

MULTI-TENANT RETAIL PLAZA for SALE!

2110 W. Southern Avenue | Mesa, AZ

OFFERING MEMORANDUM



MARTI WEINSTEIN
(c) 224.612.2332
marti@dpcre.com

AUSTIN PAYNE
(c) 480.322.4264
austin.payne@dpcre.com

7339 E McDonald Drive
Scottsdale, AZ 85250
Main: 480.947.8800
www.dpcre.com

D **DIVERSIFIED PARTNERS**
Nationwide Real Estate Services

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial & legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs.

PROPERTY SUMMARY

INVESTMENT OVERVIEW

Offering Price	\$3,778,854.00
Cap Rate	6%
Building Sq Ft	± 10,475 SF Bldg
Lot Size	± 38,219 SF Lot
Year Built	1977
Parcel ID	134-42-228H
County	Maricopa
Traffic Counts	27,102 VPD - Southern Ave 29,395 VPD - Dobson Rd



INVESTMENT SUMMARY

Diversified Partners is pleased to offer 2110 W. Southern Avenue in Mesa, AZ, also known as the Shops at Banner Health. This center provides ± 10,475 SF of national and local credit retail shops located directly across Southern Avenue from Banner Hospital which employs ± 3,700 health care professionals, and just west of Mesa Community College with ± 29,000 students.

OFFERING MEMORANDUM

INVESTMENT HIGHLIGHTS

- Multi-Tenant Investment Opportunity: Firehouse Subs, Dogos y Tacos el Gordo, Little Caesars, ABC Children's Eye Specialists & Disco Nail Club
- Absolute triple net (NNN) leases
- Strong annual increases during initial terms and option periods
- Property is well-located & directly across Southern Ave from Banner Hospital which employs approximately 3,700
- Average HH Incomes over \$95K within a three-mile radius
- Located just northwest of Mesa Community College with over 29,000 enrolled students
- Area co-tenants include Filiberto's, McDonald's, Starbucks, Taco Bell, Wendy's and more!



2110 W. SOUTHERN AVENUE, MESA, AZ



Over 56,000 VPD at the intersection of Dobson Rd and Southern Ave



Located directly across from Banner Desert Medical Center and Mesa Community College



Average HH Incomes of over \$95,000 within a 3-mile radius



Over 70,000 households within a three-mile radius with a Median Age of 33.6

SUITE	TENANT	SIZE/SF
A	Little Caesars	1,278
B	Dogos y Tacos El Gordo	1,342
C	Firehouse Subs	1,905
D & E	Disco Nail Club	1,750
F - G	ABC Children's Eye Specialists	4,200

TENANT OVERVIEW

Little Caesars
FIREHOUSE SUBS
ABC Children's Eye Specialists
DOGOS Y TACOS EL GORDO
disco nail club

2110 W. Southern Avenue | Mesa

SITE PLAN



OFFERING MEMORANDUM

TENANT PROFILES



Little Caesar Enterprises, Inc. is an American multinational chain of pizza restaurants that was founded in 1959 by married couple, Mike Ilitch and Marian Ilitch in Garden City, Michigan. Together, they invested their life savings into their first pizza restaurant and Marian carefully recorded Little Caesars very first sales in a spiral notebook. In 1962, the first franchise opened in Warren, Michigan. This business decision to expand through franchising paved the way for Little Caesars to become the fastest growing pizza chain in the U.S. and an internationally known brand. In 1969, the company opened its 50th restaurant and went international with its first restaurant in Canada. Today, the company has restaurants in all 50 states and 18 international markets, including Asia, Europe, the Middle East, Canada, Latin America and the Caribbean, and is the third largest pizza chain by total sales in the United States behind Pizza Hut and Domino's. Mike and Marian have always considered Little Caesars employees as one big family!



