      |                                              |                      |                                               |
|----------------------|----------------------------------------------|----------------------|-----------------------------------------------|
| Center               | Scottsdale Fiesta Shopping Center            | Retail Available     | 34,928 SF                                     |
| Type                 | Power Center                                 | Available Spaces     | 1                                             |
| GLA                  | 550,020 SF                                   | Percent Leased       | 93.7%                                         |
| Anchor GLA           | 262,022 SF                                   | Frontage             | 2,452' on 90th St, 2,411' on SR 101 (Pima Rd) |
| Anchor Tenant        | Fry's Food Stores, Marshalls, The Home Depot | Parking              | 2,954 Surface Spaces                          |
| Number of Properties | 14                                           | Land Area            | 68.96 AC / 3,003,815 SF                       |
| Floors               | 1                                            | Year Built/Renovated | 1986/2020                                     |

## Leasing Highlights

- Affluent trade area with great demographics
- Full freeway access and visibility
- Adjacent to Loop 101 with great visibility & exposure

## Financials

|                         | 2014        | Most Recent | Per SF |
|-------------------------|-------------|-------------|--------|
| <b>Income</b>           |             |             |        |
| Gross Potential Rent    | -           | -           | -      |
| Vacancy/Collection Loss | -           | -           | -      |
| Base Rent               | \$5,480,074 | \$4,223,454 | \$8.62 |
| Expense Reimbursement   | \$1,356,222 | \$767,580   | \$1.57 |



# 10330-10425 N 90th St • Scottsdale Fiesta Shopping Center



34,928 SF • For Lease • Retail • Central Scottsdale Submarket • Scottsdale, AZ 85260

## Financials (Continued)

|                                    |                    |                    |                |
|------------------------------------|--------------------|--------------------|----------------|
| <b>Income</b>                      |                    |                    |                |
| Percentage Rent                    | -                  | -                  | -              |
| Parking Income                     | -                  | -                  | -              |
| Other Income                       | \$0                | \$303              | \$0.00         |
| <b>Effective Gross Income</b>      | <b>\$6,836,296</b> | <b>\$4,991,337</b> | <b>\$10.19</b> |
| <b>Operating Expenses</b>          |                    |                    |                |
| Real Estate Taxes                  | \$955,725          | \$686,891          | \$1.40         |
| Property Insurance                 | \$41,408           | \$30,381           | \$0.06         |
| Utilities                          | \$83,434           | \$62,440           | \$0.13         |
| Repairs and Maintenance            | \$207,684          | \$123,923          | \$0.25         |
| Janitorial                         | \$6,180            | \$18,485           | \$0.04         |
| Management Fees                    | \$239,270          | \$149,740          | \$0.31         |
| Payroll & Benefits                 | \$18,600           | -                  | -              |
| Advertising & Marketing            | -                  | -                  | -              |
| Professional Fees                  | -                  | -                  | -              |
| General & Administrative           | \$369              | \$6,580            | \$0.01         |
| Other Expenses                     | -                  | -                  | -              |
| Ground Rent                        | -                  | -                  | -              |
| <b>Total Operating Expenses</b>    | <b>\$1,552,670</b> | <b>\$1,078,440</b> | <b>\$2.20</b>  |
| Operating Expense Ratio (%)        | 22.71              | 21.61              | 21.61          |
| Net Operating Income               | \$5,283,626        | \$3,912,897        | \$7.99         |
| <b>Capital Items</b>               |                    |                    |                |
| Leasing Commissions                | \$92,768           | \$69,576           | \$0.14         |
| Tenant Improvements                | \$72,319           | \$54,239           | \$0.11         |
| Capital Expenditures               | \$97,963           | \$73,472           | \$0.15         |
| Extraordinary Capital Expenditures | -                  | -                  | -              |
| <b>Total Capital Items</b>         | <b>\$263,050</b>   | <b>\$197,288</b>   | <b>\$0.40</b>  |
| <b>Net Cash Flow</b>               | <b>\$5,020,576</b> | <b>\$3,715,610</b> | <b>\$7.59</b>  |

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Retail | Direct | 34,928   | 34,928          | 34,928         | Not Disclosed | Immediately | Negotiable |

±34,928 SF BOX Space Available

- Affluent trade area with great demographics
- Adjacent to Loop 101 with great visibility & exposure
- Full freeway access and visibility
- Dense population with huge daytime employment
- Directly across the street from Scottsdale Shea Medical Center



# SWC Peoria Ave & 75th Ave • Pad B



32,123 SF • For Lease • Retail • Glendale Submarket • Peoria, AZ 85345

## Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 32,123 SF        |
| Asking Rent    | Not Disclosed    |
| Service Type   | TBD              |
| Occupancy      | TBD              |
| Lease Type     | Direct           |
| Term           | Negotiable       |
| Time On Market | 5 Months 24 Days |



## Property Overview

PAD B at the highly trafficked southwest corner of 75th Avenue and Peoria Avenue presents a standout retail development opportunity in one of the West Valley's most established and steadily growing trade areas. Positioned along two primary arterials with traffic counts exceeding 20,000 vehicles per day in all directions, the pad offers exceptional frontage, visibility, and direct ingress and egress that supports both neighborhood-serving and destination-driven retailers.

## Building Details

|                       |              |               |           |
|-----------------------|--------------|---------------|-----------|
| Primary Property Type | Retail       | Year Built    | May 2027  |
| Secondary Type        | Freestanding | Building Size | 32,123 SF |
| CoStar Rating         | ★ ★ ★ ☆ ☆    | Stories       | 1         |
| Building Class        | B            | Typical Floor | 32,123 SF |

## Leasing Highlights

- Prime position along two major arterials with strong traffic activity

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-----------|------------|
| E 1st | Retail | Direct | 32,123   | 32,123          | 32,123         | Not Disclosed | TBD       | Negotiable |

PAD Available for Sale, Lease, or BTS



# 8200 W Peoria Ave • Peoria Town Center

35,000 SF • For Lease • Retail • Glendale Submarket • Peoria, AZ 85345



## Listing Details

|                   |                  |
|-------------------|------------------|
| Available Size    | 35,000 SF        |
| Asking Rent       | \$7.75/SF/year   |
| Total Asking Rent | \$271,250/year   |
| Service Type      | Triple Net       |
| Occupancy         | Immediately      |
| Lease Type        | Direct           |
| Term              | Negotiable       |
| Time On Market    | 2 Months 29 Days |



## Shopping Center Details

|                      |                    |                  |                       |
|----------------------|--------------------|------------------|-----------------------|
| Center               | Peoria Town Center | Available Spaces | 1                     |
| Type                 | Community Center   | Percent Leased   | 84.2%                 |
| GLA                  | 221,479 SF         | Parking          | 1,046 Surface Spaces  |
| Number of Properties | 4                  | Land Area        | 21.25 AC / 925,737 SF |
| Floors               | 1                  | Year Built       | 1990                  |
| Retail Available     | 35,000 SF          |                  |                       |

## Leasing Highlights

- More than 347,000 Residents Within a 5-Mile Radius
- Proximity to Loop 101
- Over 21,000 VPD at intersection

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent       | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|------------|-------------|------------|
| P 1st | Retail | Direct | 35,000   | 35,000          | 35,000         | \$7.75 NNN | Immediately | Negotiable |

Co-Anchor inline space

Prominent Signage and Visibility

More than 347,000 Residents Within a 5-Mile Radius

Proximity to Loop 101

Over 21,000 VPD at intersection

One (1) Loading Dock



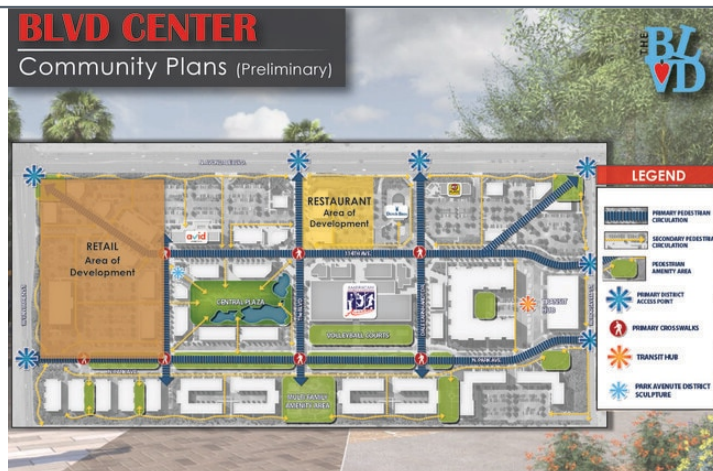
# NEC Avondale & Van Buren St



25,000 - 146,041 SF • For Lease • Retail • Tolleson Submarket • Avondale, AZ 85323

## Listing Details

|                   |                              |
|-------------------|------------------------------|
| Available Size    | 25,000 - 146,041 SF          |
| Asking Rent       | \$50.00/SF/year              |
| Total Asking Rent | \$1,250,000 - 2,645,000/year |
| Service Type      | Full Service                 |
| Occupancy         | TBD                          |
| Lease Type        | Direct                       |
| Term              | Negotiable                   |
| Time On Market    | 4 Months 16 Days             |



## Building Details

|                       |          |               |            |
|-----------------------|----------|---------------|------------|
| Primary Property Type | Retail   | Building Size | 150,000 SF |
| CoStar Rating         | ★★★★☆    | Stories       | 1          |
| Building Class        | B        | Typical Floor | 150,000 SF |
| Year Built            | Dec 2027 |               |            |

## Leasing Highlights

- Central Location
- New Construction
- Easily Accessible and Visible

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent       | Occupancy | Term       |
|-------|--------|--------|----------|-----------------|----------------|------------|-----------|------------|
| P 1st | Retail | Direct | 33,900   | 33,900          | 33,900         | \$50.00 FS | TBD       | Negotiable |
| P 1st | Retail | Direct | 34,241   | 34,241          | 34,241         | \$50.00 FS | TBD       | Negotiable |
| P 1st | Retail | Direct | 52,900   | 52,900          | 52,900         | \$50.00 FS | TBD       | Negotiable |



# 147 S Dobson Rd • Model Home Furniture Outlet



57,823 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Mesa, AZ 85202

## Listing Details

|                   |                  |
|-------------------|------------------|
| Available Size    | 57,823 SF        |
| Asking Rent       | \$11.40/SF/year  |
| Total Asking Rent | \$659,182/year   |
| Service Type      | Triple Net       |
| Occupancy         | 90 Days          |
| Lease Type        | Direct           |
| Term              | 1 - 10 Years     |
| Time On Market    | 1 Year 11 Months |



## Property Overview

Retail, office and warehouse space. Frontage on Dobson road. Currently used for an open showroom furniture store. Approx. 1 mile to loop 101 and 202 Freeways.

## Building Details

|                       |              |                |                                   |
|-----------------------|--------------|----------------|-----------------------------------|
| Primary Property Type | Retail       | Typical Floor  | 57,823 SF                         |
| Secondary Type        | Freestanding | Frontage       | 315' on Dobson (with 2 curb cuts) |
| CoStar Rating         | ★ ★ ☆ ☆ ☆    | Elevators      | None                              |
| Building Class        | C            | Parking        | 74 Spaces                         |
| Year Built            | 1986         | Tenancy        | Single                            |
| Building Size         | 57,823 SF    | Ceiling Height | 16'                               |
| Stories               | 1            |                |                                   |

## Leasing Highlights

- Frontage on Dobson road

## Available Spaces

| Floor | Use        | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent        | Occupancy | Term         |
|-------|------------|--------|----------|-----------------|----------------|-------------|-----------|--------------|
| P 1st | Industrial | Direct | 57,823   | 57,823          | 57,823         | \$11.40 NNN | 90 Days   | 1 - 10 Years |

Position your business in a prime Mesa location at 147 S Dobson Rd, a versatile retail/warehouse property designed for operational efficiency and customer accessibility. This two-story asset combines functional warehouse capabilities with dedicated office space, making it ideal for companies seeking a strategic hub in the East Valley. The property offers truck well loading for streamlined logistics and generous parking to accommodate employees and visitors. With LI zoning, tenants benefit from flexible use options suited for light industrial, distribution, or retail operations.

Located just minutes from Loop 101, US-60, and Loop 202, this site ensures seamless connectivity across the Phoenix metro area. Proximity to major airports, including Phoenix Sky Harbor and Mesa Gateway, enhances regional and national reach. The surrounding area features a strong mix of residential neighborhoods and commercial corridors, creating a dynamic environment for workforce and customer engagement. This property delivers the space, access, and adaptability businesses need to thrive in one of Arizona's fastest-growing markets.



# 7360 W Bell Rd • Arrowhead Festival Shopping Center



39,872 SF • For Lease • Retail • Ctrl Peoria/Arrowhead Submarket • Glendale, AZ 85308

## Listing Details

|                   |                  |
|-------------------|------------------|
| Available Size    | 39,872 SF        |
| Asking Rent       | \$16.00/SF/year  |
| Total Asking Rent | \$637,952/year   |
| Service Type      | Triple Net       |
| Occupancy         | 90 Days          |
| Lease Type        | Direct           |
| Term              | Negotiable       |
| Time On Market    | 2 Years 5 Months |



## Property Overview

The Arrowhead Trade Area in Glendale, Arizona, offers retailers a prime opportunity to establish a successful store due to its dynamic blend of thriving residential communities, strategic location with excellent accessibility, and a vibrant commercial landscape. Anchored by the renowned Arrowhead Towne Center, the area attracts a diverse and sizable consumer base, drawn by its extensive shopping, dining, and entertainment options. With its well-established reputation as a shopping destination, proximity to major roadways, and a consistent flow of local and visiting patrons, the Arrowhead Trade Area provides an ideal setting for retailers seeking high visibility, foot traffic, and a strong market presence, making it an advantageous choice for business expansion and growth.

## Shopping Center Details

|                      |                                    |                      |                       |
|----------------------|------------------------------------|----------------------|-----------------------|
| Center               | Arrowhead Festival Shopping Center | Available Spaces     | 1                     |
| Type                 | Neighborhood Center                | Percent Leased       | 100%                  |
| GLA                  | 181,252 SF                         | Frontage             | W Bell Rd             |
| Number of Properties | 9                                  | Parking              | 675 Surface Spaces    |
| Floors               | 1                                  | Land Area            | 16.54 AC / 720,287 SF |
| Retail Available     | 39,872 SF                          | Year Built/Renovated | 1995/2006             |

## Leasing Highlights

- Over 65k VPD at intersection
- Directly east of Arrowhead Towne Center
- 39,486 SF anchor tenant and 11,867 tenant available

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent        | Occupancy | Term       |
|-------|--------|--------|----------|-----------------|----------------|-------------|-----------|------------|
| E 1st | Retail | Direct | 39,872   | 39,872          | 39,872         | \$16.00 NNN | 90 Days   | Negotiable |

Directly east of Arrowhead Towne Center



# SWC Hunt Hwy & Spring Valley



1,200 - 109,000 SF • For Lease • Retail • Outlying Pinal County Submarket • Queen Creek, AZ 85142

## Listing Details

|                |                        |
|----------------|------------------------|
| Available Size | 1,200 - 109,000 SF     |
| Asking Rent    | \$60.00/SF/year        |
| Service Type   | Negotiable, Triple Net |
| Occupancy      | Dec 2026               |
| Lease Type     | Direct                 |
| Term           | Multiple               |
| Time On Market | 3 Years 4 Months       |



## Property Overview

San Tan Valley is one of the fastest growing communities in Arizona. In the past 12 months, there were over 2,400 new home starts with over 16,000 lots, either actively being developed or under construction, within 5 miles of the site.

