



# PHOENIX, AZ



TROPHY A+ REAL ESTATE CORNER  
\$209,000 AVG HH INCOME



OFFERED AT \$9,158,000  
4.68% CAP RATE

15 YEAR NNN LEASE | CORPORATE LEASE GUARANTY

## EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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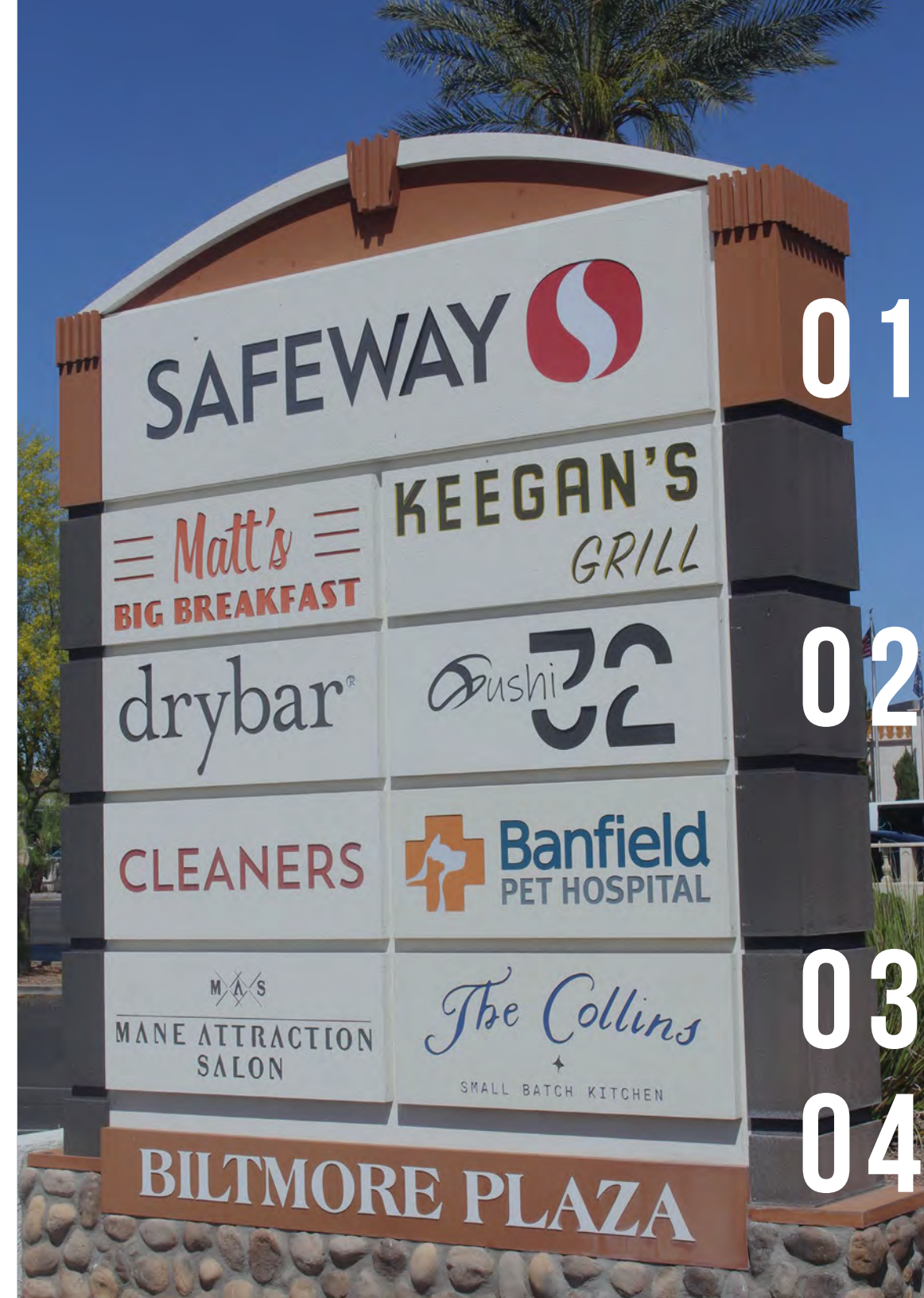
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Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past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