Firehouse Restaurant Group, Inc., dba Firehouse Subs, is a Canadian-owned American fast casual restaurant chain based in Jacksonville, Florida, that specializes in submarine sandwiches. It was founded in 1994 by former firefighter brothers Chris and Robin Sorensen. Since December 15, 2021, it has been a subsidiary of Restaurant Brands International, which also owns the chains Burger King, Popeyes, and Tim Hortons.

Firehouse Subs has over 1,210 restaurants in 46 states, Puerto Rico, Switzerland, Canada and soon Mexico, United Kingdom and the Middle East by 2024.

The menu, which features hot speciality subs, salads, and other seasonal items, takes inspiration from the firehouse with names like Hook & Ladder, Engineer, and Firehouse Hero. The subs are prepared with meats and cheese on toasted sub rolls and served "fully involved" with vegetables and condiments. Chris and Robin remain in charge of the menu and work alongside their director of product development, Jay Miller, who joined the company in 2017.



Serving the communities of Phoenix, Avondale and Mesa, Arizona, ABC Children's Eye Specialists is dedicated to providing outstanding care for infants, children and teenagers. Families trust the team of compassionate providers for services that range from routine eye exams to care for ocular disease and acute eye conditions.

The team of ophthalmologists and optometrists has advanced training in pediatric eye care and provides personalized treatment plans designed to meet the needs of each individual patient.

The team offers surgical and nonsurgical strategies for eye pathologies, as well as vision correction with glasses and contact lenses, including infant lenses. Conditions such as retinopathy of prematurity, strabismus, astigmatism, amblyopia, ptosis, blepharitis, double vision, pink eye and styes are examples of the full range of concerns the team addresses with expertise.

TENANT PROFILES

DOGOS Y TACOS EL GORDO



Dogos Y Tacos el Gordo offers a variety of authentic dishes and snacks based on traditional Northern Mexico cuisine. They use only the highest quality ingredients available to ensure the best taste.

Their vision is to be a company recognized nationally for the quality of its products, services, prices and for generating jobs, while not forgetting about the care of the planet.

Their values:

- Humility
- Equality
- Generosity
- Respect
- Honesty
- Service
- Commitment
- Efficiency



YOUR satisfaction is their priority!

disco nail club



Disco Nail Club is a luxury nail salon that specializes in meticulous nail care and art, using premium Korean and Japanese products. The salon focuses on revolutionizing the customer experience with an emphasis on cleanliness, sustainability, and modern technology.

Founded by seasoned professionals Diana and Mike, the club offers a unique range of services including waterless natural gel manicures, Gel-X extensions, hard gel overlays, and custom nail art. Additional offerings include paraffin wax treatments, Onyfix for ingrown nails, and bath bombs for pedicures. They also host educational workshops and DIY nail press-on workshops to engage the community and promote industry knowledge. The salon leverages social media and community events to build a loyal customer base.

Disco Nail Club aims to set new standards in nail care while fostering a vibrant and inclusive community.

RENT ROLL

DIVERSIFIED PARTNERS

As of 08/01/2024

OCCUPIED SUITES	OCCUPANT NAME	RENT START	EXPIRATION	GLA SQ FT	MONTHLY BASE RENT	ANNUAL RATE PSF	MONTHLY COST RECOVERY	FUTURE RENT INCREASES			
								CAT	DATE	MONTHLY AMOUNT	PSF
2110 A	Keller Restaurants DBA: Little Caesars	11/01/2014	10/31/2029	1,278	\$3,141.75	\$29.50	\$757.46	BRN	11/1/2024	\$3,236.53	\$30.39
								BRN	11/1/2025	\$3,333.45	\$31.30
								BRN	11/1/2026	\$3,433.56	\$32.24
								BRN	11/1/2027	\$3,536.87	\$33.21
								BRN	11/1/2028	\$3,643.37	\$34.21
2110 B	Dogos Y Tacos El Gordo	08/01/2021	9/30/2026	1,342	\$3,700.00	\$33.08	\$0.00	BRN	10/1/2024	\$3,800.00	\$33.98
								BRN	10/1/2025	\$3,900.00	\$34.87
								BRN	5/1/2027	\$3,343.00	\$33.43
2110 C	Desert Fire Subs	10/01/2015	9/30/2025	1,905	\$4,653.24	\$29.31	\$1,171.12				