## Building Details

|                       |            |               |            |
|-----------------------|------------|---------------|------------|
| Primary Property Type | Retail     | Building Size | 150,000 SF |
| Secondary Type        | Storefront | Stories       | 1          |
| CoStar Rating         | ★ ★ ★ ☆ ☆  | Typical Floor | 150,000 SF |
| Building Class        | B          | Tenancy       | Multi      |
| Year Built            | Dec 2027   |               |            |

## Leasing Highlights

- Central Location

## Available Spaces

| Floor | Suite         | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------|---------------|--------|--------|----------|-----------------|----------------|---------------|-----------|------------|
| P 1st | Anchor Tenant | Retail | Direct | 64,000   | 64,000          | 64,000         | Not Disclosed | Dec 2026  | Negotiable |
| BTS   |               |        |        |          |                 |                |               |           |            |



# 1949 E Camelback Rd • Camelback Colonnade



17,000 - 35,024 SF • For Lease • Office • Central Scottsdale Submarket • Phoenix, AZ 85016

## Listing Details

|                   |                          |
|-------------------|--------------------------|
| Available Size    | 17,000 - 35,024 SF       |
| Asking Rent       | \$21.00/SF/year          |
| Total Asking Rent | \$357,000 - 735,504/year |
| Service Type      | Modified Gross           |
| Occupancy         | Immediately              |
| Lease Type        | Direct                   |
| Term              | Negotiable               |
| Time On Market    | 9 Months 18 Days         |



## Property Overview

±8,000 - 35,000 SF available | 6.0/1,000 SF adjacent secured covered parking garage  
| 15' ceiling clear heights | 3 sides of glass + 9 skylights

## Building Details

|                       |            |               |                                                                                      |
|-----------------------|------------|---------------|--------------------------------------------------------------------------------------|
| Primary Property Type | Retail     | Stories       | 2                                                                                    |
| CoStar Rating         | ★ ★ ★ ★ ☆  | Typical Floor | 61,782 SF                                                                            |
| Building Class        | A          | Frontage      | 764' on 20th St, 1,171' on Az-51 Hwy, 1,224' on Camelback Rd, 1,264' on Highland Ave |
| Year Built            | 1961       | Parking       | 1643 Spaces                                                                          |
| Renovated             | 1995       | Tenancy       | Multi                                                                                |
| Building Size         | 642,339 SF |               |                                                                                      |

## Leasing Highlights

- Camelback Road signage

## Financials

|                               | Underwritten | Per SF        |
|-------------------------------|--------------|---------------|
| <b>Income</b>                 |              |               |
| Gross Potential Rent          | -            | -             |
| Vacancy/Collection Loss       | -            | -             |
| Base Rent                     | -            | -             |
| Expense Reimbursement         | -            | -             |
| Percentage Rent               | -            | -             |
| Parking Income                | -            | -             |
| Other Income                  | -            | -             |
| <b>Effective Gross Income</b> | <b>\$0</b>   | <b>\$0.00</b> |
| <b>Operating Expenses</b>     |              |               |



# 1949 E Camelback Rd • Camelback Colonnade



17,000 - 35,024 SF • For Lease • Office • Central Scottsdale Submarket • Phoenix, AZ 85016

## Financials (Continued)

### Operating Expenses

|                                 |            |               |
|---------------------------------|------------|---------------|
| Real Estate Taxes               | -          | -             |
| Property Insurance              | -          | -             |
| Utilities                       | -          | -             |
| Repairs and Maintenance         | -          | -             |
| Janitorial                      | -          | -             |
| Management Fees                 | -          | -             |
| Payroll & Benefits              | -          | -             |
| Advertising & Marketing         | -          | -             |
| Professional Fees               | -          | -             |
| General & Administrative        | -          | -             |
| Other Expenses                  | -          | -             |
| Ground Rent                     | -          | -             |
| <b>Total Operating Expenses</b> | <b>\$0</b> | <b>\$0.00</b> |
| Operating Expense Ratio (%)     | -          | -             |
| Net Operating Income            | \$0        | \$0.00        |

### Capital Items

|                                    |            |               |
|------------------------------------|------------|---------------|
| Leasing Commissions                | -          | -             |
| Tenant Improvements                | -          | -             |
| Capital Expenditures               | -          | -             |
| Extraordinary Capital Expenditures | -          | -             |
| <b>Total Capital Items</b>         | <b>\$0</b> | <b>\$0.00</b> |
| <b>Net Cash Flow</b>               | <b>\$0</b> | <b>\$0.00</b> |

## Available Spaces

| Floor | Use    | Type   | SF Avail        | SF Floor Contig | SF Bldg Contig | Rent       | Occupancy   | Term       |
|-------|--------|--------|-----------------|-----------------|----------------|------------|-------------|------------|
| P 1st | Office | Direct | 17,000 - 35,024 | 35,024          | 35,024         | \$21.00 MG | Immediately | Negotiable |

Welcome to The Bridge

- 6.10/1,000 SF secured covered parking
- Available immediately
- 3 sides of glass + 9 skylights
- Camelback Road signage
- On-site backup generator
- Oversize freight elevator to loading dock



# 5814-5838 W Olive Ave • Olive Park



14,324 - 28,685 SF • For Lease • Retail • Glendale Submarket • Glendale, AZ 85302

## Listing Details

|                   |                          |
|-------------------|--------------------------|
| Available Size    | 14,324 - 28,685 SF       |
| Asking Rent       | \$14.00/SF/year          |
| Total Asking Rent | \$200,536 - 401,590/year |
| Service Type      | Triple Net               |
| Occupancy         | Immediately              |
| Lease Type        | Direct                   |
| Term              | Negotiable               |
| Time On Market    | 13 Years 10 Months       |



## Property Overview

Across the street from Glendale Community College with over 21,000 students and faculty

High traffic intersection with over 68,000 VPD

National Co-Tenancy with dd' s Discounts, McDonalds, Circle K, Panda Express, Jack in the Box, T-Mobile, and Pizza Patron

Zoned C-C

73,340 SF Commercial Center

## Shopping Center Details

|                      |                     |                  |                       |
|----------------------|---------------------|------------------|-----------------------|
| Center               | Olive Park          | Available Spaces | 3                     |
| Type                 | Neighborhood Center | Percent Leased   | 63.3%                 |
| GLA                  | 83,953 SF           | Frontage         | 59th, Olive           |
| Number of Properties | 8                   | Parking          | 332 Surface Spaces    |
| Floors               | 1                   | Land Area        | 12.68 AC / 552,507 SF |
| Retail Available     | 30,785 SF           | Year Built       | 1979                  |

## Leasing Highlights

- DD's Discounts
- Across from Glendale Community College
- New HVAC

## Financials

|                         | Underwritten | Per SF |
|-------------------------|--------------|--------|
| <b>Income</b>           |              |        |
| Gross Potential Rent    | -            | -      |
| Vacancy/Collection Loss | -            | -      |
| Base Rent               | -            | -      |
| Expense Reimbursement   | -            | -      |
| Percentage Rent         | -            | -      |
| Parking Income          | -            | -      |
| Other Income            | -            | -      |



# 5814-5838 W Olive Ave • Olive Park



14,324 - 28,685 SF • For Lease • Retail • Glendale Submarket • Glendale, AZ 85302

## Financials (Continued)

|                                    |     |        |  |
|------------------------------------|-----|--------|--|
| <b>Income</b>                      |     |        |  |
|                                    |     |        |  |
| Effective Gross Income             | \$0 | \$0.00 |  |
| <b>Operating Expenses</b>          |     |        |  |
| Real Estate Taxes                  | -   | -      |  |
| Property Insurance                 | -   | -      |  |
| Utilities                          | -   | -      |  |
| Repairs and Maintenance            | -   | -      |  |
| Janitorial                         | -   | -      |  |
| Management Fees                    | -   | -      |  |
| Payroll & Benefits                 | -   | -      |  |
| Advertising & Marketing            | -   | -      |  |
| Professional Fees                  | -   | -      |  |
| General & Administrative           | -   | -      |  |
| Other Expenses                     | -   | -      |  |
| Ground Rent                        | -   | -      |  |
| Total Operating Expenses           | \$0 | \$0.00 |  |
| Operating Expense Ratio (%)        | -   | -      |  |
| Net Operating Income               | \$0 | \$0.00 |  |
| <b>Capital Items</b>               |     |        |  |
| Leasing Commissions                | -   | -      |  |
| Tenant Improvements                | -   | -      |  |
| Capital Expenditures               | -   | -      |  |
| Extraordinary Capital Expenditures | -   | -      |  |
| Total Capital Items                | \$0 | \$0.00 |  |
| Net Cash Flow                      | \$0 | \$0.00 |  |

## Available Spaces

| Floor | Suite  | Use    | Type   | SF Avail        | SF Floor Contig | SF Bldg Contig | Rent        | Occupancy   | Term       |
|-------|--------|--------|--------|-----------------|-----------------|----------------|-------------|-------------|------------|
| P 1st | Anchor | Retail | Direct | 14,324 - 28,685 | 28,685          | 28,685         | \$14.00 NNN | Immediately | Negotiable |

Across the street from Glendale Community College  
with 17,000 Students



# N NWC Reems Rd & Waddell Rd



50,000 SF • For Lease • Retail • N Goodyear/Litchfield Submarket • Surprise, AZ 85379

## Listing Details

|                |               |
|----------------|---------------|
| Available Size | 50,000 SF     |
| Asking Rent    | Not Disclosed |
| Service Type   | TBD           |
| Occupancy      | TBD           |
| Lease Type     | Direct        |
| Term           | Negotiable    |
| Time On Market | 7 Days        |



## Building Details

|                       |            |               |           |
|-----------------------|------------|---------------|-----------|
| Primary Property Type | Retail     | Building Size | 67,860 SF |
| Secondary Type        | Restaurant | Stories       | 1         |
| CoStar Rating         | ★ ★ ★ ☆ ☆  | Typical Floor | 67,860 SF |
| Building Class        | B          | Tenancy       | Multi     |
| Year Built            | Jun 2027   |               |           |

## Leasing Highlights

- Central Location
- Easily Accessible and Visible

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-----------|------------|
| E 1st | Retail | Direct | 50,000   | 50,000          | 50,000         | Not Disclosed | TBD       | Negotiable |

Pads Available for Build to Suit & Ground Lease



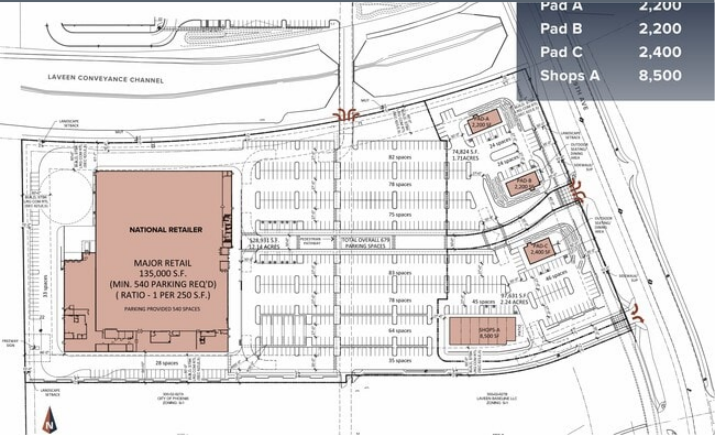
8050 S 59th Ave • Baseline Collective at Laveen



1,500 - 150,300 SF • For Lease • Retail • Laveen Submarket • Laveen, AZ 85339

Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 1,500 - 150,300 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | TBD                |
| Occupancy      | TBD                |
| Lease Type     | Direct             |
| Term           | Negotiable         |
| Time On Market | 27 Days            |



Shopping Center Details

|                      |                               |                  |                      |
|----------------------|-------------------------------|------------------|----------------------|
| Center               | Baseline Collective at Laveen | Retail Available | 150,300 SF           |
| Type                 | Community Center              | Available Spaces | 5                    |
| GLA                  | 150,300 SF                    | Parking          | 540 Surface Spaces   |
| Number of Properties | 5                             | Land Area        | 37 AC / 1,611,720 SF |
| Floors               | 1                             |                  |                      |

Available Spaces

| Address         | Floor | Use    | Type   | SF Avail         | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-----------------|-------|--------|--------|------------------|-----------------|----------------|---------------|-----------|------------|
| 8050 S 59th Ave | E 1st | Retail | Direct | 60,000 - 135,000 | 135,000         | 135,000        | Not Disclosed | TBD       | Negotiable |



# 9803 Metro Pkwy w



66,857 - 211,947 SF • For Lease • Retail • N Phoenix/I-17 Corr Submarket • Phoenix, AZ 85051

## Listing Details

|                |                     |
|----------------|---------------------|
| Available Size | 66,857 - 211,947 SF |
| Asking Rent    | Not Disclosed       |
| Service Type   | TBD                 |
| Occupancy      | Immediately         |
| Lease Type     | Direct              |
| Term           | Negotiable          |
| Time On Market | 1 Month 19 Days     |



## Building Details

|                       |        |               |            |
|-----------------------|--------|---------------|------------|
| Primary Property Type | Retail | Building Size | 212,000 SF |
| CoStar Rating         | ★★★★☆  | Stories       | 3          |
| Building Class        | B      | Typical Floor | 78,116 SF  |
| Year Built            | 1974   | Tenancy       | Multi      |

## Available Spaces

| Floor | Suite   | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|---------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Level 1 | Retail | Direct | 66,857   | 66,857          | 66,857         | Not Disclosed | Immediately | Negotiable |
| E 2nd | Level 2 | Retail | Direct | 78,116   | 78,116          | 78,116         | Not Disclosed | Immediately | Negotiable |
| P 3rd | Level 3 | Retail | Direct | 66,974   | 66,974          | 66,974         | Not Disclosed | Immediately | Negotiable |



# 1320-1350 E Florence Blvd • Casa Grande Shopping Center



5,305 - 37,165 SF • For Lease • Retail • Outlying Pinal County Submarket • Casa Grande, AZ 85222

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 5,305 - 37,165 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | TBD               |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 5 Months 24 Days  |



## Property Overview

992 - 31,860 SF box and shop space available for lease

- Casa Grande is the 27th fastest growing city nationally, experiencing an 8% population growth year over year.
- E. Florence Blvd is Casa Grande's primary East/ West commercial corridor with historically strong vehicle counts (31.667 VPD) supporting high site visibility and drive-by exposure.
- Casa Grande has \$7B+ in planned capital investment fueling 30,000 new jobs over the next 10 years from Lucid Motors, Kohler, P&G, Air Products, and global semiconductor manufacturers.
- Located in the center of the main retail corridor, just 2 miles from Interstate 10.

## Shopping Center Details

|                      |                             |                      |                                            |
|----------------------|-----------------------------|----------------------|--------------------------------------------|
| Center               | Casa Grande Shopping Center | Retail Available     | 37,165 SF                                  |
| Type                 | Community Center            | Available Spaces     | 2                                          |
| GLA                  | 203,479 SF                  | Percent Leased       | 81.7%                                      |
| Anchor GLA           | 21,827 SF                   | Frontage             | 532' on Florence Blvd, 498' on Colorado St |
| Anchor Tenant        | Dollar Tree                 | Parking              | 346 Surface Spaces                         |
| Number of Properties | 7                           | Land Area            | 13.77 AC / 599,821 SF                      |
| Floors               | GRND - 1                    | Year Built/Renovated | 1981/2003                                  |

## Leasing Highlights

- Casa Grande is the 27th fastest growing city nationally, experiencing an 8% population growth year over year.
- Casa Grande has \$7B+ in planned capital investment fueling 30,000 new jobs over the next 10 years from Lucid Motors, Kohler, P&G, Air Products, and gl
- E. Florence Blvd is Casa Grande's primary East/ West commercial corridor with historically strong vehicle counts (31.667 VPD) supporting high site vi
- Located in the center of the main retail corridor, just 2 miles from Interstate 10.

## Available Spaces

| Address                   | Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|---------------------------|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| 1320-1350 E Florence Blvd | E 1st | Retail | Direct | 31,860   | 31,860          | 31,860         | Not Disclosed | Immediately | Negotiable |

992 - 31,860 SF box and shop space available for lease



# 13035 W Rancho Santa Fe Blvd • Avondale Palmilla



45,000 SF • For Lease • Retail • N Goodyear/Litchfield Submarket • Avondale, AZ 85392

## Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 45,000 SF        |
| Asking Rent    | Not Disclosed    |
| Service Type   | TBD              |
| Occupancy      | Nov 2026         |
| Lease Type     | Direct           |
| Term           | Negotiable       |
| Time On Market | 4 Months 25 Days |



## Property Overview

Situated within Avondale's dominant retail corridor, 13035 W Rancho Santa Fe Boulevard offers a highly visible freestanding retail building positioned directly along Interstate 10, benefiting from more than 204,000 vehicles per day. The property sits at the intersection of Dysart Road and I-10, placing it within a thriving regional trade area anchored by national retailers, established neighborhood communities, and strong daytime employment. Its location within a Walmart-anchored power center provides exceptional accessibility with multiple ingress and egress points, while extensive on-site parking supports a wide variety of high-traffic uses. The surrounding West Valley communities of Avondale, Goodyear, Litchfield Park, and west Phoenix continue to experience rapid population and economic growth, strengthening the property's long-term appeal. With flexible zoning, strong visibility, and significant traffic counts, this well-positioned asset stands out as a rare large-format opportunity in one of the region's most active commercial corridors.