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# EXECUTIVE SUMMARY

## OFFERING SUMMARY

**LIST PRICE**  
\$9,158,000

**CAP RATE**  
4.68%

**RENT/MO**  
\$35,416

**NOI**  
\$428,950

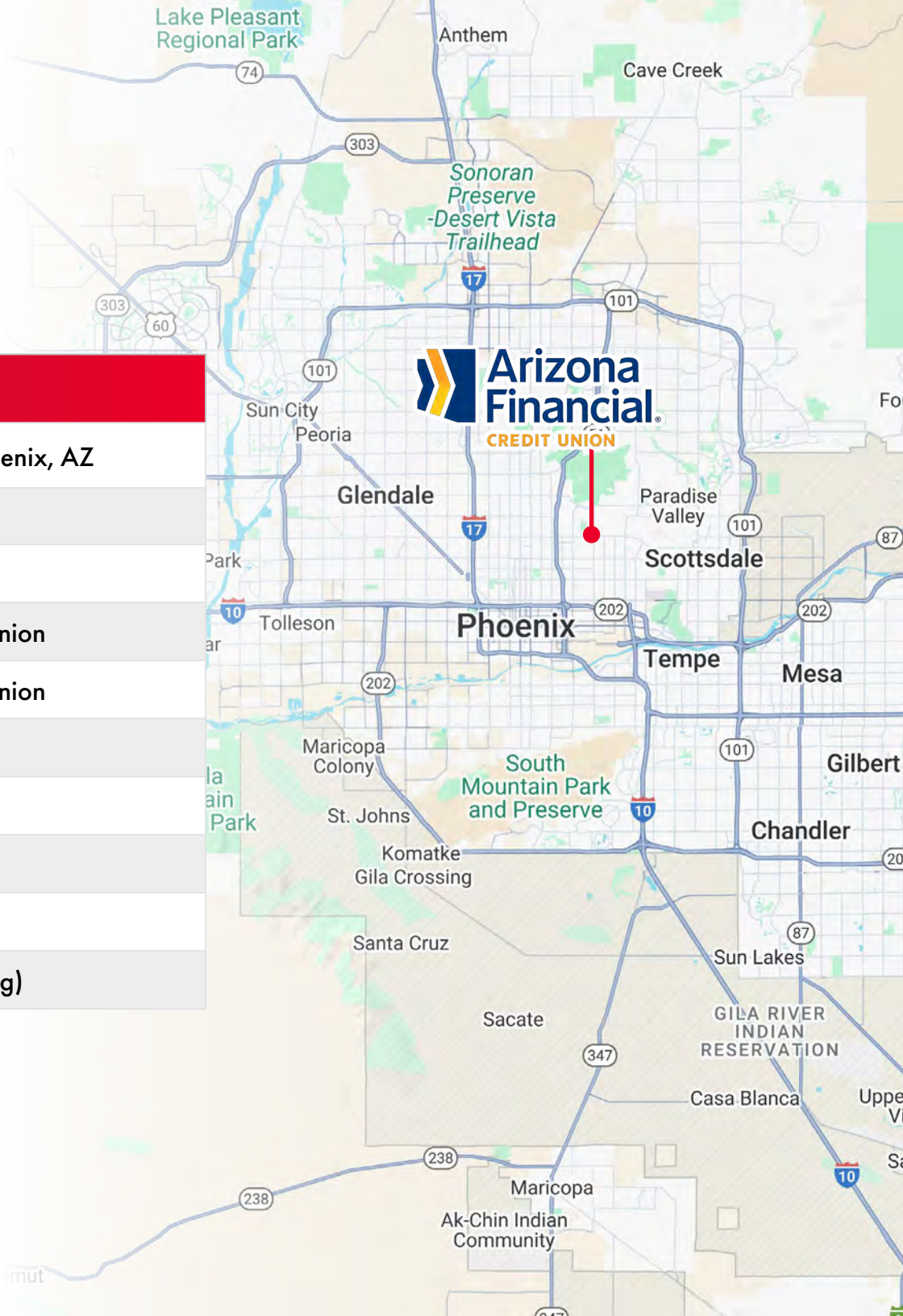


Actual Property

# OFFERING SUMMARY

## PROPERTY SUMMARY

Address	3178 E Camelback Rd, Phoenix, AZ
Property Type	Single Tenant
Parcel No.	164-12-073D
Tenant	Arizona Financial Credit Union
Guaranty	Arizona Financial Credit Union
Credit Rating	Private
Building Size (GLA)	5,165 SF
Land Size	1.3 AC
Year Built	2025
Ownership	Fee Simple (Land & Building)