RENT ROLL

DIVERSIFIED PARTNERS

As of 08/01/2024

OCCUPIED SUITES	OCCUPANT NAME	RENT START	EXPIRATION	GLA SQ FT	MONTHLY BASE RENT	ANNUAL RATE PSF	MONTHLY COST RECOVERY	FUTURE RENT INCREASES				
								CAT	DATE	MONTHLY AMOUNT	PSF	
2110 D, E	Disco Nails	6/10/2024	6/30/2031	1,750	\$2,850.00	*	\$19.00	\$822.00	BRN	6/10/2024	\$0.00	\$0.00
									BRN	8/10/2024	\$2,850.00	\$19.00
									BRN	6/10/2025	\$2,964.00	\$19.76
									BRN	6/10/2026	\$3,082.50	\$20.55
									BRN	6/10/2027	\$3,205.60	\$21.37
									BRN	6/10/2028	\$3,333.00	\$22.22
									BRN	6/10/2029	\$3,466.50	\$23.11
									BRN	6/10/2030	\$3,604.50	\$24.03
* Tenant granted 2 months of abated rent. Full rent commences on 8/10/24												
2110 F, G	ABC Children's Eye Specialists	01/01/2018	3/31/2028	4,200	\$4,549.28			\$3,110.63	BRN	4/1/2024	\$4,549.28	\$13.00
									BRN	4/1/2025	\$4,685.76	\$13.39
									BRN	4/1/2026	\$4,826.76	\$13.79
TOTALS:	Occupied Sq Ft	100%	5 Units	10,475	\$18,894.27			\$5,861.21				
	Vacant Sq Ft		0 Units	0								
	Total Sq Ft		5 Units	10,475	\$18,894.27							
	Total Sq Ft		5 Units	10,475	\$18,894.27							

AREA OVERVIEW

Banner Desert Medical Center



Banner Desert Medical Center, located in Mesa, Arizona, is a flagship hospital within the Banner Health system, a prominent healthcare provider in the United States. Established in 1970, the medical center has evolved into a comprehensive healthcare facility, employing over 4,000 staff members including physicians, nurses, and support personnel. Annually, the hospital serves a large number of patients, with approximately 70,000 emergency room visits and over 40,000 admissions.

The medical center is renowned for its specialized services, including cardiovascular care, cancer treatment, neurology, orthopedics, women's health, and pediatrics. It houses a Level I Trauma Center and a nationally recognized stroke center, equipped with advanced medical technology and staffed by skilled professionals to provide critical and specialized care. Banner Desert Medical Center is accredited by The Joint Commission and the American College of Surgeons, reflecting its commitment to high-quality patient care and safety standards.

In addition to its clinical services, the medical center is actively engaged in medical research and education, partnering with academic institutions and conducting clinical trials to advance medical knowledge and treatment options. It also offers community health programs, wellness initiatives, and educational seminars to promote public health and preventive care. The hospital's dedication to innovation and excellence has earned it recognition as one of the top hospitals in Arizona, consistently delivering compassionate and personalized care to its patients.

2110 W. Southern Avenue | Mesa

Mesa Community College



Mesa Community College (MCC) is a public community college located in Mesa, Arizona, established in 1963 as part of the Maricopa County Community College District. It serves a diverse student body of over 20,000 students annually across its multiple campuses. MCC offers more than 200 degree and certificate programs, including transfer pathways to universities and career-focused programs in fields like healthcare, technology, business, and the arts.

The college is known for its flexible learning options, including online courses and hybrid classes, to accommodate students' schedules and preferences. MCC's campuses feature modern facilities such as classrooms, laboratories, libraries, and student support services like tutoring, counseling, and career development resources. Additionally, the college emphasizes student success through academic advising, mentoring programs, and extracurricular activities.