## Shopping Center Details

|                      |                   |                  |                                           |
|----------------------|-------------------|------------------|-------------------------------------------|
| Center               | Avondale Palmilla | Retail Available | 47,600 SF                                 |
| Type                 | Power Center      | Available Spaces | 2                                         |
| GLA                  | 459,687 SF        | Percent Leased   | 100%                                      |
| Anchor GLA           | 191,800 SF        | Frontage         | SW Rancho Santa Fe Blvd (with 1 curb cut) |
| Anchor Tenant        | Walmart           | Parking          | 580 Surface Spaces                        |
| Number of Properties | 5                 | Land Area        | 44.51 AC / 1,939,029 SF                   |
| Floors               | 1                 | Year Built       | 1997                                      |

## Leasing Highlights

- The property offers exceptional visibility from Interstate 10 with more than 204,000 daily vehicles.
- The surrounding area benefits from strong residential growth across the West Valley.
- Established cross-access and shared parking rights enhance customer circulation.
- It is located within a Walmart-anchored regional power center with multiple access points.
- Ample on-site parking supports a wide range of high-traffic retail or service uses.
- Zoning allows for diverse redevelopment options including hotel, multi-family, and self-storage.

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-----------|------------|
| E 1st | Retail | Direct | 45,000   | 45,000          | 45,000         | Not Disclosed | Nov 2026  | Negotiable |

A high-visibility retail opportunity will be available for occupancy on November 1, 2026. The space benefits from direct exposure to Interstate 10 and sits within a strong regional activity node surrounded by established retailers and dense residential communities. Extensive shared parking and multiple access points



Available Spaces (Continued)

| Floor                                                                                                                                                                                                                  | Use | Type | SF Avail | SF Floor Contig | SF Bldg Contig | Rent | Occupancy | Term |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|----------|-----------------|----------------|------|-----------|------|
| enhance customer convenience, while the location's exceptional traffic counts strengthen branding potential. This availability is ideal for tenants seeking prominent positioning in a high-growth West Valley market. |     |      |          |                 |                |      |           |      |



# 12645 N 48th St • Village Fair North



13,542 - 59,498 SF • For Lease • Retail • North Scottsdale Submarket • Phoenix, AZ 85032

## Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 13,542 - 59,498 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | Triple Net         |
| Occupancy      | Immediately        |
| Lease Type     | Direct             |
| Term           | Negotiable         |
| Time On Market | 5 Months 18 Days   |



## Property Overview

Prime retail anchor location in the north Phoenix / Paradise Valley trade area

Directly across the street from the PV mixed-use destination, a \$2 billion redevelopment of the former Paradise Valley Mall, with national and local retail, restaurants, offices and residences underway including Whole Foods, Sephora, Flower Child, Blanco Reserva, Federal Pizza and Lifetime Fitness.

Surrounded by strong retail nodes including daily-necessity anchors, specialty shops, fitness, services and more.

Excellent access to 48th Street, Cactus Road and Tatum Blvd, with high regional traffic counts.

Significant nearby population and daytime workforce supporting retail demand.

## Building Details

|                       |            |               |                             |
|-----------------------|------------|---------------|-----------------------------|
| Primary Property Type | Retail     | Building Size | 63,600 SF                   |
| Secondary Type        | Storefront | Stories       | 1                           |
| CoStar Rating         | ★ ★ ★ ☆ ☆  | Typical Floor | 63,600 SF                   |
| Building Class        | B          | Frontage      | 350' on East Larkspur Drive |
| Year Built            | 1992       | Parking       | 146 Spaces                  |
| Renovated             | Jan 2000   | Tenancy       | Multi                       |

## Leasing Highlights

- 45,956 SF & 13,542 SF prime retail anchor location in the north Phoenix / Paradise Valley trade area - up to ±59,498 SF.
- Surrounded by strong retail nodes
- Directly across the street from the PV mixed-use destination

## Available Spaces

| Floor | Suite | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | 12645 | Retail | Direct | 45,956   | 45,956          | 45,956         | Not Disclosed | Immediately | Negotiable |

45,956 SF & 13,542 SF prime retail anchor location in the north Phoenix / Paradise Valley trade area - up to ±59,498 SF.



SEC McDowell Rd & Bullard Ave



6,000 - 169,808 SF • For Lease • Multiple Space Uses • N Goodyear/Litchfield Submarket • Goodyear, AZ 85395

Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 6,000 - 169,808 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | Negotiable, TBD    |
| Occupancy      | Immediately        |
| Lease Type     | Direct             |
| Term           | Negotiable         |
| Time On Market | 6 Months           |



Property Overview

Positioned at the southeast corner of McDowell Road and Bullard Avenue, this property offers a high-visibility retail opportunity in the vibrant Goodyear market. Anchored by a rapidly growing residential and commercial base, tenants benefit from strong consumer demand and proximity to established shopping destinations, including Market at Estrella Falls and Palm Valley Pavilions West.

Building Details

|                       |          |               |            |
|-----------------------|----------|---------------|------------|
| Primary Property Type | Retail   | Building Size | 169,808 SF |
| CoStar Rating         | ★★★★☆    | Stories       | 1          |
| Building Class        | C        | Typical Floor | 169,808 SF |
| Year Built            | Dec 2027 | Elevators     | None       |

Leasing Highlights

- Located in a thriving trade corridor with strong retail synergy

Available Spaces

| Floor       | Suite               | Use           | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------------|---------------------|---------------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st       | Building A          | Office/Retail | Direct | 100,000  | 100,000         | 100,000        | Not Disclosed | Immediately | Negotiable |
| Flex-Office |                     |               |        |          |                 |                |               |             |            |
| P 1st       | Building B - Office | Retail        | Direct | 47,408   | 47,408          | 47,408         | Not Disclosed | Immediately | Negotiable |

Positioned at the southeast corner of McDowell Road and Bullard Avenue, this property offers a high-visibility retail opportunity in the vibrant Goodyear market. Anchored by a rapidly growing residential and commercial base, tenants benefit from strong consumer demand and proximity to established shopping destinations, including Market at Estrella Falls and Palm Valley Pavilions West.



# 1701 E Camelback Rd • Biltmore



15,000 - 47,000 SF • For Lease • Retail • Downtown Phoenix Submarket • Phoenix, AZ 85016

## Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 15,000 - 47,000 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | TBD                |
| Occupancy      | Jan 2027           |
| Lease Type     | Direct             |
| Term           | 5 - 10 Years       |
| Time On Market | 11 Months 29 Days  |



## Property Overview

Located at 1701 East Camelback Road in Phoenix, Arizona, this premier retail property offers a rare leasing opportunity with flexible space options. Positioned on a 4.17-acre lot between multiple signalized intersections with 259 feet of frontage on Camelback Road and two curb cuts, the site offers exceptional visibility and access. Tenants benefit from direct exposure to the Piestewa Freeway, with prominent signage opportunities including building-mounted signs, pylons, and one of only three large freeway signs on State Route 51.

The center is beautifully landscaped and features a fully air-conditioned showroom and office space, LED track lighting throughout, and a fire sprinkler system to create a comfortable and productive work environment. A loading dock with a truck well and a product staging area aids in shipping and receiving for the tenant's convenience. Ralph Haver designed the building's open post-and-beam architecture, which is complemented by floor-to-ceiling display windows that enhance its retail appeal and allow natural light to flow through the center.

1701 East Camelback Road is a well-established retail center that is anchored by Target and includes national brands that create a surplus of foot traffic, such as McDonald's, Chick-fil-A, Verizon, Einstein's, GNC, and DXL Menswear. The remaining portion of the building is occupied by Copenhagen Imports, adding to the center's prestige and tenant mix. The location is surrounded by multiple apartment complexes and benefits from a dense population of over 1.36 million people within a 10-mile radius, with total consumer spending exceeding \$16.4 billion annually. The property is highly visible, seeing traffic from more than 140,000 vehicles per day, and offering access to a highly educated workforce, with 43% of the population holding a college degree.

Multiple Valley Metro Transit stops are located nearby, and the property sits between several signaled intersections, ensuring optimal ingress and egress. Phoenix's strong demographic trends and economic growth continue to support the region's long-term commercial real estate outlook, making this location a strategic choice for retailers seeking visibility, flexibility, and market reach.

## Building Details

|                       |              |               |                                        |
|-----------------------|--------------|---------------|----------------------------------------|
| Primary Property Type | Retail       | Stories       | 1                                      |
| Secondary Type        | Freestanding | Typical Floor | 60,282 SF                              |
| CoStar Rating         | ★ ★ ☆ ☆ ☆    | Frontage      | 259' on Camelback Rd (with 1 curb cut) |
| Building Class        | C            | Parking       | 98 Spaces                              |
| Year Built            | 1963         | Tenancy       | Multi                                  |
| Building Size         | 60,282 SF    |               |                                        |



1701 E Camelback Rd • Biltmore



15,000 - 47,000 SF • For Lease • Retail • Downtown Phoenix Submarket • Phoenix, AZ 85016

Leasing Highlights

- Premier frontage on Camelback Road with 259 feet of visibility exposed to 140,000 vehicles per day, and direct access to Piestewa Freeway.
- Landmark retail property that offers customizable space options ranging from 15,000 to 47,000 square feet, with the current tenant open to down-sizing.
- Large shipping & receiving area with truck well
- Join a thriving retail center in the East Camelback corridor that is home to multiple national brands such as Target, Einstein Bros, and Chick-fil-A.
- Serves a population of 1.36 million within a 10-mile radius, responsible for over \$16.4 billion in annual consumer spending in 2024.

Available Spaces

| Floor | Use    | Type   | SF Avail        | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term         |
|-------|--------|--------|-----------------|-----------------|----------------|---------------|-----------|--------------|
| P 1st | Retail | Direct | 15,000 - 47,000 | 47,000          | 47,000         | Not Disclosed | Jan 2027  | 5 - 10 Years |

Discover a rare leasing opportunity in Phoenix’s vibrant East Camelback Corridor, where flexibility meets visibility. This landmark retail property offers customizable space options ranging from 15,000 to 47,000 square feet, with the current tenant open to downsizing. Ownership is offering flexible terms, including the possibility of leasing the entire 47,000-square-foot building to a new tenant.



# SEC I-17 & Carefree Hwy



400,752 SF • For Lease • Retail • Anthem Submarket • Phoenix, AZ 85085

## Listing Details

|                |                 |
|----------------|-----------------|
| Available Size | 400,752 SF      |
| Asking Rent    | Not Disclosed   |
| Service Type   | Triple Net      |
| Occupancy      | Immediately     |
| Lease Type     | Direct          |
| Term           | Negotiable      |
| Time On Market | 9 Months 4 Days |



## Property Overview

Located at the strategic intersection of Interstate 17 and Carefree Highway, this retail property offers a premium opportunity within one of Phoenix's fastest-growing trade areas. The site boasts immediate freeway access, ensuring seamless connectivity to the North Phoenix corridor, Anthem, and the broader metropolitan region. Businesses here will benefit from significant traffic counts generated along I-17 and Carefree Highway, creating strong visibility and accessibility for both local and regional customers.

## Building Details

|                       |        |               |            |
|-----------------------|--------|---------------|------------|
| Primary Property Type | Retail | Building Size | 400,752 SF |
| CoStar Rating         | ★★★★☆  | Stories       | 1          |
| Building Class        | B      | Typical Floor | 400,752 SF |

## Leasing Highlights

- Situated in a trade area with strong traffic counts

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Retail | Direct | 400,752  | 400,752         | 400,752        | Not Disclosed | Immediately | Negotiable |

Strategically located adjacent to the I-17, Black Canyon Towne Center will serve as the premier destination for shopping, dining, and entertainment within North Phoenix. This trade area is home to some of the most significant new projects in Arizona. The Taiwan Semiconductor Manufacturing Company (TSMC) facility will anchor a high-tech industrial hub that includes the Sonoran Oasis Science and Technology Park, the expansive Halo Vista Industrial Park and Pulte Homes' North Park residential community. These projects are well underway and will bring thousands of new homes and job opportunities to the region. Black Canyon Towne Center is positioned to cater to the dynamic needs of this booming area, offering a vibrant mix of retail, dining, and entertainment options to serve the surrounding community.



# SEC Waddell & Sarival Rd • Prasada East



2,800 - 95,000 SF • For Lease • Retail • N Goodyear/Litchfield Submarket • Surprise, AZ 85379

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 2,800 - 95,000 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | Triple Net        |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 9 Months 5 Days   |



## Property Overview

As the next phase in retail evolution for Surprise, Prasada East welcomes a national specialty grocer and presents a fresh, sophisticated shopping destination. Prasada is more than a local destination—it's a super-regional draw attracting visitors from across the West Valley and beyond. With top fashion brands, crave-worthy dining, and entertainment for all ages, it's a place where every visit turns into something more.

## Shopping Center Details

|                      |                     |                  |           |
|----------------------|---------------------|------------------|-----------|
| Center               | Prasada East        | Retail Available | 95,000 SF |
| Type                 | Neighborhood Center | Available Spaces | 1         |
| GLA                  | 115,000 SF          | Percent Leased   | 17.4%     |
| Number of Properties | 1                   | Year Built       | 2027      |
| Floors               | 1                   |                  |           |

## Available Spaces

| Floor | Use    | Type   | SF Avail       | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|----------------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Retail | Direct | 2,800 - 95,000 | 95,000          | 95,000         | Not Disclosed | Immediately | Negotiable |



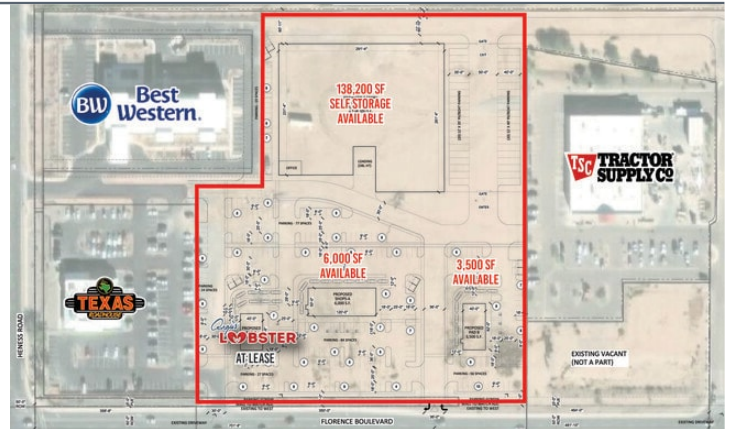
# E/NEC Florence Blvd & Henness Rd



3,500 - 147,700 SF • For Lease • Retail • Outlying Pinal County Submarket • Casa Grande, AZ 85122

## Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 3,500 - 147,700 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | TBD                |
| Occupancy      | Mar 2027           |
| Lease Type     | Direct             |
| Term           | Negotiable         |
| Time On Market | 9 Months 18 Days   |



## Property Overview

Positioned at a key growth corridor in Casa Grande, this proposed retail development at the northeast corner of Florence Boulevard and Henness Road offers a significant opportunity for businesses to establish a presence in one of Arizona's fastest-growing communities. Planned for approximately 147,700 square feet of leasable retail space, this site presents an attractive option for national retailers, service providers, and lifestyle-focused brands targeting strong regional demand.

## Building Details

|                       |        |               |            |
|-----------------------|--------|---------------|------------|
| Primary Property Type | Retail | Building Size | 147,700 SF |
| CoStar Rating         | ★★★★☆  | Stories       | 1          |
| Building Class        | B      | Typical Floor | 147,700 SF |

## Leasing Highlights

- Exceptional visibility along Florence Boulevard, a primary Casa Grande thoroughfare

## Available Spaces

| Floor | Suite        | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------|--------------|--------|--------|----------|-----------------|----------------|---------------|-----------|------------|
| P 1st | Self Storage | Retail | Direct | 138,200  | 138,200         | 138,200        | Not Disclosed | Mar 2027  | Negotiable |

Positioned at a key growth corridor in Casa Grande, this proposed retail development at the northeast corner of Florence Boulevard and Henness Road offers a significant opportunity for businesses to establish a presence in one of Arizona's fastest-growing communities. Planned for approximately 147,700 square feet of leasable retail space, this site presents an attractive option for national retailers, service providers, and lifestyle-focused brands targeting strong regional demand.