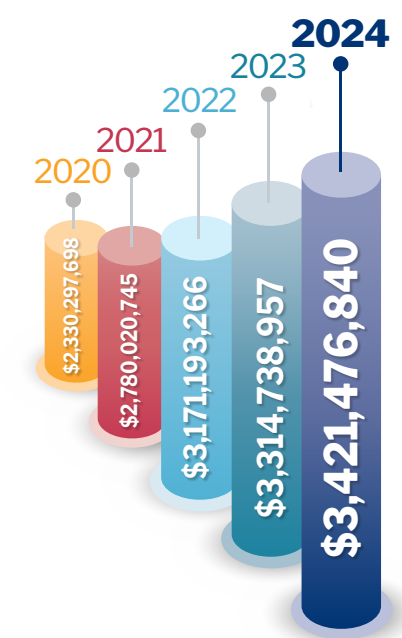


Trade Name:	Arizona Financial Credit Union
Industry:	Financial Institution
Total Assets:	\$3.42 Billion
Net Income:	\$28 Million
Total Net Worth:	\$420 Million (2024)
Net Worth Ratio:	12.23%
Total Members	171,000
Area Served:	Arizona
Locations:	20
Employees:	650+
Corporate Headquarters:	Phoenix, AZ
Website:	<a href="http://www.arizonafinancial.org">www.arizonafinancial.org</a>

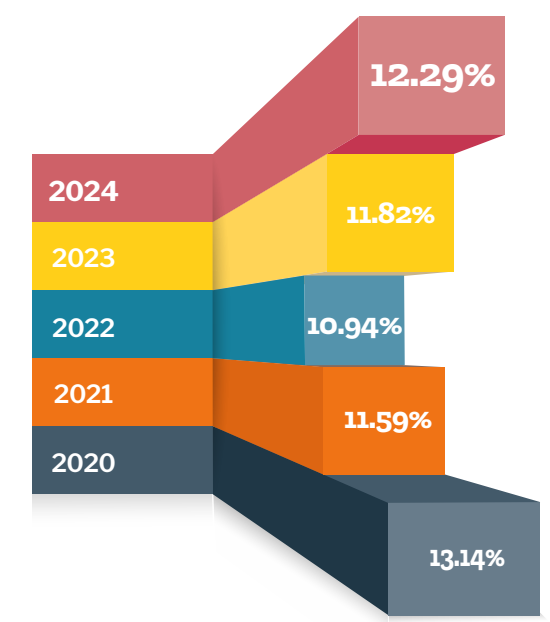


**\$3.42 BILLION  
IN ASSETS**

Total Assets



Capital Ratio/Net Worth



ArizonaFinancial.org | 602-683-1000



## ABOUT THIS LOCATION

Via Phoenix Business Journal

PHOENIX  
**Business  
Journal**



### Credit union launches flagship branch in Camelback business corridor

SPONSORED CONTENT

By [Arizona Financial Credit Union](#)

Feb 1 2026

Businesses and residents in the Camelback business corridor now have even more options for handling their business and personal banking needs, thanks to the arrival of Arizona Financial's flagship branch in this premier location.

This significant expansion underscores Arizona Financial's commitment to serving the state's thriving communities with innovative banking solutions and personalized service.

### Prime location in Phoenix's business hub

Located on the northwest corner of Camelback Road and 32nd Street in the Camelback business corridor, the new flagship branch provides convenience and accessibility for businesses and residents alike. This prime location strengthens Arizona Financial's presence in one of Phoenix's most dynamic commercial districts, positioning the credit union as a central partner in the area's ongoing economic growth.

### State-of-the-art features & amenities

The newly renovated branch is designed to amplify the customer experience, with cutting-edge technology and amenities. Among the many highlights are striking digital feature walls that highlight community engagement activities, convenient banking solutions, and stunning views of prominent Arizona landmarks.

The branch even has a high-tech golf simulator – providing a unique and engaging way for members and guests to relax, network, or even host business events.

### One of Arizona's leading credit unions

Arizona Financial has been recognized by both Forbes and Newsweek as one of America's best credit unions. With more than 175,000 members and \$3.8 billion in assets, the credit union has received 5-star ratings for financial performance by Bauer Financial, an independent source of bank and credit union analysis. In 2026, the credit union will celebrate its 90th anniversary – further cementing Arizona Financial's long-standing tradition of serving the community.

Arizona Financial invites the community to visit the new flagship branch and experience its innovative amenities firsthand. Whether you are interested in consumer or business banking accounts, trying out the high-tech golf simulator, or simply meeting with local financial experts, the new branch offers something for everyone.