MCC maintains strong partnerships with local industries and employers, providing students with internship opportunities and job placement assistance. It is accredited by the Higher Learning Commission, ensuring high academic standards and quality education. The college's vibrant campus life includes numerous clubs, organizations, and cultural events that promote diversity and inclusivity among students.

With affordable tuition rates and financial aid options available, Mesa Community College remains a top choice for students seeking a comprehensive and accessible higher education experience in Arizona.

OFFERING MEMORANDUM

AREA OVERVIEW



Tempe Marketplace



Mesa Riverview

Tempe Marketplace is a premier shopping and entertainment destination in the Phoenix area, known for its vibrant atmosphere and diverse offerings. The open-air center features a wide range of shops like Target, Best Buy and H&M, alongside various dining options from casual eateries to upscale restaurants. It is a popular spot for both locals and visitors looking for retail therapy or a culinary experience. The marketplace is also celebrated for its community events and entertainment, with live music performances at The District Stage and The Barn Stage. Seasonal events and holiday celebrations add to the lively community feel. Its design includes comfortable seating, fountains and art installations, crating a pleasant environment to relax. Located near major highways with ample parking, Tempe Marketplace is easily accessible. Modern amenities like free Wi-Fi and a state-of-the-art movie theater enhance the overall experience. This dynamic blend of retail, dining and entertainment makes Tempe Marketplace a great place to shop, dine and spend time with loved ones.

Mesa Riverview is a standout shopping and entertainment hub in the Phoenix metropolitan area, renowned for its welcoming atmosphere and variety of offerings. This open-air center boasts an extensive selection of shops, including major retailers like Walmart, Home Depot, and Marshalls, along with numerous dining options that range from casual eateries to more refined restaurants. It's a go-to spot for both locals and visitors seeking diverse shopping and dining experiences. In addition to its retail and dining options, Mesa Riverview is well-known for its community events and entertainment features. The center frequently hosts live music performances and seasonal events, fostering a lively and engaging atmosphere. Its thoughtful design, complete with comfortable seating areas, fountains, and public art installations, creates an inviting environment perfect for relaxation and socializing. Easily accessible from major highways and offering ample parking, Mesa Riverview is convenient for residents throughout the region. Modern amenities, including free Wi-Fi and a state-of-the-art movie theater, further enhance the visitor experience. With its dynamic mix of shopping, dining, and entertainment set in a beautifully designed and accessible location, Mesa Riverview is an excellent place to shop, dine, and enjoy quality time with friends and family.