# 6225 E Southern Ave • Superstition Springs Power Center



51,003 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Mesa, AZ 85206

## Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 51,003 SF        |
| Asking Rent    | Not Disclosed    |
| Service Type   | TBD              |
| Occupancy      | Immediately      |
| Lease Type     | Direct           |
| Term           | Negotiable       |
| Time On Market | 10 Months 3 Days |



## Shopping Center Details

|                      |                                   |                  |                                                             |
|----------------------|-----------------------------------|------------------|-------------------------------------------------------------|
| Center               | Superstition Springs Power Center | Retail Available | 51,003 SF                                                   |
| Type                 | Power Center                      | Available Spaces | 1                                                           |
| GLA                  | 285,798 SF                        | Percent Leased   | 82.2%                                                       |
| Anchor GLA           | 65,870 SF                         | Frontage         | 1,246' on Southern Ave, 1,183' on Superstition Springs Blvd |
| Anchor Tenant        | Best Buy                          | Parking          | 594 Surface Spaces                                          |
| Number of Properties | 8                                 | Land Area        | 22.93 AC / 998,678 SF                                       |
| Floors               | 1                                 | Year Built       | 1990                                                        |

## Available Spaces

| Floor | Suite             | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|-------------------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Burlington Excess | Retail | Direct | 51,003   | 51,003          | 51,003         | Not Disclosed | Immediately | Negotiable |



5665 W Bell Rd • Talavi Towne Center II

31,302 - 63,760 SF • For Lease • Retail • Ctrl Peoria/Arrowhead Submarket • Phoenix, AZ 85031



Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 31,302 - 63,760 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | TBD                |
| Occupancy      | Multiple           |
| Lease Type     | Direct             |
| Term           | Negotiable         |
| Time On Market | 1 Year 1 Month     |



Property Overview

Two prime big-box retail spaces available for sale or lease, strategically located at the southeast corner of Bell Road and 57th Avenue in Glendale, Arizona.

These properties are anchored by a high-traffic Walmart Supercenter, ensuring a steady flow of potential customers. The area boasts excellent visibility with frontage on Bell Road, a major retail corridor in the Phoenix metropolitan area. The properties offer convenient access via a signalized intersection, facilitating smooth ingress and egress.

Shopping Center Details

|                      |                        |                      |                      |
|----------------------|------------------------|----------------------|----------------------|
| Center               | Talavi Towne Center II | Available Spaces     | 3                    |
| Type                 | Neighborhood Center    | Percent Leased       | 58.7%                |
| GLA                  | 75,792 SF              | Frontage             | W Bell Rd            |
| Number of Properties | 5                      | Parking              | 395 Surface Spaces   |
| Floors               | 1                      | Land Area            | 9.51 AC / 414,352 SF |
| Retail Available     | 70,760 SF              | Year Built/Renovated | 1994/1998            |

Leasing Highlights

- Approximately 2 miles to the Loop 101 freeway
- Center recently underwent \$2,000,000 renovation
- Part of the heavily-trafficked Arrowhead Town Center shopping area
- Parking lot resurfaced in 2024

Financials

|                         | 2015        | Most Recent | Per SF |
|-------------------------|-------------|-------------|--------|
| Income                  |             |             |        |
| Gross Potential Rent    | -           | -           | -      |
| Vacancy/Collection Loss | -           | -           | -      |
| Base Rent               | \$773,225   | \$387,412   | \$6.32 |
| Expense Reimbursement   | \$365,461   | \$162,206   | \$2.65 |
| Percentage Rent         | -           | -           | -      |
| Parking Income          | -           | -           | -      |
| Other Income            | -           | -           | -      |
| Effective Gross Income  | \$1,138,686 | \$549,618   | \$8.97 |
| Operating Expenses      |             |             |        |



# 5665 W Bell Rd • Talavi Towne Center II

31,302 - 63,760 SF • For Lease • Retail • Ctrl Peoria/Arrowhead Submarket • Phoenix, AZ 85031



## Financials (Continued)

### Operating Expenses

|                                 |                  |                  |               |
|---------------------------------|------------------|------------------|---------------|
| Real Estate Taxes               | \$136,514        | \$68,257         | \$1.11        |
| Property Insurance              | \$11,163         | \$5,581          | \$0.09        |
| Utilities                       | \$45,082         | \$24,722         | \$0.40        |
| Repairs and Maintenance         | \$39,054         | \$23,942         | \$0.39        |
| Janitorial                      | -                | -                | -             |
| Management Fees                 | \$34,161         | \$16,489         | \$0.27        |
| Payroll & Benefits              | -                | -                | -             |
| Advertising & Marketing         | -                | -                | -             |
| Professional Fees               | \$3,480          | \$284            | \$0.00        |
| General & Administrative        | \$47,277         | \$23,786         | \$0.39        |
| Other Expenses                  | -                | -                | -             |
| Ground Rent                     | -                | -                | -             |
| <b>Total Operating Expenses</b> | <b>\$316,730</b> | <b>\$163,061</b> | <b>\$2.66</b> |
| Operating Expense Ratio (%)     | 27.82            | 29.67            | 29.67         |
| Net Operating Income            | \$821,956        | \$386,557        | \$6.31        |

### Capital Items

|                                    |                  |                  |               |
|------------------------------------|------------------|------------------|---------------|
| Leasing Commissions                | -                | -                | -             |
| Tenant Improvements                | \$26,602         | \$13,301         | \$0.22        |
| Capital Expenditures               | \$6,125          | \$3,063          | \$0.05        |
| Extraordinary Capital Expenditures | -                | -                | -             |
| <b>Total Capital Items</b>         | <b>\$32,727</b>  | <b>\$16,364</b>  | <b>\$0.27</b> |
| <b>Net Cash Flow</b>               | <b>\$789,229</b> | <b>\$370,194</b> | <b>\$6.04</b> |

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Retail | Direct | 31,302   | 31,302          | 31,302         | Not Disclosed | Immediately | Negotiable |
| P 1st | Retail | Direct | 32,458   | 32,458          | 32,458         | Not Disclosed | 90 Days     | Negotiable |

Center Recently underwent \$2,000,000 renovation.



# N 91st Ave • 91st and Union Hills



1,031 - 38,029 SF • For Lease • Retail • Ctrl Peoria/Arrowhead Submarket • Peoria, AZ 85382

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 1,031 - 38,029 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | TBD               |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 11 Months 28 Days |



## Property Overview

One (1) mile west of Loop 101 (Agua Fria Fwy)

## Shopping Center Details

|                      |                      |                  |                         |
|----------------------|----------------------|------------------|-------------------------|
| Center               | 91st and Union Hills | Retail Available | 38,029 SF               |
| Type                 | Neighborhood Center  | Available Spaces | 8                       |
| GLA                  | 95,450 SF            | Percent Leased   | 60.2%                   |
| Anchor GLA           | 14,760 SF            | Parking          | 81 Surface Spaces       |
| Anchor Tenant        | Walgreens            | Land Area        | 38.93 AC / 1,695,921 SF |
| Number of Properties | 5                    | Year Built       | 1995                    |
| Floors               | 1                    |                  |                         |

## Leasing Highlights

- Prime Northwest Phoenix trade area
- Ample parking with easy ingress/egress
- Signalized intersection

## Available Spaces

| Floor                     | Suite   | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|---------------------------|---------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st                     | Major B | Retail | Direct | 29,040   | 29,040          | 29,040         | Not Disclosed | Immediately | Negotiable |
| ? Signalized intersection |         |        |        |          |                 |                |               |             |            |



# 83rd Avenue & Olive Ave • PADs for Ground Lease, BTS, or Sale



27,051 - 62,444 SF • For Lease • Retail • Glendale Submarket • Peoria, AZ 85345

## Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 27,051 - 62,444 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | Negotiable         |
| Occupancy      | Multiple           |
| Lease Type     | Direct             |
| Term           | Negotiable         |
| Time On Market | 2 Years 11 Months  |



## Property Overview

Discover the vibrant city of Peoria, AZ, where this property at 83rd Ave & Olive Ave is situated. This energetic area offers a prime opportunity for businesses seeking a bustling location with high visibility. Nearby, you'll find the Peoria Sports Complex, home to MLB spring training, as well as the popular shopping and dining destination, Park West and Westgate. With its convenient access to major roadways and a strong local economy, this location presents an enticing prospect for those looking to capitalize on the dynamic potential of the thriving Peoria market.

Commercial Pads Available for Sale or Ground Lease - Zoned: PAD

Join Fry's Gas Station and Take 5 Oil Change

High visibility on Olive Avenue with Excellent Traffic Exposure

Situated within 1-mile of the Loop 101 & US 60

Pad B - ±0.62 Acres - APN: 142-15-537

Pad C - ±0.81 Acres - APN: 142-15-538

## Building Details

|                       |           |               |                           |
|-----------------------|-----------|---------------|---------------------------|
| Primary Property Type | Retail    | Building Size | 62,444 SF                 |
| Secondary Type        | Fast Food | Stories       | 1                         |
| CoStar Rating         | ★ ★ ★ ☆ ☆ | Typical Floor | 62,444 SF                 |
| Building Class        | B         | Frontage      | 869' on North 83rd Avenue |
| Year Built            | May 2027  | Tenancy       | Multi                     |

## Leasing Highlights

- Commercial Pads Available for Sale or Ground Lease - Zoned: PAD

## Available Spaces

| Floor | Suite | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Pad C | Retail | Direct | 35,393   | 35,393          | 35,393         | Not Disclosed | Immediately | Negotiable |

Commercial Pads Available for Sale or Ground Lease - Zoned: PAD

Join Fry's Gas Station and Take 5 Oil Change

High visibility on Olive Avenue with Excellent Traffic Exposure

Situated within 1-mile of the Loop 101 & US 60

Pad B - ±0.62 Acres - APN: 142-15-537

Pad C - ±0.81 Acres - APN: 142-15-538



# 15357 W Cactus Rd • Cactus Plaza



89,121 SF • For Lease • Retail • N Goodyear/Litchfield Submarket • Surprise, AZ 85379

## Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 89,121 SF        |
| Asking Rent    | Not Disclosed    |
| Service Type   | Negotiable       |
| Occupancy      | Immediately      |
| Lease Type     | Direct           |
| Term           | Negotiable       |
| Time On Market | 2 Years 9 Months |



## Property Overview

### Regional Tourism & Recreation Traffic

Located near Surprise Stadium and Surprise Community Park, attracting hundreds of thousands of visitors annually for events and MLB Spring Training.

### Immediate Access to Loop 303 Freeway Traffic

Located less than five minutes from a full-diamond interchange along Loop 303, the site benefits from convenient regional connectivity and exposure to more than 68,000 vehicles per day, driving strong accessibility and visibility for retailers.

### Surrounded by Thousands of Established and Planned Rooftops

The site is supported by several nearby masterplanned communities, including Marley Park (±3,800 homes), Rancho Gabriela (±2,329 homes), and Greer Ranch North (±1,664 homes), along with additional residential growth throughout the surrounding trade area.

### Strong Daytime Population from Nearby Schools

The surrounding area is supported by several high enrollment schools, including Valley Vista (±2,409 students), Shadow Ridge (±2,242 students), Willow Canyon (±1,644 students), and Paradise Honors (±914 students), generating consistent daily traffic and consumer activity nearby.

## Shopping Center Details

|                      |                     |                  |                                        |
|----------------------|---------------------|------------------|----------------------------------------|
| Center               | Cactus Plaza        | Available Spaces | 1                                      |
| Type                 | Neighborhood Center | Percent Leased   | 15.3%                                  |
| GLA                  | 105,264 SF          | Frontage         | 710' on W Cactus Rd (with 2 curb cuts) |
| Number of Properties | 4                   | Parking          | 627 Surface Spaces                     |
| Floors               | 1                   | Land Area        | 13.71 AC / 597,291 SF                  |
| Retail Available     | 89,121 SF           | Year Built       | 2008                                   |

## Leasing Highlights

- Immediate Access to Loop 303 Freeway Traffic
- Surrounded by Established and Planned Rooftops
- Regional Tourism & Recreation Traffic
- Strong Daytime Population from Nearby Schools

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| E 1st | Retail | Direct | 89,121   | 89,121          | 89,121         | Not Disclosed | Immediately | Negotiable |

This expansive 89, 121 sf site offers exceptional versatility with divisible space options tailored to meet your specific requirements. Positioned with direct frontage on Cactus Rd, the property benefits from high visibility and a steady traffic flow of 14,279 VPD. The surrounding trade area is robust, featuring 56,630



15357 W Cactus Rd • Cactus Plaza



89,121 SF • For Lease • Retail • N Goodyear/Litchfield Submarket • Surprise, AZ 85379

Available Spaces (Continued)

| Floor                                                                                                                                                                                                                                                                                                                             | Use | Type | SF Avail | SF Floor Contig | SF Bldg Contig | Rent | Occupancy | Term |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|----------|-----------------|----------------|------|-----------|------|
| households within a 5-mile radius that boast a massive \$4.2 billion in annual consumer expenditure. Whether you are looking for a large scale anchor position or a customized smaller footprint, this location provides the high density demographics and significant spending power necessary for long term commercial success. |     |      |          |                 |                |      |           |      |



# SWC I-17 Fwy & Peoria Ave



119,400 SF • For Lease • Retail • N Phoenix/I-17 Corr Submarket • Phoenix, AZ 85051

## Listing Details

|                |                 |
|----------------|-----------------|
| Available Size | 119,400 SF      |
| Asking Rent    | Not Disclosed   |
| Service Type   | TBD             |
| Occupancy      | Jan 2028        |
| Lease Type     | Direct          |
| Term           | Negotiable      |
| Time On Market | 1 Year 5 Months |



## Property Overview

Redevelopment of the former Metro Center Mall. 119,400 SF of boutique retail by Diversified Partners.