### Location:

[3178 E. Camelback Road NW corner of 32nd Street & Camelback](#)



**Arizona  
Financial**  
CREDIT UNION

## INVESTMENT HIGHLIGHTS

### ARIZONA FINANCIAL CREDIT UNION -#1 FORBES RATED CREDIT UNION IN ARIZONA - STRONG CORPORATE LEASE GUARANTY - #1 SBA LENDER IN ARIZONA



- \$3.42 Billion in total assets (2024)
- \$28 Million in net income & \$420 Million in total net worth (2024)
- \$3.03 Billion in total member deposits (10.2% increase from 2023)
- 20 Locations and 650 employees serving the state of Arizona
- Arizona Financial is well-capitalized with a 12.23% net worth ratio

### TROPHY A+ REAL ESTATE CORNER LOCATION WITHIN THE-PRESTIGIOUS CAMELBACK CORRIDOR - PHOENIX'S PREMIER BUSINESS & LIFESTYLE DISTRICT - AFFLUENT DEMOGRAPHICS (\$209,000 AHH INCOMES)



- The subject property is located in the prestigious Camelback Corridor, widely considered the "Wall Street of the West"
- Home to Class "A" institutional office space (Biltmore Center), luxury retail (Biltmore Fashion Park) & high-end hospitality (Arizona Biltmore Resort)
- Surrounded by some of the wealthiest zip codes in the state (Paradise Valley, Arcadia, Biltmore)
- \$209,000 average household income within 1 mile of the subject property

### BRAND NEW 15 YEAR NNN LEASE - FULL INTERIOR/EXTERIOR BUILDING REMODEL - DEC 2025 ESTIMATED COMPLETION DATE



- New 15 year NNN passive lease to prominent Arizona Financial institution
- Full interior & exterior building remodel to tenant's latest specification
- New roof, parking lot, hvac units, drive through lanes, ATM's, & full interior remodel completed in January 2026.
- NNN lease - passive ownership structure
- Commitment to site - the tenant is spending significant capital to fully renovate both the interior & exterior of the building

## INVESTMENT HIGHLIGHTS



### VISIBILITY AND FRONTAGE TO OVER 79,000 VEHICLES PER DAY ON SIGNALIZED HARD CORNER OF E. CAMELBACK ROAD & NORTH 32ND STREET - CRITICAL EAST/WEST & NORTH/SOUTH AERIALS

- Signalized hard corner location - visibility to over 79,000 vehicles per day
- E. Camelback Road & North 32nd Street - critical north/south & east/west aerials
- Located a short 15 minute drive from Sky Harbor Airport
- Infill location - over 118,000 people within a 3-mile radius of property & 313,000 people within a 5-mile radius



### OUTPARCEL TO BUSY SAFEWAY ANCHORED BILTMORE PLAZA SHOPPING CENTER - OVER 1.7 MILLION VISIT PER YEAR (SOURCE: PLACER.AI)

- Located on arguably the most visible outparcel within the Biltmore Plaza shopping center, boasting over 1.7 Million visitors per year (source: Placer.ai)
- 100% leased & anchored by top ranked Safeway in the state of Arizona - top 32% in customer visits according to Placer.ai
- Over 20 synergistic co-tenants such as Safeway, Wells Fargo, Hava Java, Drybar, Banfield Pet Hospital, Starbucks, Molina Fine Jewelers, Sushi 32, The Collins Small Batch Kitchen, Bobby-Q Steakhouse, & Blacks, Starr, & Frost Fine Jewelers



Source: Placer.ai

1.7 MILLION  
ANNUAL VISITS

Biltmore Plaza



## LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	\$428,950*
Rent Commencement	7/3/2025
Lease Expiration	7/31/2040
Original Lease Term	15 Years
Lease Term Remaining	15 Years
Options to Renew	(2)-5 Year
Rent Increases	12% Every 5 Years in Option Periods
CAM	Tenant
Taxes	Tenant
Insurance	Tenant
Roof/Structure	Landlord (Tenant Reimburses)
Parking Lot	Tenant
HVAC	Tenant

\* There is an additional lease in place that runs with the land for the outdoor patio of the adjacent Zooks property. This lease runs through May 31, 2031 and pays the landlord \$3,960 annually.