AREA OVERVIEW

Arizona State University, Tempe

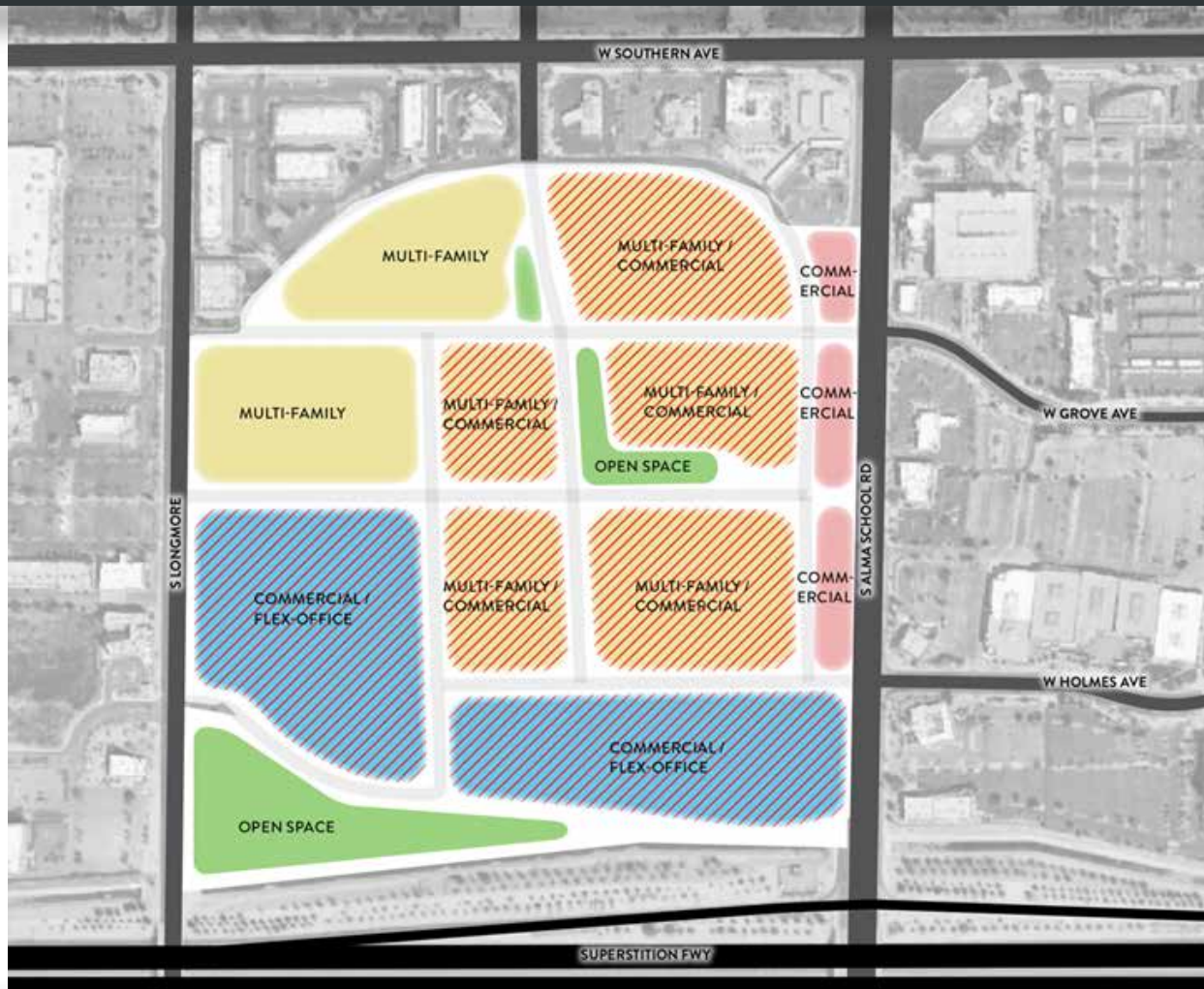


ASU Tempe has experienced significant growth in recent years, both in terms of its physical campus and student population. The university has expanded its facilities with the addition of new buildings, cutting-edge research centers, and modernized classrooms to accommodate the increasing number of students and to foster a conducive learning environment. This growth reflects ASU's commitment to providing top-tier educational resources and opportunities to its students.

The student population at ASU Tempe has also seen remarkable growth, now hosting over 50,000 students from diverse backgrounds and regions. This diverse and expanding student body enriches the campus community, bringing a wide range of perspectives and experiences that enhance the academic and social environment. The university's appeal to a global audience underscores its reputation as a leading institution of higher education, attracting students from across the United States and around the world.

This growth in both infrastructure and population has positioned ASU Tempe as a dynamic and thriving educational hub. The university's ability to adapt and expand to meet the needs of its growing student body demonstrates its dedication to fostering an inclusive and innovative academic community. With continued growth and development, ASU Tempe remains a premier destination for students seeking a comprehensive and forward-thinking educational experience.





LAND USE LAYOUT

-  SURFACE STREETS
-  FREEWAY
-  GREEN SPACE
-  COMMERCIAL
-  MULTI-FAMILY
-  MULTI-FAMILY / COMMERCIAL
-  COMMERCIAL / FLEX-OFFICE

NELSEN PARTNERS + VERDE INVESTMENTS

The Fiesta Mall redevelopment project in Mesa, Arizona, represents a significant transformation of the former Fiesta Mall site into a mixed-use development. The mall, originally opened in 1979, underwent decline in the early 2000s due to shifting retail trends and economic factors. The redevelopment initiative aims to revitalize the area by repurposing the space for diverse uses beyond traditional retail.