## Building Details

|                       |           |               |            |
|-----------------------|-----------|---------------|------------|
| Primary Property Type | Retail    | Building Size | 119,400 SF |
| CoStar Rating         | ★ ★ ★ ★ ★ | Stories       | 1          |
| Building Class        | A         | Typical Floor | 119,400 SF |
| Year Built            | Dec 2027  | Tenancy       | Multi      |

## Leasing Highlights

- The only transit-oriented Master Plan Community in Phoenix with Light Rail and express bus transit system bringing consumers to The Loop
- Other demand drivers include the I-17 freeway employment corridor, The Rose Mofford Sports Complex and nearby hotels
- The only major new construction retail in the core Valley, with frontage and access to I-17 Freeway with over 325,000 VPD
- Conveniently adjacent to Walmart, as well as local and national chain restaurants, Ross, PetSmart and Castles N Coasters, an iconic family theme park
- 7 mile radius, void of regional destination retail
- An estimated 3,000 residents will live in walking distance to The Loop within The Metropolitan

## Available Spaces

| Floor | Use    | Type   | SF Avail        | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------|--------|--------|-----------------|-----------------|----------------|---------------|-----------|------------|
| E 1st | Retail | Direct | 3,700 - 119,400 | 119,400         | 119,400        | Not Disclosed | Jan 2028  | Negotiable |

119,400 SF of Leasable Retail  
Space Available at The Loop



# Laveen Town Center • Laveen Towne Center



6,000 - 226,388 SF • For Lease • Retail • Laveen Submarket • Laveen, AZ 85339

## Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 6,000 - 226,388 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | TBD                |
| Occupancy      | Immediately        |
| Lease Type     | Direct             |
| Term           | Negotiable         |
| Time On Market | 2 Months 21 Days   |



## Property Overview

Laveen Towne Center, the latest development by Vestar is located in the Laveen Village Trade Area at the southeast corner of Loop 202 & Dobbins Rd, Phoenix AZ. The development is situated on approximately 77-acres and expected to have over 330,000 square feet of retail space along with an estimated 400-500 multi-family units and set to be the next premiere shopping center in the trade area that will offer large anchor retailers, soft goods, and a variety of services and restaurants. The trade area has experienced a tremendous amount of residential growth over the past 5-years where over 6,340 new homes have been built (as of Q4 2023) with another ±2,000 lots permitted or entitled, and another ±1,770 multi-family units are in various entitlement stages. Infrastructure has also helped contribute to the growth with the development of the South Mountain (Loop 202) freeway that adjoins Interstate-10 east/west to the southern border of Chandler/Phoenix

## Building Details

|                       |            |               |            |
|-----------------------|------------|---------------|------------|
| Primary Property Type | Retail     | Building Size | 280,000 SF |
| Secondary Type        | Storefront | Stories       | 1          |
| CoStar Rating         | ★ ★ ★ ☆ ☆  | Typical Floor | 280,000 SF |
| Building Class        | C          | Tenancy       | Multi      |

## Leasing Highlights

- Central Location
- Easily Accessible and Visible

## Available Spaces

| Floor | Suite | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | PAD 2 | Retail | Direct | 43,560   | 43,560          | 43,560         | Not Disclosed | Immediately | Negotiable |

This recently proposed retail pad offers a valuable opportunity for owner-users or investors in one of Peoria's most dynamic growth corridors. Positioned at the northwest corner of Lake Pleasant Parkway and Happy Valley Road, the property benefits from strong traffic counts and exceptional frontage in the bustling North Peoria submarket. The vibrant area is anchored by popular national retailers, neighborhood services, and new residential developments, creating consistent consumer demand.

|       |       |        |        |        |        |        |               |             |            |
|-------|-------|--------|--------|--------|--------|--------|---------------|-------------|------------|
| P 1st | PAD 3 | Retail | Direct | 37,897 | 37,897 | 37,897 | Not Disclosed | Immediately | Negotiable |
|-------|-------|--------|--------|--------|--------|--------|---------------|-------------|------------|

Laveen Towne Center, the latest development by Vestar is located in the Laveen Village Trade Area at the southeast corner of Loop 202 & Dobbins Rd, Phoenix AZ.

|       |       |        |        |        |        |        |               |             |            |
|-------|-------|--------|--------|--------|--------|--------|---------------|-------------|------------|
| P 1st | PAD 4 | Retail | Direct | 43,720 | 43,720 | 43,720 | Not Disclosed | Immediately | Negotiable |
|-------|-------|--------|--------|--------|--------|--------|---------------|-------------|------------|

Laveen Towne Center, the latest development by Vestar is located in the Laveen Village Trade Area at the southeast corner of Loop 202 & Dobbins Rd, Phoenix AZ.

|       |       |        |        |        |        |        |               |             |            |
|-------|-------|--------|--------|--------|--------|--------|---------------|-------------|------------|
| P 1st | PAD 5 | Retail | Direct | 43,560 | 43,560 | 43,560 | Not Disclosed | Immediately | Negotiable |
|-------|-------|--------|--------|--------|--------|--------|---------------|-------------|------------|



# Laveen Town Center • Laveen Towne Center



6,000 - 226,388 SF • For Lease • Retail • Laveen Submarket • Laveen, AZ 85339

## Available Spaces (Continued)

| Floor                                                                                                                                                          | Suite | Use | Type | SF Avail | SF Floor Contig | SF Bldg Contig | Rent | Occupancy | Term |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------|-------|-----|------|----------|-----------------|----------------|------|-----------|------|
| Laveen Towne Center, the latest development by Vestar is located in the Laveen Village Trade Area at the southeast corner of Loop 202 & Dobbins Rd, Phoenix AZ |       |     |      |          |                 |                |      |           |      |



# 9675 W Camelback Rd • Camelback 101 Plaza



30,104 SF • For Lease • Retail • Loop 101/I-10 Submarket • Phoenix, AZ 85037

## Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 30,104 SF        |
| Asking Rent    | Not Disclosed    |
| Service Type   | TBD              |
| Occupancy      | Immediately      |
| Lease Type     | Sublet           |
| Term           | Negotiable       |
| Time On Market | 1 Year 11 Months |



## Building Details

|                       |             |               |                        |
|-----------------------|-------------|---------------|------------------------|
| Primary Property Type | Retail      | Stories       | 1                      |
| Secondary Type        | Health Club | Typical Floor | 30,104 SF              |
| CoStar Rating         | ★ ★ ★ ☆ ☆   | Frontage      | 518' on W Camelback Rd |
| Building Class        | B           | Parking       | 179 Spaces             |
| Year Built            | 2008        | Tenancy       | Single                 |
| Building Size         | 30,104 SF   |               |                        |

## Available Spaces

| Floor                                    | Use     | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|------------------------------------------|---------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| E 1st                                    | Medical | Sublet | 30,104   | 30,104          | 30,104         | Not Disclosed | Immediately | Negotiable |
| 1st Floor Space<br>Available Immediately |         |        |          |                 |                |               |             |            |



1337-1341 S Alma School Rd • Mesa Fiesta Medical Center



84,098 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Mesa, AZ 85210

Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 84,098 SF        |
| Asking Rent    | Not Disclosed    |
| Service Type   | TBD              |
| Occupancy      | Immediately      |
| Lease Type     | Direct           |
| Term           | Negotiable       |
| Time On Market | 2 Years 2 Months |



Property Overview

The property is situated on South Alma School Road within Mesa city limits and features commercial zoning. It is positioned near major arterial routes, including U.S. Route 60 and Loop 101, providing strong roadway connectivity. The surrounding area includes a concentration of retail, service businesses, and hospitality establishments. The site is approximately 8 miles from Phoenix Sky Harbor International Airport.

Building Details

|                       |           |               |                                                         |
|-----------------------|-----------|---------------|---------------------------------------------------------|
| Primary Property Type | Retail    | Stories       | 1                                                       |
| CoStar Rating         | ★★★★☆     | Typical Floor | 84,098 SF                                               |
| Building Class        | B         | Frontage      | 246' on Grove Ave, S. Alma School, 525' on Westwood Ave |
| Year Built            | 1993      | Parking       | 597 Spaces                                              |
| Building Size         | 84,098 SF | Tenancy       | Multi                                                   |

Leasing Highlights

- Highly visible location along South Alma School Road near major intersections and arterial routes.
- Surrounded by established retail, dining establishments, and service businesses that drive strong daily traffic.
- Convenient access to U.S. Route 60 and Loop 101 for regional connectivity.

Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| E 1st | Retail | Direct | 84,098   | 84,098          | 84,098         | Not Disclosed | Immediately | Negotiable |

- Located in the hub of Central Mesa.
- ±16.5 acre site with a total of 200,000 SF buildings.



# 1345-1361 S Alma School Rd • Mesa Fiesta Medical Center



115,971 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Mesa, AZ 85210

## Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 115,971 SF       |
| Asking Rent    | Not Disclosed    |
| Service Type   | TBD              |
| Occupancy      | Immediately      |
| Lease Type     | Direct           |
| Term           | 3 - 10 Years     |
| Time On Market | 2 Years 2 Months |



## Property Overview

The property located at 1345-1361 S Alma School Rd in Mesa occupies a site along a major thoroughfare in Maricopa County. Alma School Road serves as a key connector route, providing access to nearby highways including US-60 and Loop 202. The surrounding area consists of retail, dining, and service uses with nearby residential neighborhoods and established commercial activity. The location offers proximity to essential roadways and a range of amenities within the Mesa submarket.

## Building Details

|                       |            |               |                                                    |
|-----------------------|------------|---------------|----------------------------------------------------|
| Primary Property Type | Retail     | Typical Floor | 115,971 SF                                         |
| CoStar Rating         | ★ ★ ★ ☆ ☆  | Frontage      | Alma School, 648' on Grove Ave, 684' on Holmes Ave |
| Building Class        | B          | Elevators     | None                                               |
| Year Built            | 1993       | Parking       | 550 Spaces                                         |
| Building Size         | 115,971 SF | Tenancy       | Multi                                              |
| Stories               | 1          |               |                                                    |

## Leasing Highlights

- Significant street visibility and signage opportunities enhance brand exposure.
- Surrounded by a robust mix of national retailers, restaurants, and local businesses within minutes.
- Positioned along a high-traffic retail corridor with strong area demographics.
- Close proximity to residential neighborhoods and employment centers ensures a consistent patron base.
- Convenient access to US-60 and Loop 202, supporting customer and logistics connectivity.

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term         |
|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|--------------|
| E 1st | Retail | Direct | 115,971  | 115,971         | 115,971        | Not Disclosed | Immediately | 3 - 10 Years |

Mesa Fiesta Corporate Park offers a dynamic leasing environment for tenants seeking high-visibility space in Mesa's core commercial corridor. The campus spans a mix of office, retail, medical, and educational uses, with existing classroom buildouts and conceptual expansion plans available. Located just off US-60 and Alma School Road, tenants benefit from direct freeway access and proximity to Loop 101 and Loop 202.

The site's C-2 zoning allows for a wide range of uses, and its placement within an Opportunity Zone adds financial appeal. Nearby institutions like Banner Desert Medical Center, Cardon Children's Medical Center, and Mesa Community College support healthcare and educational tenancy. Hospitality options and



1345-1361 S Alma School Rd • Mesa Fiesta Medical Center



115,971 SF • For Lease • Retail • Red Mountain/Mesa Submarket • Mesa, AZ 85210

Available Spaces (Continued)

| Floor                                                                                                                                                                                                                    | Use | Type | SF Avail | SF Floor Contig | SF Bldg Contig | Rent | Occupancy | Term |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|------|----------|-----------------|----------------|------|-----------|------|
| retail amenities are abundant, with the property situated across from The Campus @ US-60. Aggressive lease rates and flexible configurations make Mesa Fiesta Corporate Park a compelling choice for growing operations. |     |      |          |                 |                |      |           |      |



# 3003 W Apache Trl • Apache Junction Center



9,500 - 62,386 SF • For Lease • Retail • Apache Junction Submarket • Apache Junction, AZ 85120

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 9,500 - 62,386 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | Triple Net        |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 2 Years 3 Months  |



## Property Overview

Anchor Space Available for Lease in Apache Junction - Safeway Anchored Center

25,561 SF & 36,825 SF - up to 62,386 SF

Multiple Monument Signage Opportunities

Easy Ingress & Egress at a Signalized Intersection

Ample Parking

Close Proximity to Loop 202 & US-60

Vastly Developing Phoenix Suburb in the Southeast Valley

## Shopping Center Details

|                      |                        |                  |                                         |
|----------------------|------------------------|------------------|-----------------------------------------|
| Center               | Apache Junction Center | Available Spaces | 3                                       |
| Type                 | Community Center       | Percent Leased   | 57.5%                                   |
| GLA                  | 149,297 SF             | Frontage         | 408' on Apache Trail (with 4 curb cuts) |
| Number of Properties | 4                      | Parking          | 686 Surface Spaces                      |
| Floors               | 1                      | Land Area        | 13.13 AC / 571,791 SF                   |
| Retail Available     | 63,441 SF              | Year Built       | 1982                                    |

## Leasing Highlights

- Anchor Space Available for Lease in Apache Junction - Safeway Anchored Center
- Multiple Monument Signage Opportunities
- 23,625 SF & 36,825 SF - up to 62,386 SF

## Available Spaces

| Floor | Suite   | Use    | Type   | SF Avail       | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|---------|--------|--------|----------------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Major 1 | Retail | Direct | 9,500 - 36,825 | 36,825          | 36,825         | Not Disclosed | Immediately | Negotiable |

36,825 SF Anchor Space Available

Divisible

Up to 62,386 SF Available



# SEC Rio Verde Dr & 174th St • Anchor & Shop Space



2,000 - 181,900 SF • For Lease • Multiple Space Uses • Fountain Hills Submarket • Rio Verde, AZ 85263

## Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 2,000 - 181,900 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | Triple Net, TBD    |
| Occupancy      | Immediately        |
| Lease Type     | Direct             |
| Term           | Negotiable         |
| Time On Market | 2 Years 3 Months   |



## Property Overview

17 Acre Retail Development Servicing the Rio Verde Community which is starved for Retail Services/Amenities. QRS, Restaurant w/ patio, C-Store Pads Available, Anchor, Jr. Anchor, Shop Space, Medical Space, Self Storage Sites Available for Lease, GL, or BTS-. Center is across the street from the Main Gate to Trilogy and adjacent to the soon to be built Tolls Brothers 1,200 Home Development. C-2 Zoned with EPCOR Water. Entire 17 Acres available for sale.

## Building Details

|                       |           |               |            |
|-----------------------|-----------|---------------|------------|
| Primary Property Type | Retail    | Building Size | 181,900 SF |
| Secondary Type        | Fast Food | Stories       | 1          |
| CoStar Rating         | ★ ★ ★ ☆ ☆ | Typical Floor | 181,900 SF |
| Building Class        | B         | Elevators     | None       |
| Year Built            | Dec 2027  | Tenancy       | Multi      |

## Leasing Highlights

- The Shops at Rio Verde to provide the much needed services and retail amenities to the Rio Verde Community.
- Over eight miles to the nearest competing services
- Zoned C-2 with EPCOR water and flexible development options
- Located across from Trilogy at Verde River's main entrance
- Surrounded by active and future luxury housing developments
- High average household incomes and growing population base

## Available Spaces

| Floor                                                               | Suite        | Use    | Type   | SF Avail       | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|---------------------------------------------------------------------|--------------|--------|--------|----------------|-----------------|----------------|---------------|-------------|------------|
| P 1st                                                               | -            | Retail | Direct | 2,000 - 40,000 | 40,000          | 40,000         | Not Disclosed | Immediately | Negotiable |
| Anchor and shop space available for retail, office, and medical use |              |        |        |                |                 |                |               |             |            |
| P 1st                                                               | Anchor       | Retail | Direct | 38,000         | 38,000          | 38,000         | Not Disclosed | Immediately | Negotiable |
| P 1st                                                               | Self Storage | Retail | Direct | 34,000         | 34,000          | 34,000         | Not Disclosed | Immediately | Negotiable |



# 850-890 N 54th St • Chandler Pavilions



2,369 - 37,478 SF • For Lease • Retail • Chandler Submarket • Chandler, AZ 85226

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 2,369 - 37,478 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | TBD               |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 2 Years 8 Months  |



## Property Overview

Excellent located regional power center located off Interstate 10 and Ray Rd in Chandler, AZ. The shopping center is anchored by Home Depot, Sam's Club, REI, Golf Galaxy, World Market, and more!