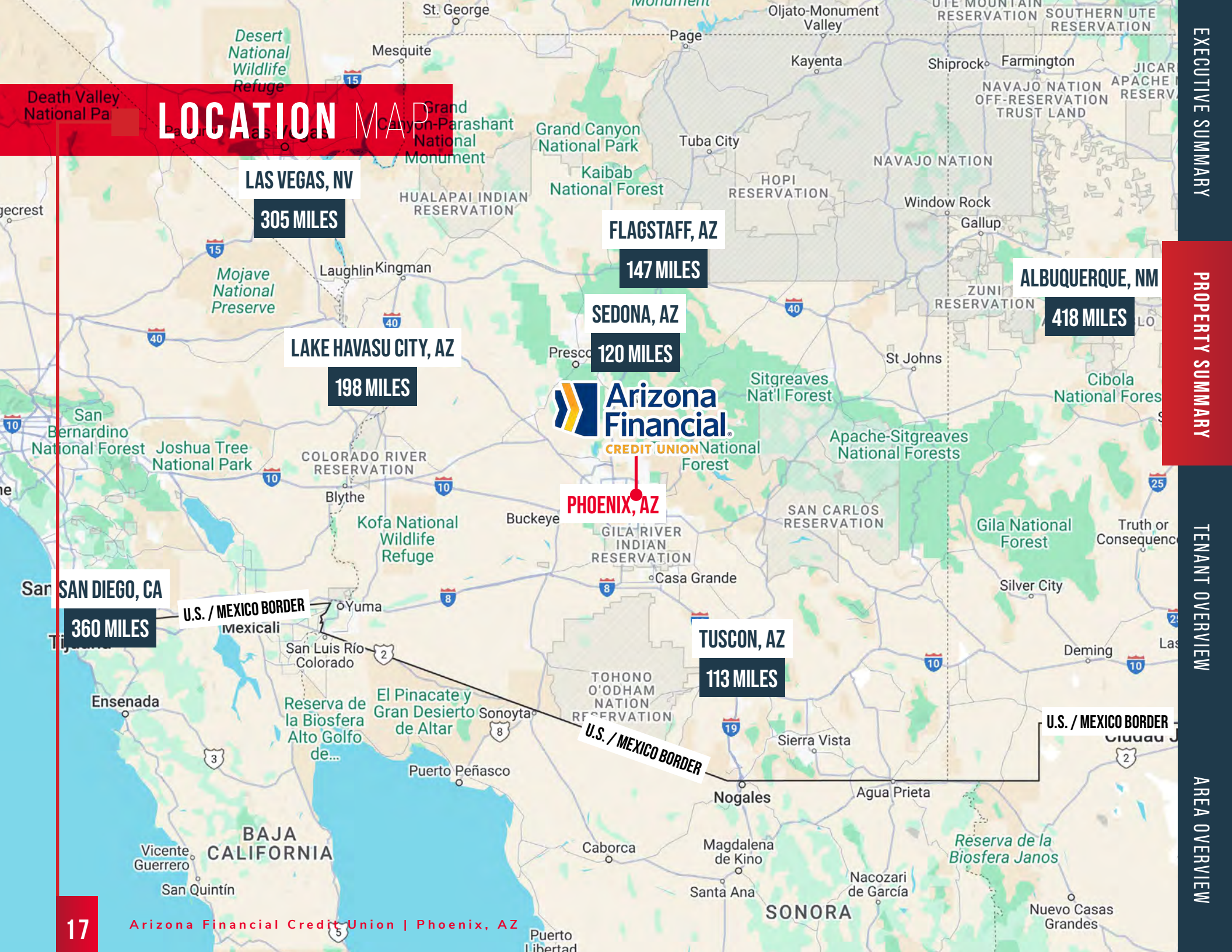
## RENT SCHEDULE

RENT SCHEDULE - PRIMARY TERM						
	TERM	START DATE	END DATE	NOI/YR	NOI/MO	RENT INCREASES
Current Term	Years 1-15	7/3/2025	7/31/2040	\$428,950.00	\$35,745	-
RENEWAL OPTIONS - (2) 5-YEAR OPTIONS REMAINING						
	TERM	START DATE	End Date	NOI/YR	NOI/MO	RENT INCREASES
Option 1		7/1/2040	7/31/2045	\$476,000.00	\$39,666.67	12%
Option 2		7/1/2045	7/31/2050	\$533,120.00	\$44,426.67	12%