The project includes plans for a mixed-use development featuring residential units, office spaces, entertainment venues, and retail establishments. The goal is to create a vibrant, pedestrian-friendly environment that attracts visitors, residents, and businesses. The redevelopment project is part of Mesa's broader efforts to revitalize older commercial areas and stimulate economic growth.

The new development is expected to generate job opportunities, boost property values, and contribute to the local economy. It also aligns with sustainable urban planning principles by promoting walkability, transit accessibility, and green spaces. Community input and collaboration are key aspects of the redevelopment process to ensure the project meets the needs and preferences of Mesa residents.

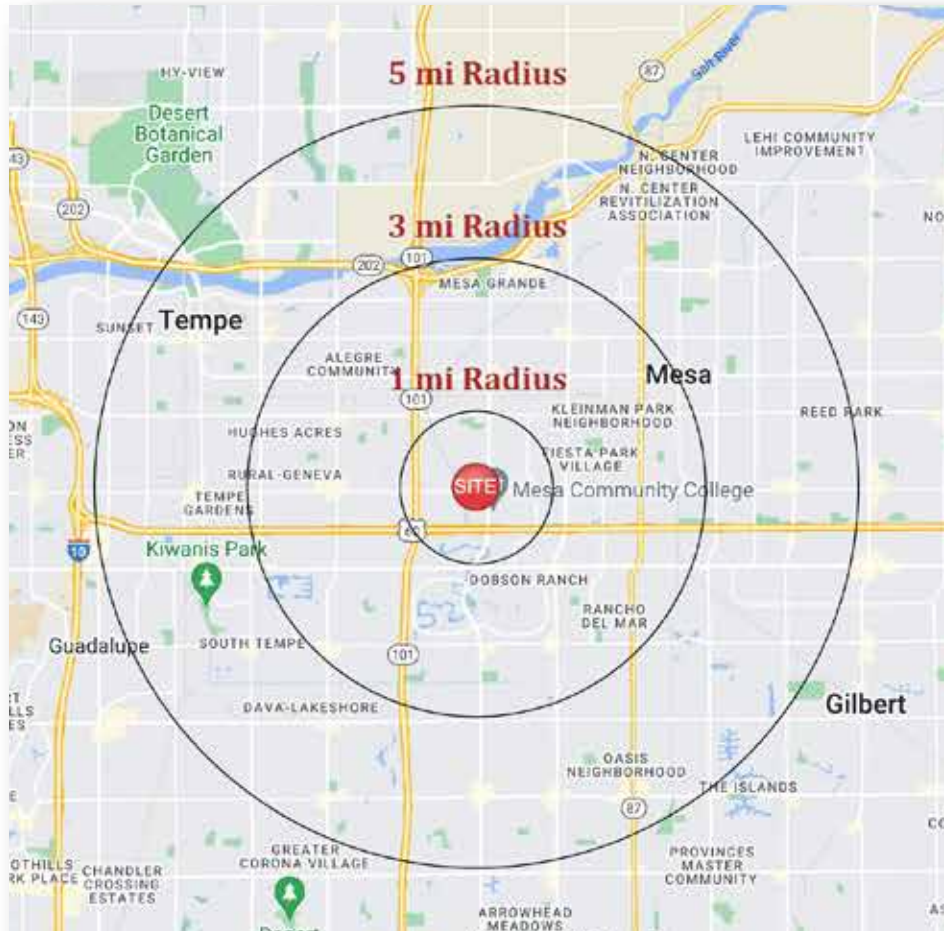
The Fiesta Mall redevelopment represents a positive step towards revitalizing underutilized spaces and creating a dynamic urban center that enhances the overall quality of life in Mesa, Arizona.