## Shopping Center Details

|                      |                            |                  |                                   |
|----------------------|----------------------------|------------------|-----------------------------------|
| Center               | Chandler Pavilions         | Retail Available | 37,478 SF                         |
| Type                 | Power Center               | Available Spaces | 3                                 |
| GLA                  | 457,612 SF                 | Percent Leased   | 91.8%                             |
| Anchor GLA           | 250,000 SF                 | Frontage         | 200' on Ray Rd (with 5 curb cuts) |
| Anchor Tenant        | Sam's Club, The Home Depot | Parking          | 2,388 Surface Spaces              |
| Number of Properties | 10                         | Land Area        | 55.66 AC / 2,424,534 SF           |
| Floors               | 1 - 2                      | Year Built       | 1998                              |

## Leasing Highlights

- National big box covenants

## Available Spaces

| Address       | Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|---------------|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| 800 N 54th St | P 1st | Retail | Direct | 32,713   | 32,713          | 32,713         | Not Disclosed | Immediately | Negotiable |

Former Bed Bath & Beyond



# SEC Cactus Rd



1,000 - 40,000 SF • For Lease • Retail • N Goodyear/Litchfield Submarket • Surprise, AZ 85388

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 1,000 - 40,000 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | TBD               |
| Occupancy      | Jun 2027          |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 2 Years 7 Months  |



## Property Overview

- The site sits directly across from the entrance to the Sterling Grove master planned community where 2,200 luxury homes are built or are under construction.
- Pads sit up on Cactus on the AM side of the road and less than 1 mile from the Loop 303 freeway.
- The trade area boasts a 200,000 daytime population and an average household income of just over \$80,000.
- PAD Allows for retail, office, medical, entertainment, and hotel uses

## Building Details

|                       |           |               |                                              |
|-----------------------|-----------|---------------|----------------------------------------------|
| Primary Property Type | Retail    | Typical Floor | 66,800 SF                                    |
| CoStar Rating         | ★ ★ ★ ☆ ☆ | Frontage      | 933' on Cactus Rd, 2,311' on North Cotton Ln |
| Building Size         | 66,800 SF | Tenancy       | Multi                                        |
| Stories               | 1         |               |                                              |

## Leasing Highlights

- 200,000 daytime population
- Located near the 303 freeway in growing retail corridor
- Average house hold income over \$80,000

## Available Spaces

| Floor | Use    | Type   | SF Avail       | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------|--------|--------|----------------|-----------------|----------------|---------------|-----------|------------|
| P 1st | Retail | Direct | 1,000 - 40,000 | 40,000          | 40,000         | Not Disclosed | Jun 2027  | Negotiable |

17 acres of proposed retail



# NWC Higley Rd & Williams Field Rd • NWC Higley Rd & Williams Field Rd ★★★★★

36,311 - 174,917 SF • For Lease • Multiple Space Uses • Gilbert Submarket • Gilbert, AZ 85295

## Listing Details

|                |                     |
|----------------|---------------------|
| Available Size | 36,311 - 174,917 SF |
| Asking Rent    | Not Disclosed       |
| Service Type   | Negotiable, TBD     |
| Occupancy      | Multiple            |
| Lease Type     | Direct              |
| Term           | 5 - 10 Years        |
| Time On Market | 5 Years 3 Months    |



## Shopping Center Details

|                      |                                   |                  |                     |
|----------------------|-----------------------------------|------------------|---------------------|
| Center               | NWC Higley Rd & Williams Field Rd | Retail Available | 95,602 SF           |
| Type                 | Strip Center                      | Available Spaces | 2                   |
| GLA                  | 185,870 SF                        | Percent Leased   | 48.6%               |
| Number of Properties | 5                                 | Land Area        | 1.82 AC / 79,315 SF |
| Floors               | GRND                              | Year Built       | 2027                |

## Leasing Highlights

- Central Location

## Available Spaces

| Address                                                                                             | Floor  | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term         |
|-----------------------------------------------------------------------------------------------------|--------|--------|--------|----------|-----------------|----------------|---------------|-------------|--------------|
| NWC Higley Rd & Williams Field Rd • P6                                                              | E GRND | Retail | Direct | 36,311   | 36,311          | 36,311         | Not Disclosed | Immediately | 5 - 10 Years |
| Retail pads close to heavily trafficked intersection available for lease in Gilbert.                |        |        |        |          |                 |                |               |             |              |
| NWC Higley Rd & Williams Field Rd • P7                                                              | E GRND | Retail | Direct | 59,291   | 59,291          | 59,291         | Not Disclosed | Immediately | 5 - 10 Years |
| Retail pads close to heavily trafficked intersection available for lease in Gilbert.                |        |        |        |          |                 |                |               |             |              |
| NWC Higley Rd & Williams Field Rd • P3                                                              | E GRND | Office | Direct | 79,315   | 79,315          | 79,315         | Not Disclosed | Dec 2026    | 5 - 10 Years |
| Build to suit office space close to heavily trafficked intersection available for lease in Gilbert. |        |        |        |          |                 |                |               |             |              |



# NEC I-10 • Verrado Marketplace



49,999 SF • For Lease • Retail • North Buckeye Submarket • Buckeye, AZ 85396

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 49,999 SF         |
| Asking Rent    | Not Disclosed     |
| Service Type   | Negotiable        |
| Occupancy      | Dec 2026          |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 2 Years 11 Months |



## Property Overview

Introducing Verrado Marketplace, the latest and most sophisticated "Marketplace" development from Vestar. Designed with the same level of quality and attention to detail found in Desert Ridge Marketplace and Tempe Marketplace, Verrado is set to be the premier shopping and entertainment destination in the West Valley. With over 500,000 SF of carefully curated retail, dining and entertainment options, Verrado Marketplace will offer an elevated shopping experience where you'll discover the latest trends in fashion, food + beverage, home décor, and beauty.

Verrado Marketplace will also be Buckeye's hub for entertainment and community events and will host a range of events throughout the year, from concerts and movie nights to farmers markets and holiday festivities. Complimenting the small-town neighborhood charm that is the hallmark of the upscale Verrado community, Verrado Marketplace is the perfect destination for a day of shopping, dining, and entertainment. Come experience the best of the West Valley at Verrado Marketplace.

## Building Details

|                       |            |               |                             |
|-----------------------|------------|---------------|-----------------------------|
| Primary Property Type | Retail     | Stories       | 1                           |
| CoStar Rating         | ★ ★ ★ ★ ☆  | Typical Floor | 520,000 SF                  |
| Building Class        | B          | Frontage      | 3,347' on North Verrado Way |
| Year Built            | Jun 2026   | Tenancy       | Multi                       |
| Building Size         | 520,000 SF |               |                             |

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-----------|------------|
| P 1st | Retail | Direct | 49,999   | 49,999          | 49,999         | Not Disclosed | Dec 2026  | Negotiable |

Introducing Verrado Marketplace, the latest and most sophisticated "Marketplace" development from Vestar. Designed with the same level of quality and attention to detail

found in Desert Ridge Marketplace and Tempe Marketplace, Verrado is set to be the premier shopping and entertainment destination in the West Valley. With over 500,000 SF of carefully curated retail, dining and entertainment options, Verrado Marketplace will offer an elevated shopping experience where you'll discover the latest trends in fashion, food + beverage, home décor, and beauty.



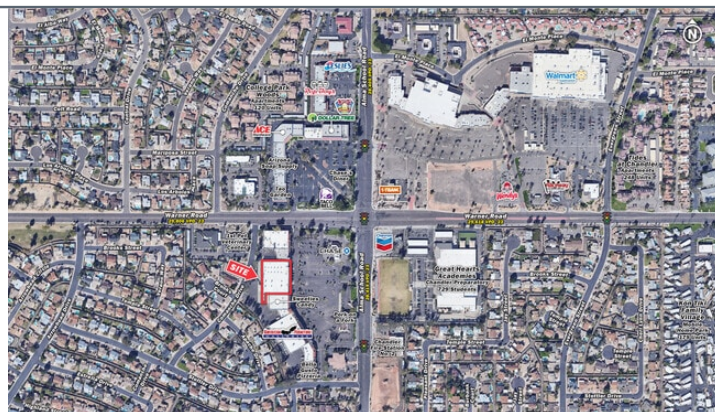
# 1988 N Alma School Rd • Warner Plaza

40,963 SF • For Lease • Retail • Chandler Submarket • Chandler, AZ 85224



## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 40,963 SF         |
| Asking Rent    | Not Disclosed     |
| Service Type   | Negotiable        |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 2 Years 11 Months |



## Property Overview

Located at a very active retail intersection in Chandler, Arizona

- Excellent mix of local, regional and national tenants at the intersection, which include Walmart, Dollar Tree, Ace Hardware and Chase Bank

## Shopping Center Details

|                      |                     |                      |                                                                   |
|----------------------|---------------------|----------------------|-------------------------------------------------------------------|
| Center               | Warner Plaza        | Available Spaces     | 2                                                                 |
| Type                 | Neighborhood Center | Percent Leased       | 44.7%                                                             |
| GLA                  | 109,811 SF          | Frontage             | Alma School Rd. (with 2 curb cuts), Warner Rd. (with 2 curb cuts) |
| Number of Properties | 3                   | Parking              | 726 Surface Spaces                                                |
| Floors               | 1                   | Land Area            | 11.45 AC / 498,874 SF                                             |
| Retail Available     | 60,763 SF           | Year Built/Renovated | 1981/1986                                                         |

## Leasing Highlights

- Located at a very active retail intersection in Chandler, Arizona
- Excellent mix of local, regional and national tenants at the intersection, which include Walmart, Dollar Tree, Ace Hardware and Chase Bank
- Densely populated trade area and strong HH incomes
- Located 2 miles east of Loop 101

## Financials

|                               | 2018       | Most Recent | Per SF        |
|-------------------------------|------------|-------------|---------------|
| <b>Income</b>                 |            |             |               |
| Gross Potential Rent          | -          | -           | -             |
| Vacancy/Collection Loss       | -          | -           | -             |
| Base Rent                     | \$1        | \$1         | \$0.00        |
| Expense Reimbursement         | \$3        | \$3         | \$0.00        |
| Percentage Rent               | -          | -           | -             |
| Parking Income                | -          | -           | -             |
| Other Income                  | \$2        | \$2         | \$0.00        |
| <b>Effective Gross Income</b> | <b>\$6</b> | <b>\$6</b>  | <b>\$0.00</b> |
| <b>Operating Expenses</b>     |            |             |               |



# 1988 N Alma School Rd • Warner Plaza



40,963 SF • For Lease • Retail • Chandler Submarket • Chandler, AZ 85224

## Financials (Continued)

### Operating Expenses

|                                 |             |             |               |
|---------------------------------|-------------|-------------|---------------|
| Real Estate Taxes               | -           | -           | -             |
| Property Insurance              | -           | -           | -             |
| Utilities                       | -           | -           | -             |
| Repairs and Maintenance         | \$2         | \$2         | \$0.00        |
| Janitorial                      | -           | -           | -             |
| Management Fees                 | \$1         | \$1         | \$0.00        |
| Payroll & Benefits              | -           | -           | -             |
| Advertising & Marketing         | -           | -           | -             |
| Professional Fees               | -           | -           | -             |
| General & Administrative        | \$5         | \$5         | \$0.00        |
| Other Expenses                  | \$3         | \$3         | \$0.00        |
| Ground Rent                     | -           | -           | -             |
| <b>Total Operating Expenses</b> | <b>\$11</b> | <b>\$11</b> | <b>\$0.00</b> |
| Operating Expense Ratio (%)     | 183.33      | 183.33      | 183.33        |
| Net Operating Income            | (\$5)       | (\$5)       | (\$0.00)      |

### Capital Items

|                                    |              |              |                 |
|------------------------------------|--------------|--------------|-----------------|
| Leasing Commissions                | -            | -            | -               |
| Tenant Improvements                | -            | -            | -               |
| Capital Expenditures               | -            | -            | -               |
| Extraordinary Capital Expenditures | -            | -            | -               |
| <b>Total Capital Items</b>         | <b>\$0</b>   | <b>\$0</b>   | <b>\$0.00</b>   |
| <b>Net Cash Flow</b>               | <b>(\$5)</b> | <b>(\$5)</b> | <b>(\$0.00)</b> |

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| E 1st | Retail | Direct | 40,963   | 40,963          | 40,963         | Not Disclosed | Immediately | Negotiable |

Do not disturb tenant. Available February 2024



# 4551 S Power Rd



15,000 - 57,000 SF • For Lease • Office • Gateway Airport Submarket • Mesa, AZ 85212

## Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 15,000 - 57,000 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | Negotiable         |
| Occupancy      | Immediately        |
| Lease Type     | Direct             |
| Term           | Negotiable         |
| Time On Market | 3 Years            |



## Property Overview

Welcome to Cannon Beach (<https://cannonbeachaz.com/>) located at the southeast corner of Power Road and Warner Road on the front door to Mesa just north of Loop 202. Cannon Beach is located in the heart of all of the future development on the border of Gilbert and Mesa and will service a vast market of consumers.

The mixed-use project will offer office, hospitality, residential, retail, industrial assets and more! Cannon Beach will also be anchored by Revel Surf Park ([www.revelsurf.com](http://www.revelsurf.com)) a premier surf park resort geared toward creating a surf and beach life experience for surfers of all ages and abilities. The entertainment venue will yield a fun, interactive, community driven environment for young kids, families, adults and everything in between.

The property will also service one of the southeast valley's most affluent customers bases found within the master planned communities of Morrison Ranch, Cooley Station and Eastmark.

Demographic snap shot (5-mile radius):

- Total annual spending \$7.8 Billion
- Total annual retail spending \$3.68 Billion
- \$1.14Billion in meals and beverage spending
- \$452.77M in entertainment spending
- 251,164Population
- 88,780Households
- \$135,691Average HH Income
- \$1,491/month per household– consumer spending on meals and entertainment alone
- \$1.59Billion combined annual spending on food and beverages and entertainment alone

With thousands of residential units underway around Cannon Beach the density in close proximity will see significant influx in the next 18 months as a value add to the existing customer pool!

With a combined daily traffic count in excess of 190,000 vehicles per day Cannon Beach's exposure in the marketplace is situated for exciting growth!

Key Entertainment and Destination Drivers to the Corridor:

- ASU polytechnic campus – over 5,000 students – plans underway to expand university that would triple the student population
- Phoenix- Mesa Gateway Airport – over 1M passengers traveling through each year – with a major expansion of the airport underway we imagine that the employment base along will double
- Mesa Elliot Technology Park – 174 AC master planned business park that will bring thousands of job to the corridor (<http://www.mesaelliottechnology-park.com>)
- Legacy Sports USA – 320 AC sports facility – that will by far be the largest in the valley drawing professional athletes, families, and students (<https://www.legacysportsusa.com/>)
- Five miles from “SanTan” – largest retail corridor in the southeast valley

There is approximately 15,000 to 57,000 SF of industrial/flex/commercial space remaining (overall gross SF = 122,771) for lease next to the 35,000 SF Kids That Rip.



# 4551 S Power Rd



15,000 - 57,000 SF • For Lease • Office • Gateway Airport Submarket • Mesa, AZ 85212

## Building Details

|                       |              |               |            |
|-----------------------|--------------|---------------|------------|
| Primary Property Type | Retail       | Building Size | 141,005 SF |
| Secondary Type        | Freestanding | Stories       | 1          |
| CoStar Rating         | ★ ★ ★ ★ ☆    | Typical Floor | 57,000 SF  |
| Building Class        | A            | Tenancy       | Multi      |
| Year Built            | Jul 2024     |               |            |

## Leasing Highlights

- Superb visibility along Loop 202 Santan Freeway & Power Road that sees a combined traffic count of over 80,000 VPD
- ASU Polytechnic Campus with +/- 4,500 students
- +/- 75,000 residents with Median HH Income of +/- \$95,000 within 3 miles
- Phoenix-Mesa Gateway Airport with 3 commercial airlines & home to 40+ companies
- SkyBridge Arizona: International air cargo hub with joint USA-Mexico Customs Inspection Center
- Close to communities of Eastmark, Morrison Ranch, Cadence by Gateway & Cooley Station

## Available Spaces

| Floor | Use    | Type   | SF Avail        | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|-----------------|-----------------|----------------|---------------|-------------|------------|
| E 1st | Office | Direct | 15,000 - 57,000 | 57,000          | 57,000         | Not Disclosed | Immediately | Negotiable |

Construction to commence in approximately two months!