# PROPERTY SUMMARY





**CLARENDALE  
ARCADIA**  
Retirement Community

**PROPERTY PHOTOS**

**BOND**  
Class A Office

**N 32ND ST**  
22,300 VPD

**79,000 VPD**

**E CAMELBACK RD**  
56,700 VPD

**\$209,000 AVG HH INCOME**



Source: Placer.ai  
**1.7 MILLION ANNUAL VISITS**

**Biltmore Plaza**  
SAFeway  
Hava Tava  
Arizona Financial CREDIT UNION  
WELLS FARGO  
20+ Retail

**PROPERTY PHOTOS**

**E CAMELBACK RD**  
56,700 VPD

**79,000 VPD**

**N 32ND ST**  
22,300 VPD

**\$209,000 AVG HH INCOME**





# PROPERTY PHOTOS



# PROPERTY PHOTOS



Grand Canyon  
Mohave & Coconino Counties, Arizona





CO-TENANT PHOTOS



CO-TENANT PHOTOS





CO-TENANT PHOTOS





NEIGHBOR PHOTOS

3131 & 3133 Camelback Rd

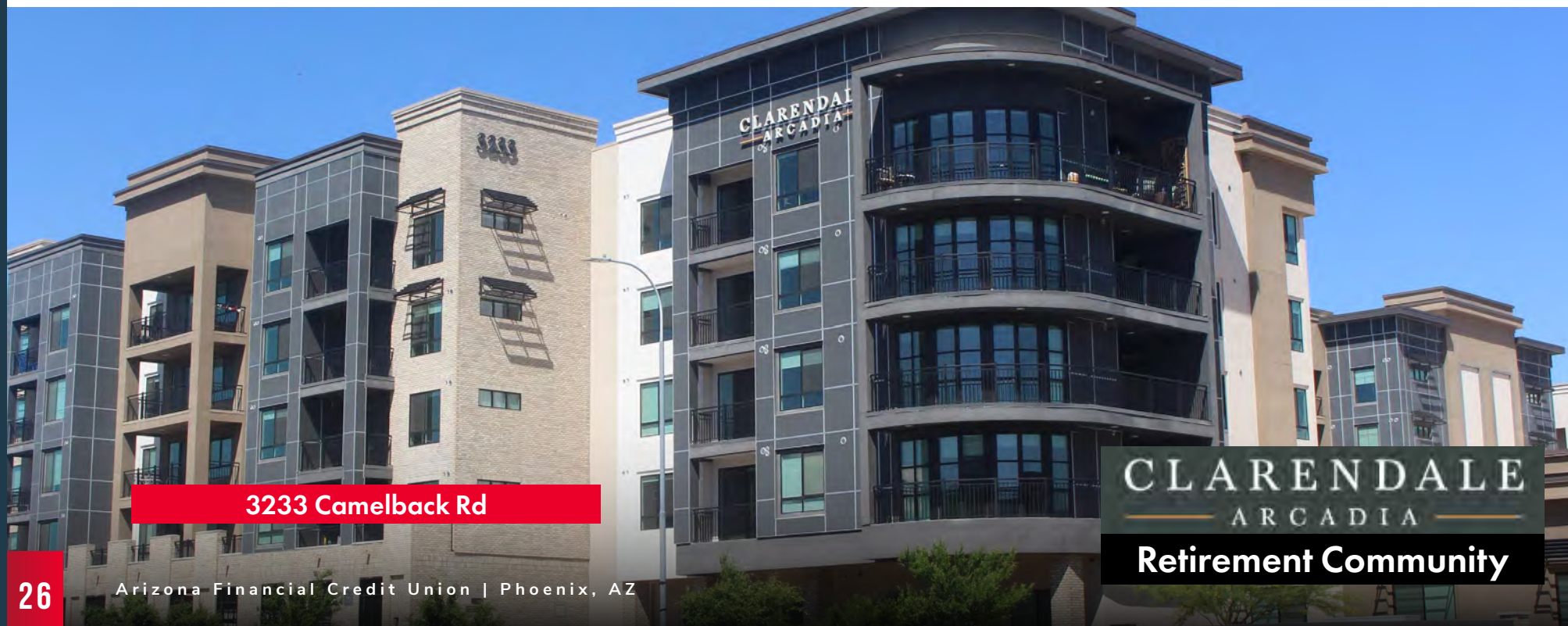
3131 3133  
Class A Office



NEIGHBOR PHOTOS

3200 E Camelback Rd

BOND  
Class A Office



3233 Camelback Rd

CLARENDALE  
ARCADIA  
Retirement Community



4747 N 32nd St

HeliOS  
Education Foundation

# SITE PLAN

Source: Placer.ai

**1.7 MILLION ANNUAL VISITS**

**Biltmore Plaza**

SAFeway, Arizona Financial CREDIT UNION, Hava Java, Dushi 32, WELLS FARGO

**20+ Retail**

**SAFeway**

7 Retail

10 Retail

*Hava Java*

4 Retail

**WELLS FARGO**

4 Retail

**MOLINA**

2 Retail

**Arizona Financial CREDIT UNION**

**\$209,000 AVG HH INCOME**



**BOND**  
Class A Office

**79,000 VPD**

**N 32ND ST**  
22,300 VPD

**E CAMELBACK RD**  
56,700 VPD

# MARKET AERIAL

51

51

51

ARIZONA BILTMORE  
Luxury Resort

National Bank  
OF ARIZONA

Source: Placer.ai  
1.7 MILLION  
ANNUAL VISITS

1 Biltmore Plaza

SAFeway, Arizona Financial CREDIT UNION, Hava Tava, 32, WELLS FARGO

20+ Retail

2 Biltmore Fashion Park

MACYS, POTTERY BARN, RALPH LAUREN, The Sock Factory, ARHAUS, gorjana, STARBUCKS

50+ Retail

3 Town & Country

WHOLE FOODS MARKET, TRADER JOE'S, LAIFITNESS, MCDONALD'S, NORDSTROM, noodles company, BANANA REPUBLIC

30+ Retail

Madison No. 1 Middle  
850+ Students

140,000+ VPD

ARIZONA BILTMORE  
GOLF CLUB

\$209,000 AVG HH INCOME

Arizona  
Financial  
CREDIT UNION

4 Camelback Colonnade

Fry's, BEST BUY, IHOP, FLOOR DECOR, ULTA BEAUTY, T, TIKES, Marshalls, Staples

25+ Retail

5 Arcadia Village

CVS, Orangetheory FITNESS, NextCare URGENT CARE, hydrate iv bar

10 Retail

6 Camelback Rd & 44th St

urbAna, Steak 44, CHASE, AJ's FINE FOODS, K

30+ Retail

15+ Retail

Chick-fil-A, McDonald's, CAVA, STARBUCKS COFFEE, TARGET, BAKERS, SUBWAY

Arizona Bank & Trust, Wendy's, UNITED STATES POSTAL SERVICE, at&t

EMBASSY SUITES

E CAMELBACK RD

79,000 VPD

56,700 VPD

22,300 VPD

amc CAMBY  
THEATRES

E Highland Ave

Camelback High School  
2,200+ Students

Biltmore Preparatory  
500+ Students

5

6