DEMOGRAPHICS 2024

OFFERING MEMORANDUM

POPULATION	1 Mile	3 Mile	5 Mile
2024 Est. Population	23,830	168,799	402,527
2029 Projected Population	24,176	168,656	404,741
2020 Census Population	22,365	164,115	389,904
2010 Census Population	21,037	151,596	363,210
2024-2029 Proj. Annual Growth	0.3%	0.7%	0.1%
2024 Daytime Population	12,319	113,811	288,028

2024 HOUSEHOLD INCOME	1 Mile	3 Mile	5 Mile
\$10,000-14,999	325	2,100	4,423
\$15,000-24,999	845	3,993	8,869
\$25,000-34,999	954	5,467	11,829
\$35,000-49,999	1,535	9,604	18,379
\$50,000-74,999	1,962	12,710	28,901
\$75,000-99,999	1,568	10,582	23,904
\$100,000-124,999	897	7,837	17,486
\$125,000-149,999	515	4,643	11,994
\$150,000-\$199,999	664	5,700	13,792
\$200,000 or More	595	5,123	13,640
Average HH Income	\$79,331	\$97,366	\$101,426



HOUSEHOLDS	1 Mile	3 Mile	5 Mile
Total Housing Units 2024	11,351	77,173	176,569
Total Housing Units 2020	10,871	74,085	169,275
Historical Annual Growth (2020-2024)	480	3,087	7,294
Housing Units Occupied	10,488	71,603	163,709
Owner-Occupied	3,572	28,284	52,519
Renter-Occupied	6,916	43,319	94,133
1 Person Households	3,834	22,555	52,519
2 Person Households	3,902	29,328	66,513
3 Person Households	1,130	8,996	20,367
4 Person Households	822	5,916	13,407
5 Person Households	438	2,743	6,177