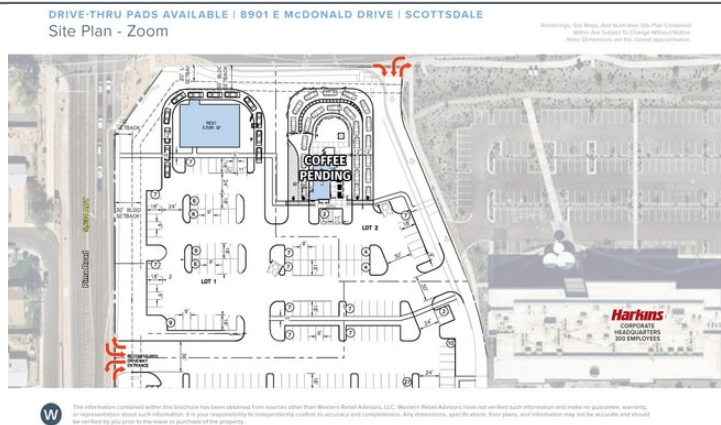


# SW McDonald Drive & Loop 101 • Drive Thru PADS – 3 Lots – SWC McDon... ★★★★★

40,511 - 247,857 SF • For Lease • Retail • Central Scottsdale Submarket • Scottsdale, AZ 85250

## Listing Details

|                |                     |
|----------------|---------------------|
| Available Size | 40,511 - 247,857 SF |
| Asking Rent    | Not Disclosed       |
| Service Type   | Negotiable, TBD     |
| Occupancy      | Immediately         |
| Lease Type     | Direct              |
| Term           | Negotiable          |
| Time On Market | 2 Years 11 Months   |



## Property Overview

Commercial Pads Available for Ground Lease  
 Located at Pima Rd & McDonald Dr just off the Loop 101 with over 211K Vehicles per Day  
 Loop 101 Employment Corridor with over 99,100 daytime population within 3 miles  
 Long-term leasehold interest for sale

## Shopping Center Details

|                      |                                                          |                  |                       |
|----------------------|----------------------------------------------------------|------------------|-----------------------|
| Center               | Drive Thru PADS – 3 Lots – SWC McDonald Drive & Loop 101 | Retail Available | 247,857 SF            |
| Type                 | Strip Center                                             | Available Spaces | 3                     |
| GLA                  | 212,146 SF                                               | Frontage         | 100' on McDonald Dr   |
| Number of Properties | 3                                                        | Land Area        | 16.92 AC / 737,034 SF |
| Floors               | 1                                                        | Year Built       | 2027                  |

## Leasing Highlights

- Commercial Pads Available for Ground Lease
- Located at Pima Rd & McDonald Dr just off the Loop 101 with over 211K Vehicles per Day
- Loop 101 Employment Corridor with over 99,100 daytime population within 3 miles
- Long-term leasehold interest for sale

## Available Spaces

| Address                                                                              | Floor | Suite | Use    | Type   | SF Avail | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent               | Occupancy   | Term            |
|--------------------------------------------------------------------------------------|-------|-------|--------|--------|----------|---------------------------|-------------------|--------------------|-------------|-----------------|
| SW McDonald Drive & Loop 101 • LOT 2                                                 | E 1st | LOT 2 | Retail | Direct | 40,511   | 40,511                    | 40,511            | Not Dis-<br>closed | Immediately | Nego-<br>tiable |
| 1,304 SF Footprint                                                                   |       |       |        |        |          |                           |                   |                    |             |                 |
| SW McDonald Drive & Loop 101 • LOT 1                                                 | E 1st | LOT 1 | Retail | Direct | 76,230   | 76,230                    | 76,230            | Not Dis-<br>closed | Immediately | Nego-<br>tiable |
| Drive-Thru Pads for Ground Lease<br>3,500 SF Footprint<br>Hard Corner<br>±1.75 Acres |       |       |        |        |          |                           |                   |                    |             |                 |
| SW McDonald Drive & Loop 101 • LOT 4                                                 | E 1st | LOT 4 | Retail | Direct | 131,116  | 131,116                   | 131,116           | Not Dis-<br>closed | Immediately | Nego-<br>tiable |



Available Spaces (Continued)

| Address                                | Floor | Suite | Use | Type | SF Avail | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent | Occupancy | Term |
|----------------------------------------|-------|-------|-----|------|----------|---------------------------|-------------------|------|-----------|------|
| ±3.01 Acres available for ground lease |       |       |     |      |          |                           |                   |      |           |      |



# 5115 N Dysart Rd • Camelback Crossing



2,500 - 66,908 SF • For Lease • Retail • N Goodyear/Litchfield Submarket • Phoenix, AZ 85029

## Listing Details

|                |                             |
|----------------|-----------------------------|
| Available Size | 2,500 - 66,908 SF           |
| Asking Rent    | Not Disclosed               |
| Service Type   | Negotiable, Triple Net, TBD |
| Occupancy      | Immediately                 |
| Lease Type     | Direct                      |
| Term           | Negotiable                  |
| Time On Market | 3 Years 5 Months            |



## Property Overview

Camelback Crossing is a retail shopping center developed in 2003, featuring approximately 74,278 square feet of gross leasable area across a single story. The property is located at 5115 N Dysart Rd in Litchfield Park, Arizona, and serves as a neighborhood center within the West Phoenix metropolitan area. It offers significant on-site parking and is positioned along a major arterial road providing visibility and access. The site is located near hospitality, recreational, and military facilities, including the Wigwam Resort & Spa and Luke Air Force Base.

## Shopping Center Details

|                      |                     |                  |                       |
|----------------------|---------------------|------------------|-----------------------|
| Center               | Camelback Crossing  | Retail Available | 66,908 SF             |
| Type                 | Neighborhood Center | Available Spaces | 3                     |
| GLA                  | 104,648 SF          | Percent Leased   | 36.1%                 |
| Anchor GLA           | 54,408 SF           | Frontage         | Dysart                |
| Anchor Tenant        | Bashas'             | Parking          | 642 Surface Spaces    |
| Number of Properties | 4                   | Land Area        | 13.01 AC / 566,759 SF |
| Floors               | 1                   | Year Built       | 2003                  |

## Leasing Highlights

- Over 520 parking spaces supporting customer volume and accessibility.
- Anchored by established tenants including Bashas' and Walgreens.
- High-visibility shopping center with frontage along Dysart Road.
- Strong regional growth and consistent traffic within the Litchfield Park corridor.

## Financials

|                               | 2022               | Most Recent        | Per SF         |
|-------------------------------|--------------------|--------------------|----------------|
| <b>Income</b>                 |                    |                    |                |
| Gross Potential Rent          | -                  | -                  | -              |
| Vacancy/Collection Loss       | -                  | -                  | -              |
| Base Rent                     | \$1,373,944        | \$832,860          | \$8.85         |
| Expense Reimbursement         | \$341,316          | \$219,102          | \$2.33         |
| Percentage Rent               | -                  | -                  | -              |
| Parking Income                | -                  | -                  | -              |
| Other Income                  | -                  | -                  | -              |
| <b>Effective Gross Income</b> | <b>\$1,715,260</b> | <b>\$1,051,962</b> | <b>\$11.17</b> |
| <b>Operating Expenses</b>     |                    |                    |                |
| Real Estate Taxes             | \$176,980          | \$82,828           | \$0.88         |



# 5115 N Dysart Rd • Camelback Crossing



2,500 - 66,908 SF • For Lease • Retail • N Goodyear/Litchfield Submarket • Phoenix, AZ 85029

## Financials (Continued)

### Operating Expenses

|                                 |                  |                  |               |
|---------------------------------|------------------|------------------|---------------|
| Property Insurance              | \$20,750         | \$10,576         | \$0.11        |
| Utilities                       | \$133,016        | \$48,630         | \$0.52        |
| Repairs and Maintenance         | \$114,681        | \$45,512         | \$0.48        |
| Janitorial                      | -                | -                | -             |
| Management Fees                 | \$51,233         | \$21,439         | \$0.23        |
| Payroll & Benefits              | \$19,886         | \$19,786         | \$0.21        |
| Advertising & Marketing         | -                | -                | -             |
| Professional Fees               | -                | -                | -             |
| General & Administrative        | \$1,675          | \$3,464          | \$0.04        |
| Other Expenses                  | -                | -                | -             |
| Ground Rent                     | -                | -                | -             |
| <b>Total Operating Expenses</b> | <b>\$518,221</b> | <b>\$232,235</b> | <b>\$2.47</b> |
| Operating Expense Ratio (%)     | 30.21            | 22.08            | 22.08         |
| Net Operating Income            | \$1,197,039      | \$819,727        | \$8.71        |

### Capital Items

|                                    |                    |                  |               |
|------------------------------------|--------------------|------------------|---------------|
| Leasing Commissions                | -                  | -                | -             |
| Tenant Improvements                | -                  | -                | -             |
| Capital Expenditures               | -                  | -                | -             |
| Extraordinary Capital Expenditures | -                  | -                | -             |
| <b>Total Capital Items</b>         | <b>\$0</b>         | <b>\$0</b>       | <b>\$0.00</b> |
| <b>Net Cash Flow</b>               | <b>\$1,197,039</b> | <b>\$819,727</b> | <b>\$8.71</b> |

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Retail | Direct | 54,408   | 54,408          | 54,408         | Not Disclosed | Immediately | Negotiable |

The center currently offers a 54,000-square-foot space previously occupied by a grocery store, with potential divisibility to accommodate multiple tenants. This single-story property benefits from high visibility along Dysart Road, with strong vehicular traffic providing robust customer exposure for retailers.



# 2501-2817 S Market St • SanTan Village Marketplace

10,219 - 42,176 SF • For Lease • Retail • Gilbert Submarket • Gilbert, AZ 85295



## Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 10,219 - 42,176 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | Triple Net         |
| Occupancy      | Immediately        |
| Lease Type     | Direct             |
| Term           | Negotiable         |
| Time On Market | 1 Year 1 Month     |



## Property Overview

Discover the vibrant energy and endless opportunities at Santan Village Marketplace. Positioned just south of the bustling San Tan Village Mall, the area offers a diverse array of retail and dining options, drawing in an extensive customer base. With a strong consumer presence and a robust trade area, the location provides an ideal environment for tenants to thrive. This sought-after area is home to a dynamic mix of residents and visitors, making it an attractive destination for retailers looking to establish a strong foothold in this thriving market.

Multiple Anchor Monument Signage Opportunities - Freeway Pylon Signage

Diverse anchor line-up led by Cavender's, La-Z-Boy, Ross, Marshalls, DSW, Old Navy, Ulta, Absolut Recomp & Kirklands

Densely Populated Trade Area with Excellent Household Incomes

## Shopping Center Details

|                      |                            |                  |                                                            |
|----------------------|----------------------------|------------------|------------------------------------------------------------|
| Center               | SanTan Village Marketplace | Retail Available | 42,176 SF                                                  |
| Type                 | Power Center               | Available Spaces | 2                                                          |
| GLA                  | 672,725 SF                 | Percent Leased   | 93.7%                                                      |
| Anchor GLA           | 334,186 SF                 | Frontage         | 3,400' on Loop 202, 2,690' on Market St (with 6 curb cuts) |
| Anchor Tenant        | Sam's Club, Walmart        | Parking          | 3,245 Surface Spaces                                       |
| Number of Properties | 19                         | Land Area        | 148.84 AC / 6,483,303 SF                                   |
| Floors               | 1                          | Year Built       | 2005                                                       |

## Leasing Highlights

- Multiple Monument Signage Opportunities - Freeway Pylon Signage
- Just south of the San Tan Village Mall
- Diverse anchor line-up led by Cavender's, La-Z-Boy, Ross, Marshalls, DSW, Old Navy, Ulta, Absolut Recomp & Kirklands

## Financials

|                         | 2024        | Most Recent | Per SF   |
|-------------------------|-------------|-------------|----------|
| <b>Income</b>           |             |             |          |
| Gross Potential Rent    | -           | \$3,135,496 | \$10.98  |
| Vacancy/Collection Loss | -           | (\$179,798) | (\$0.63) |
| Base Rent               | \$4,434,638 | -           | -        |
| Expense Reimbursement   | \$1,093,066 | \$883,831   | \$3.09   |
| Percentage Rent         | -           | \$7,579     | \$0.03   |



# 2501-2817 S Market St • SanTan Village Marketplace

10,219 - 42,176 SF • For Lease • Retail • Gilbert Submarket • Gilbert, AZ 85295



## Financials (Continued)

|                                    |                    |                    |                |
|------------------------------------|--------------------|--------------------|----------------|
| <b>Income</b>                      |                    |                    |                |
| Parking Income                     | -                  | -                  | -              |
| Other Income                       | \$51,981           | \$35,422           | \$0.12         |
| <b>Effective Gross Income</b>      | <b>\$5,579,685</b> | <b>\$3,882,530</b> | <b>\$13.60</b> |
| <b>Operating Expenses</b>          |                    |                    |                |
| Real Estate Taxes                  | \$449,916          | \$337,437          | \$1.18         |
| Property Insurance                 | \$62,837           | \$47,128           | \$0.17         |
| Utilities                          | \$129,171          | \$114,568          | \$0.40         |
| Repairs and Maintenance            | \$421,582          | \$373,375          | \$1.31         |
| Janitorial                         | \$54,912           | \$41,184           | \$0.14         |
| Management Fees                    | \$214,402          | \$167,257          | \$0.59         |
| Payroll & Benefits                 | \$4,931            | \$13,599           | \$0.05         |
| Advertising & Marketing            | \$39,165           | \$23,014           | \$0.08         |
| Professional Fees                  | \$161,593          | \$165,568          | \$0.58         |
| General & Administrative           | \$36,127           | \$35,912           | \$0.13         |
| Other Expenses                     | -                  | -                  | -              |
| Ground Rent                        | -                  | -                  | -              |
| <b>Total Operating Expenses</b>    | <b>\$1,574,636</b> | <b>\$1,319,042</b> | <b>\$4.62</b>  |
| Operating Expense Ratio (%)        | 28.22              | 33.97              | 33.97          |
| Net Operating Income               | \$4,005,049        | \$2,563,489        | \$8.98         |
| <b>Capital Items</b>               |                    |                    |                |
| Leasing Commissions                | -                  | -                  | -              |
| Tenant Improvements                | \$183,794          | \$137,846          | \$0.48         |
| Capital Expenditures               | \$53,634           | \$40,226           | \$0.14         |
| Extraordinary Capital Expenditures | -                  | -                  | -              |
| <b>Total Capital Items</b>         | <b>\$237,428</b>   | <b>\$178,071</b>   | <b>\$0.62</b>  |
| <b>Net Cash Flow</b>               | <b>\$3,767,621</b> | <b>\$2,385,418</b> | <b>\$8.35</b>  |

## Available Spaces

| Floor | Suite    | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|----------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| P 1st | 2793/110 | Retail | Direct | 31,957   | 31,957          | 31,957         | Not Disclosed | Immediately | Negotiable |

31,957 SF Anchor Space Available



# NWC Val Vista Rd & Germann Rd • NWC Val Vista Rd & Germann Rd



2,032 - 79,937 SF • For Lease • Retail • Gilbert Submarket • Gilbert, AZ

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 2,032 - 79,937 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | Negotiable, TBD   |
| Occupancy      | Aug 2026          |
| Lease Type     | Direct            |
| Term           | 3 - 10 Years      |
| Time On Market | 4 Years 10 Months |



## Shopping Center Details

|                      |                               |                  |                      |
|----------------------|-------------------------------|------------------|----------------------|
| Center               | NWC Val Vista Rd & Germann Rd | Retail Available | 79,937 SF            |
| Type                 | Strip Center                  | Available Spaces | 9                    |
| GLA                  | 192,723 SF                    | Percent Leased   | 58.5%                |
| Number of Properties | 14                            | Land Area        | 8.68 AC / 377,969 SF |
| Floors               | GRND - 1                      | Year Built       | 2026                 |

## Available Spaces

| Address                                               | Floor     | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term         |
|-------------------------------------------------------|-----------|--------|--------|----------|-----------------|----------------|---------------|-----------|--------------|
| NWC Val Vista Rd & Germann Rd • Shops F & G Buildings | P<br>GRND | Retail | Direct | 41,000   | 41,000          | 41,000         | Not Disclosed | Aug 2026  | 3 - 10 Years |

New grocery anchored retail space available for lease



# 10645-10665 N Tatum Blvd • Paradise Village Gateway



402 - 52,702 SF • For Lease • Multiple Space Uses • Central Scottsdale Submarket • Phoenix, AZ 85028

## Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 402 - 52,702 SF  |
| Asking Rent    | Not Disclosed    |
| Service Type   | Negotiable       |
| Occupancy      | 30 Days          |
| Lease Type     | Direct           |
| Term           | Negotiable       |
| Time On Market | 5 Years 3 Months |



## Property Overview

Paradise Village Gateway serves the affluent Scottsdale and Paradise Valley communities. The shopping center is located on the main retail corridor of Tatum Boulevard. Paradise Village Gateway offers great visibility and access from a major intersection.

Paradise Village Gateway is a 295,349 sf retail property located in Maricopa County at N Tatum Blvd & E Shea Blvd in Phoenix, AZ.