# DOWNTOWN PHOENIX

## AERIAL SOUTHWEST

**E Indian School Rd**

**50+ Retail**

**PHOENIX CHILDREN'S Hospital**

**533 Beds**

**Camelback High School**

**2,200+ Students**

**\$209,000 AVG HH INCOME**



**Esplanade**

**90+ Tenants**

**CAMBY**  
PHOENIX | HOTEL | BILTMORE

**5 Star Hotel**

**Biltmore Fashion Park**

**50+ Retail**

**EMBASSY SUITES**

**3 Star Hotel**

Biltmore Apartments

**BILTMORE LAKES**

**Offices**

**Camelback East Village**

**8 Retail**

**3131 & 3133**

**Class A Office**

**BOND**

**Class A Office**

**N 32ND ST**

**22,300 VPD**

**79,000 VPD**

**E CAMELBACK RD**

**56,700 VPD**

**Arizona Financial CREDIT UNION**

**WELLS FARGO**

**4 Retail**

MIDFIRST BANK

**Biltmore Plaza**

**20+ Retail**

10 Retail

Source: Placer.ai

**1.7 MILLION ANNUAL VISITS**



**MOLINA**

**2 Retail**

**Hava Java**

**4 Retail**

**PUSHI**

**7 Retail**

Meridian Condominiums

# AERIAL NORTHWEST

**BILTMORE LAKES**  
Offices

Biltmore Terrace Condominiums

Del Prado Apartments

**MIDFIRST BANK**

**WELLS FARGO**

10 Retail



Meridian Condominiums

**\$209,000 AVG HH INCOME**



**Biltmore Plaza**

SAFeway, Arizona Financial CREDIT UNION, Hava Java, Pasha 32, WELLS FARGO

20+ Retail

4 Retail

**MOLINA**  
2 Retail

7 Retail

*Hava Java*

4 Retail

**1.7 MILLION ANNUAL VISITS**  
Source: Placer.ai

**Arizona Financial**  
CREDIT UNION

**E CAMELBACK RD**

56,700 VPD

**N 32ND ST**

22,300 VPD

**79,000 VPD**

**3131 & 3133**  
Class A Office

**BOND**  
Class A Office

# AERIAL NORTHEAST

Mummy Mountain

Camelback Mountain

**\$209,000 AVG HH INCOME**



PARADISE VALLEY  
Country Club

Arcadia Village

CVS, Orangetheory Fitness, NextCare Urgent Care, hydrate

10 Retail

Camelback Rd & 44th St

urbAna, Steak 44, CHASE, AJ's FINE FOODS, K

30+ Retail

**BOND**  
Class A Office

Source: Placer.ai

**1.7 MILLION ANNUAL VISITS**

Biltmore Plaza

SAFeway, Arizona Financial Credit Union, Hava Java, 32, WELLS FARGO

20+ Retail

N 32ND ST  
22,300 VPD

7 Retail

Hava Java

4 Retail

Arizona Financial CREDIT UNION

79,000 VPD

E CAMELBACK RD  
56,700 VPD

CLARENDALE  
ARCADIA  
Retirement Community

3131 & 3133  
Class A Office

Camelback East Village

The UPS Store, Van's Golf Shops, The TAVERN

8 Retail

2 Retail







# TENANT OVERVIEW

## ■ ABOUT ARIZONA FINANCIAL CREDIT UNION

Trade Name:	Arizona Financial Credit Union
Industry:	Financial Institution
Total Assets:	\$3.42 Billion
Net Income:	\$28 Million
Total Net Worth:	\$420 Million (2024)
Net Worth Ratio:	12.23%
Total Members:	171,000
Area Served:	Arizona
Locations:	20
Employees:	650+
Corporate Headquarters:	Phoenix, AZ
Website:	<a href="http://www.arizonafinancial.org">www.arizonafinancial.org</a>