MICRO AERIAL



S San Jose Rd

The Courtyard
Apartments

Dobson Square

StorQuest
SELF STORAGE

SITE

ABC
Children's Eye
Specialists

disco
nail club

Filiberto's
MEXICAN FOOD

FIREHOUSE
SUBS
FOUNDED BY FIRE

meineke
car care center

K

Little Caesars

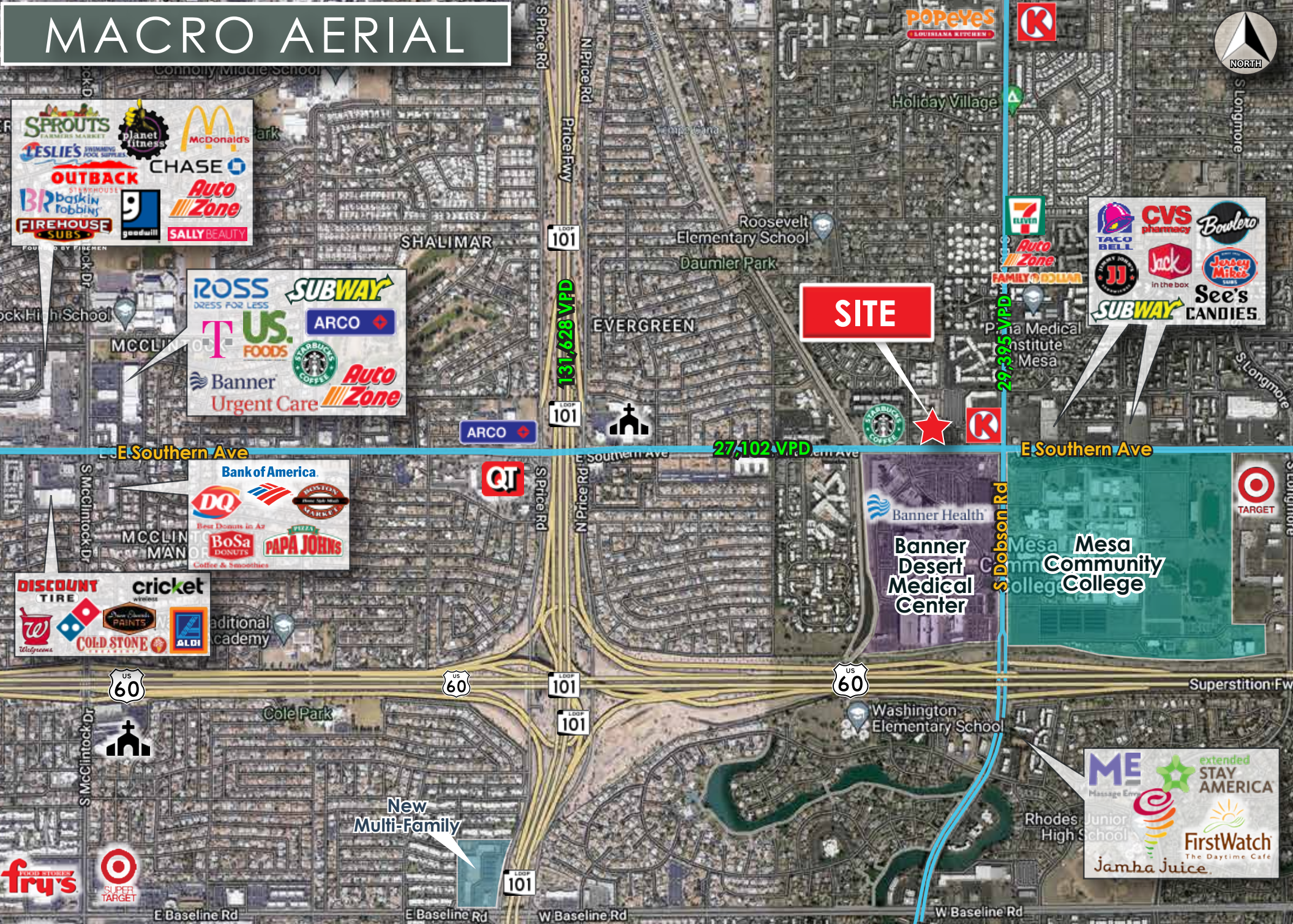
S Dobson Rd

29,395 VPD

27,102 VPD

E Southern Ave

MACRO AERIAL



OFFERING MEMORANDUM

CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum that is intended only for the purpose of review by a prospective purchaser of the 2110 W. Southern Avenue Mesa, AZ 85202 and is not to be used for any other purpose or by any other person without the consent of Diversified Partners. Material included in this Offering Memorandum is based upon information provided by Owner and information obtained by the Broker through sources deemed reliable. This Memorandum is not to be considered a representation of the state of affairs of the project and is not intended to be the entirety of documentation required by prospective investors for consideration. No warrantee or representation, expressed or implied, is made by the Owner or Broker as to the accuracy or completeness of information included within this Offering Memorandum. All financial projections and project information (including acreage and square footage) is for general reference purposes only, may be approximate in nature and are subject to variation. Qualified investors shall have the opportunity to review additional documentation and inspect the subject property. Investors should conduct their own due diligence to determine the condition of the property.

This Offering Memorandum has been prepared by the Broker and approved by the Owner for distribution to prospective purchasers only for their review.

The Owner reserves the right, at its sole discretion, to reject offers to purchase the subject property. The Owner shall not have any legal commitment to any party reviewing this Offering Memorandum until any written agreements have been fully executed and any contingencies have been waived.

Receipt of this Offering Memorandum shall confirm agreement that this document is confidential and shall not be distributed to any other entity without written consent from Diversified Partners.

If upon review of this Offering Memorandum you no longer have further interest or do not wish to pursue the purchase of this property, please return this Offering Memorandum to Diversified Partners.



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Exclusively listed by:



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www.dpcre.com



AUSTIN PAYNE
(C) 480.322.4264
austin.payne@dpcre.com



MARTI WEINSTEIN
(C) 224.612.2332
marti@dpcre.com

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