## Shopping Center Details

|                      |                                |                      |                                           |
|----------------------|--------------------------------|----------------------|-------------------------------------------|
| Center               | Paradise Village Gateway       | Retail Available     | 50,447 SF                                 |
| Type                 | Community Center               | Available Spaces     | 2                                         |
| GLA                  | 243,752 SF                     | Percent Leased       | 100%                                      |
| Anchor GLA           | 43,204 SF                      | Frontage             | 1,240' on Tatum Blvd, 1,200' on Shea Blvd |
| Anchor Tenant        | Ross Dress for Less, Walgreens | Parking              | 984 Surface Spaces                        |
| Number of Properties | 6                              | Land Area            | 21.22 AC / 924,361 SF                     |
| Floors               | 1                              | Year Built/Renovated | 1995/2001                                 |

## Leasing Highlights

- PetSmart, Ross Dress for Less, Walgreens, ChopShop, Club Pilates, TMobile

## Financials

|                         | 2010        | 2011        | Per SF |
|-------------------------|-------------|-------------|--------|
| <b>Income</b>           |             |             |        |
| Gross Potential Rent    | -           | -           | -      |
| Vacancy/Collection Loss | -           | -           | -      |
| Base Rent               | \$4,457,840 | \$2,193,383 | \$7.44 |
| Expense Reimbursement   | \$1,300,237 | \$529,325   | \$1.80 |
| Percentage Rent         | \$659       | \$2,262     | \$0.01 |
| Parking Income          | -           | -           | -      |
| Other Income            | \$43,387    | \$29,924    | \$0.10 |



# 10645-10665 N Tatum Blvd • Paradise Village Gateway



402 - 52,702 SF • For Lease • Multiple Space Uses • Central Scottsdale Submarket • Phoenix, AZ 85028

## Financials (Continued)

|                                    |                    |                    |               |
|------------------------------------|--------------------|--------------------|---------------|
| <b>Income</b>                      |                    |                    |               |
| Effective Gross Income             | \$5,802,123        | \$2,754,894        | \$9.34        |
| <b>Operating Expenses</b>          |                    |                    |               |
| Real Estate Taxes                  | \$800,900          | \$266,424          | \$0.90        |
| Property Insurance                 | \$66,687           | \$31,570           | \$0.11        |
| Utilities                          | -                  | -                  | -             |
| Repairs and Maintenance            | -                  | -                  | -             |
| Janitorial                         | -                  | -                  | -             |
| Management Fees                    | \$289,245          | \$150,254          | \$0.51        |
| Payroll & Benefits                 | -                  | -                  | -             |
| Advertising & Marketing            | -                  | -                  | -             |
| Professional Fees                  | \$48,290           | \$24,307           | \$0.08        |
| General & Administrative           | -                  | -                  | -             |
| Other Expenses                     | \$1,256,118        | \$620,297          | \$2.10        |
| Ground Rent                        | -                  | -                  | -             |
| <b>Total Operating Expenses</b>    | <b>\$2,461,240</b> | <b>\$1,092,852</b> | <b>\$3.71</b> |
| Operating Expense Ratio (%)        | 42.42              | 39.67              | 39.67         |
| Net Operating Income               | \$3,340,883        | \$1,662,042        | \$5.64        |
| <b>Capital Items</b>               |                    |                    |               |
| Leasing Commissions                | \$71,144           | \$35,572           | \$0.12        |
| Tenant Improvements                | \$33,323           | \$16,662           | \$0.06        |
| Capital Expenditures               | \$44,223           | \$22,112           | \$0.08        |
| Extraordinary Capital Expenditures | -                  | -                  | -             |
| <b>Total Capital Items</b>         | <b>\$148,690</b>   | <b>\$74,346</b>    | <b>\$0.25</b> |
| <b>Net Cash Flow</b>               | <b>\$3,192,193</b> | <b>\$1,587,696</b> | <b>\$5.39</b> |

## Available Spaces

| Floor | Suite | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------|-------|--------|--------|----------|-----------------|----------------|---------------|-----------|------------|
| P 1st | M5    | Retail | Direct | 50,045   | 50,045          | 50,045         | Not Disclosed | 30 Days   | Negotiable |

Paradise Village Gateway serves the affluent Scottsdale and Paradise Valley communities. Dense population count (214,889 in a 5 mile radius) and high incomes (\$123,925 in a 5 mile radius)



# 100 W Clarendon Ave

13,527 - 41,530 SF • For Lease • Retail • Downtown Phoenix Submarket • Phoenix, AZ 85013



## Listing Details

|                |                    |
|----------------|--------------------|
| Available Size | 13,527 - 41,530 SF |
| Asking Rent    | Not Disclosed      |
| Service Type   | Negotiable         |
| Occupancy      | Immediately        |
| Lease Type     | Direct             |
| Term           | 3 - 10 Years       |
| Time On Market | 6 Years 8 Months   |



## Property Overview

Located at the southwest corner of Central Avenue and Indian School Road, City Square offers a unique retail opportunity in the heart of Midtown Phoenix. This vibrant mixed-use environment features three Class A office towers totaling approximately 722,000 square feet, a 156-room Hilton Garden Inn, and direct access to the Phoenix Metro Light Rail and Valley Metro bus lines. The property is undergoing exciting upgrades, including enhanced courtyard spaces designed to create an active, pedestrian-friendly atmosphere.

## Building Details

|                       |             |               |                       |
|-----------------------|-------------|---------------|-----------------------|
| Primary Property Type | Retail      | Building Size | 41,530 SF             |
| Secondary Type        | Health Club | Stories       | 1                     |
| CoStar Rating         | ★ ★ ☆ ☆ ☆   | Typical Floor | 41,530 SF             |
| Building Class        | C           | Frontage      | 238' on Indianola Ave |
| Year Built            | 1964        |               |                       |

## Leasing Highlights

- Prime Midtown location at Central Avenue and Indian School Road
- Direct access to Phoenix Metro Light Rail and major bus routes

## Available Spaces

| Floor                                        | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term         |
|----------------------------------------------|--------|--------|----------|-----------------|----------------|---------------|-------------|--------------|
| E LL                                         | Retail | Direct | 13,527   | 13,527          | 41,530         | Not Disclosed | Immediately | 3 - 10 Years |
| Retail space available for lease in Phoenix. |        |        |          |                 |                |               |             |              |
| E 1st                                        | Retail | Direct | 28,003   | 28,003          | 41,530         | Not Disclosed | Immediately | 3 - 10 Years |
| Retail space available for lease in Phoenix. |        |        |          |                 |                |               |             |              |



# W McDowell Rd • The Market at Estrella Falls



500 - 50,000 SF • For Lease • Office/Retail • N Goodyear/Litchfield Submarket • Goodyear, AZ 85338

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 500 - 50,000 SF   |
| Asking Rent    | Not Disclosed     |
| Service Type   | Negotiable        |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 4 Years 10 Months |



## Property Overview

Situated in the heart of Goodyear, Arizona, The Market at Estrella Falls provides the vast population around the growing metropolitan suburb which is a destination of national retailers, premier dining options and entertainment. TJ Maxx, Home Goods and Old Navy are a few of the anchored brands spanning over the 284,000 square feet of property, with plans to further expand the mixed-used development in the near future.

## Shopping Center Details

|                      |                                            |                  |                         |
|----------------------|--------------------------------------------|------------------|-------------------------|
| Center               | The Market at Estrella Falls               | Retail Available | 50,000 SF               |
| Type                 | Power Center                               | Available Spaces | 1                       |
| GLA                  | 351,534 SF                                 | Percent Leased   | 85.8%                   |
| Anchor GLA           | 85,920 SF                                  | Frontage         | W McDowell Rd           |
| Anchor Tenant        | C-A-L Ranch Stores, Dollar Tree, HomeGoods | Parking          | 81 Surface Spaces       |
| Number of Properties | 10                                         | Land Area        | 77.65 AC / 3,382,328 SF |
| Floors               | 1                                          | Year Built       | 2008                    |

## Leasing Highlights

- Situated in the heart of Goodyear, Arizona

## Available Spaces

| Floor | Use           | Type   | SF Avail     | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|---------------|--------|--------------|-----------------|----------------|---------------|-------------|------------|
| P 1st | Office/Retail | Direct | 500 - 50,000 | 50,000          | 50,000         | Not Disclosed | Immediately | Negotiable |

Now developing Phase 2 - customizable spaces still available



# 16203-16285 N Scottsdale Rd • The Promenade



1,017 - 55,468 SF • For Lease • Retail • North Scottsdale Submarket • Scottsdale, AZ 85254

## Listing Details

|                |                        |
|----------------|------------------------|
| Available Size | 1,017 - 55,468 SF      |
| Asking Rent    | Not Disclosed          |
| Service Type   | Negotiable, Triple Net |
| Occupancy      | Multiple               |
| Lease Type     | Direct                 |
| Term           | Negotiable             |
| Time On Market | 3 Years 7 Months       |



## Property Overview

Scottsdale Promenade Shopping Center anchored by Lowe's, Living Spaces, Old Navy, Nordstrom Rack, Off 5th and more!

Regional attractions include Kierland Commons, Scottsdale Quarter, Scottsdale Airpark & TPC Golf Course.

2nd Generation Restaurant Spaces Available

\$1B Mixed-Use "The Parque" Project Approved just South of the Property to include a 5-Star Hotel & Residential with up to 1,322 Units, Multiple Restaurants, 250K SF of Commercial Space and a 2-Acre Park encompassing 32 Acres.

## Shopping Center Details

|                      |                  |                      |                                                                                |
|----------------------|------------------|----------------------|--------------------------------------------------------------------------------|
| Center               | The Promenade    | Retail Available     | 55,468 SF                                                                      |
| Type                 | Power Center     | Available Spaces     | 10                                                                             |
| GLA                  | 716,808 SF       | Percent Leased       | 93.2%                                                                          |
| Anchor GLA           | 159,428 SF       | Frontage             | Frank Lloyd Wright/Bell R (with 4 curb cuts), Scottsdale Rd (with 2 curb cuts) |
| Anchor Tenant        | Lowe's, PetSmart | Parking              | 4,466 Surface Spaces                                                           |
| Number of Properties | 17               | Land Area            | 73.48 AC / 3,200,760 SF                                                        |
| Floors               | 1                | Year Built/Renovated | 1999/2005                                                                      |

## Leasing Highlights

- New façade renovations complete
- Over 1.5M visitors drawn to immediate area annually by major sporting and entertainment events
- Former Restaurant Spaces Available!
- The epicenter of the exclusive North Scottsdale retail trade area which includes Kierland Commons, Scottsdale Quarter, and Sonora Village
- Directly adjacent to 50,000 employee Scottsdale Airpark business complex and 2M sf of class A office space combined on-site and within a ½ mile of the
- Shop Spaces Available!

## Available Spaces

| Address                                                | Floor | Suite | Use    | Type   | SF Avail | SF Flo-<br>or Con-<br>tig | SF Bldg<br>Contig | Rent               | Occupancy   | Term            |
|--------------------------------------------------------|-------|-------|--------|--------|----------|---------------------------|-------------------|--------------------|-------------|-----------------|
| 16203 N Scottsdale Rd • Scottsdale Promenade - Phase I | P 1st | MAJ4  | Retail | Direct | 34,922   | 34,922                    | 34,922            | Not Dis-<br>closed | Immediately | Nego-<br>tiable |
| 34,922 SF Anchor Space                                 |       |       |        |        |          |                           |                   |                    |             |                 |



# NEC Ellsworth Rd. & Germann Rd • Retail



4,000 - 37,800 SF • For Lease • Retail • Gateway Airport Submarket • Mesa, AZ 85212

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 4,000 - 37,800 SF |
| Asking Rent    | Not Disclosed     |
| Service Type   | Negotiable        |
| Occupancy      | TBD               |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 8 Years 4 Months  |



## Building Details

|                       |            |               |                                |
|-----------------------|------------|---------------|--------------------------------|
| Primary Property Type | Retail     | Stories       | 1                              |
| CoStar Rating         | ★★★★★      | Typical Floor | 102,767 SF                     |
| Building Class        | A          | Frontage      | 1,727' on South Ellsworth Road |
| Year Built            | Apr 2027   | Tenancy       | Multi                          |
| Building Size         | 102,767 SF |               |                                |

## Leasing Highlights

- 39,000 cars per day on Ellsworth Rd and highest traffic count in all of Mesa

## Available Spaces

| Floor | Use    | Type   | SF Avail       | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy | Term       |
|-------|--------|--------|----------------|-----------------|----------------|---------------|-----------|------------|
| E 1st | Retail | Direct | 4,000 - 37,800 | 37,800          | 37,800         | Not Disclosed | TBD       | Negotiable |

Retail Space Available in Opportunity Zone



# 41650 W Maricopa Casa Grande Hwy • The Wells



100,000 SF • For Lease • Retail • Outlying Pinal County Submarket • Maricopa, AZ 85138

## Listing Details

|                |                   |
|----------------|-------------------|
| Available Size | 100,000 SF        |
| Asking Rent    | Not Disclosed     |
| Service Type   | Negotiable        |
| Occupancy      | Immediately       |
| Lease Type     | Direct            |
| Term           | Negotiable        |
| Time On Market | 9 Years 10 Months |



## Property Overview

Northwest corner of Porter Road & Casa Grande Highway in Maricopa, Arizona: 50 acre mixed-use project. Anchored by strong performing Walmart Supercenter.

## Building Details

|                       |              |               |            |
|-----------------------|--------------|---------------|------------|
| Primary Property Type | Retail       | Stories       | 1          |
| Secondary Type        | Freestanding | Typical Floor | 100,000 SF |
| CoStar Rating         | ★ ★ ★ ☆ ☆    | Frontage      | Porter Rd  |
| Building Class        | B            | Tenancy       | Single     |
| Building Size         | 100,000 SF   |               |            |

## Leasing Highlights

- Co-Anchors include: 11 acre multi-family project (300+ units) and 4+ acre (41,000 SF Banner Health Center)
- Median Household income of over \$77,000 and current population over 57,000
- Located within a 5-7 minute drive from any location in Maricopa, less than 5 minutes from Maricopa High School, with more than 1,500 students

## Available Spaces

| Floor | Use    | Type   | SF Avail        | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|-----------------|-----------------|----------------|---------------|-------------|------------|
| E 1st | Retail | Direct | 1,200 - 100,000 | 100,000         | 100,000        | Not Disclosed | Immediately | Negotiable |

Northwest corner of Porter Road & Casa Grande Highway in Maricopa, Arizona: 50 acre mixed-use project. Anchored by strong performing Walmart Supercenter.



# WNWC Peoria & 91st Ave



30,000 SF • For Lease • Retail • Glendale Submarket • Peoria, AZ 85345

## Listing Details

|                |                  |
|----------------|------------------|
| Available Size | 30,000 SF        |
| Asking Rent    | Not Disclosed    |
| Service Type   | Negotiable       |
| Occupancy      | Immediately      |
| Lease Type     | Direct           |
| Term           | Negotiable       |
| Time On Market | 3 Years 6 Months |



## Property Overview

This pad site at Peoria Avenue and 91st Avenue presents an outstanding build-to-suit or ground lease opportunity in a high-growth corridor of Glendale-Peoria. Featuring C-2 zoning and excellent Peoria Avenue frontage, the property offers unmatched visibility for retail, dining, or service-oriented tenants. Located just off AZ State Route 101, which sees over 104,000 vehicles daily, the site ensures superior connectivity to the broader Phoenix metro area.

The immediate trade area is anchored by major attractions including Westgate Entertainment District, Tanger Outlets, and State Farm Stadium, drawing consistent traffic from locals and visitors alike. The planned hotel development adjacent to the site further amplifies its appeal for concepts seeking strong co-tenancy and hospitality-driven foot traffic.

Demographics underscore the opportunity: within a five-mile radius, population growth is projected at 11% through 2027, supported by average household incomes above \$69,000. Tenants will benefit from proximity to premier retail, entertainment, and educational institutions, as well as a thriving residential base. This location offers the flexibility to design a custom space that aligns with your brand while capitalizing on one of the West Valley's most dynamic commercial environments.

## Building Details

|                       |           |               |                            |
|-----------------------|-----------|---------------|----------------------------|
| Primary Property Type | Retail    | Stories       | 1                          |
| CoStar Rating         | ★ ★ ★ ★ ☆ | Typical Floor | 30,000 SF                  |
| Building Class        | B         | Frontage      | 154' on West Peoria Avenue |
| Building Size         | 30,000 SF |               |                            |

## Leasing Highlights

- Fronting a new Hotel Project and on way to the 101 Freeway.
- Across from Home Depot.
- 5 minutes to the Tanger Outlets, Cardinals Stadium and Top Golf.

## Available Spaces

| Floor | Use    | Type   | SF Avail | SF Floor Contig | SF Bldg Contig | Rent          | Occupancy   | Term       |
|-------|--------|--------|----------|-----------------|----------------|---------------|-------------|------------|
| E 1st | Retail | Direct | 30,000   | 30,000          | 30,000         | Not Disclosed | Immediately | Negotiable |

Across from Home Depot

- Peoria Ave Frontage
- Right off 101 Freeway
- Fronting a new Hotel Project and on way to the 101 Freeway



# WNWC Peoria & 91st Ave



30,000 SF • For Lease • Retail • Glendale Submarket • Peoria, AZ 85345

## Available Spaces (Continued)

| Floor                                                             | Use | Type | SF Avail | SF Floor Contig | SF Bldg Contig | Rent | Occupancy | Term |
|-------------------------------------------------------------------|-----|------|----------|-----------------|----------------|------|-----------|------|
| • 5 minutes to the Tanger Outlets, Cardinals Stadium and Top Golf |     |      |          |                 |                |      |           |      |