**VIEW 2024 ANNUAL REPORT**



171,000 Members	\$3.42 B Assets	\$420 M Total Net Worth	650+ Employees	\$3.03 B Member Deposits



# AREA OVERVIEW

## DEMOGRAPHICS



POPULATION				
RADIUS		1 MILE	3 MILE	5 MILE
POPULATION		11,882	118,955	313,449
HOUSEHOLDS		6,222	56,709	146,241
EMPLOYEES		18,234	87,229	221,356



HOUSEHOLD INCOME		1 MILE	3 MILE	5 MILE
RADIUS		1 MILE	3 MILE	5 MILE
AVERAGE		\$209,999	\$149,750	\$139,053
MEDIAN		\$123,328	\$95,711	\$93,389

DRIVE TIMES	DOWNTOWN PHOENIX	SCOTTSDALE, AZ	TUSCON, AZ
	15 MIN	15 MIN	1 HR 50 MIN





# ABOUT PHOENIX

**PHOENIX** is the capital city of Arizona and is located in the central region of the state. People may know it for its year-round sun, desert beauty, and world-class resorts and golf, but as the fifth-largest city in the U.S., it also offers sophisticated urbanscapes, southwest culture and lots of outdoor adventure.

The "Valley of the Sun" to locals, invites you to enjoy major destinations for recreation and relaxation, must-visit venues in the culinary and cocktail kingdoms, and long-standing arts, civic and cultural institutions. And that just scratches the surface of things to do in Phoenix.

The region's gross domestic product reached over \$362 billion by 2022. The city averaged a four percent annual population growth rate over a 40-year period from the mid-1960s to the mid-2000s.



 <p><b>Chase Field</b> Home to Chase Field which holds 48,519 people</p>	 <p><b>Attractions</b> Phoenix Zoo, Camelback Mountain, Desert Botanical Gardens &amp; More</p>	 <p><b>Growth</b> Population has increased by 3.98% since 2020</p>	 <p><b>\$90,481</b> Estimated Average Household Income</p>
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## HOME TO TEN FORTUNE 500 COMPANIES

(Avnet, Carvana, Freeport-McMoRan, Insight Enterprises, Knight-Swift Transportation, On Semiconductor, Opendoor Technologies, Reliance Steel & Aluminum, Republic Services, and Taylor Morrison Homes)

The iconic Camelback Mountain provides a picturesque backdrop to the urban landscape, while the Desert Botanical Garden showcases the region's unique flora. Phoenix is also a major hub for sports enthusiasts, home to professional teams like the Arizona Cardinals (NFL), Arizona Diamondbacks (MLB) and the Phoenix Suns (NBA). As one of the fastest-growing cities in the United States, Phoenix continues to evolve, embracing its Southwestern roots while embracing modernity and innovation. With a thriving economy, a burgeoning arts scene, and a welcoming community, Phoenix remains a dynamic destination for residents and visitors alike.



**5.2M** MSA POPULATION

**160+** GOLF COURSES

**52M** PASSENGERS AT SKY HARBOR INT'L AIRPORT (2024)

**#5** LARGEST CITY IN THE UNITED STATES



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