



**MONARCH**  
COMMERCIAL ADVISORS

IN PARTNERSHIP  
WITH



**LOCKEHOUSE**  
RETAIL GROUP



# WESTERN STATES STRIP CENTER PORTFOLIO

**Eight Properties Across California, Nevada, and Arizona**

Contact Broker for Details: **Dave Lucas** | President, Monarch Commercial Advisors | (925) 744-5217 | [dave@monarchcommercial.com](mailto:dave@monarchcommercial.com)  
In Partnership with: **Jon Woodcox** | Partner, Locke House Retail Group

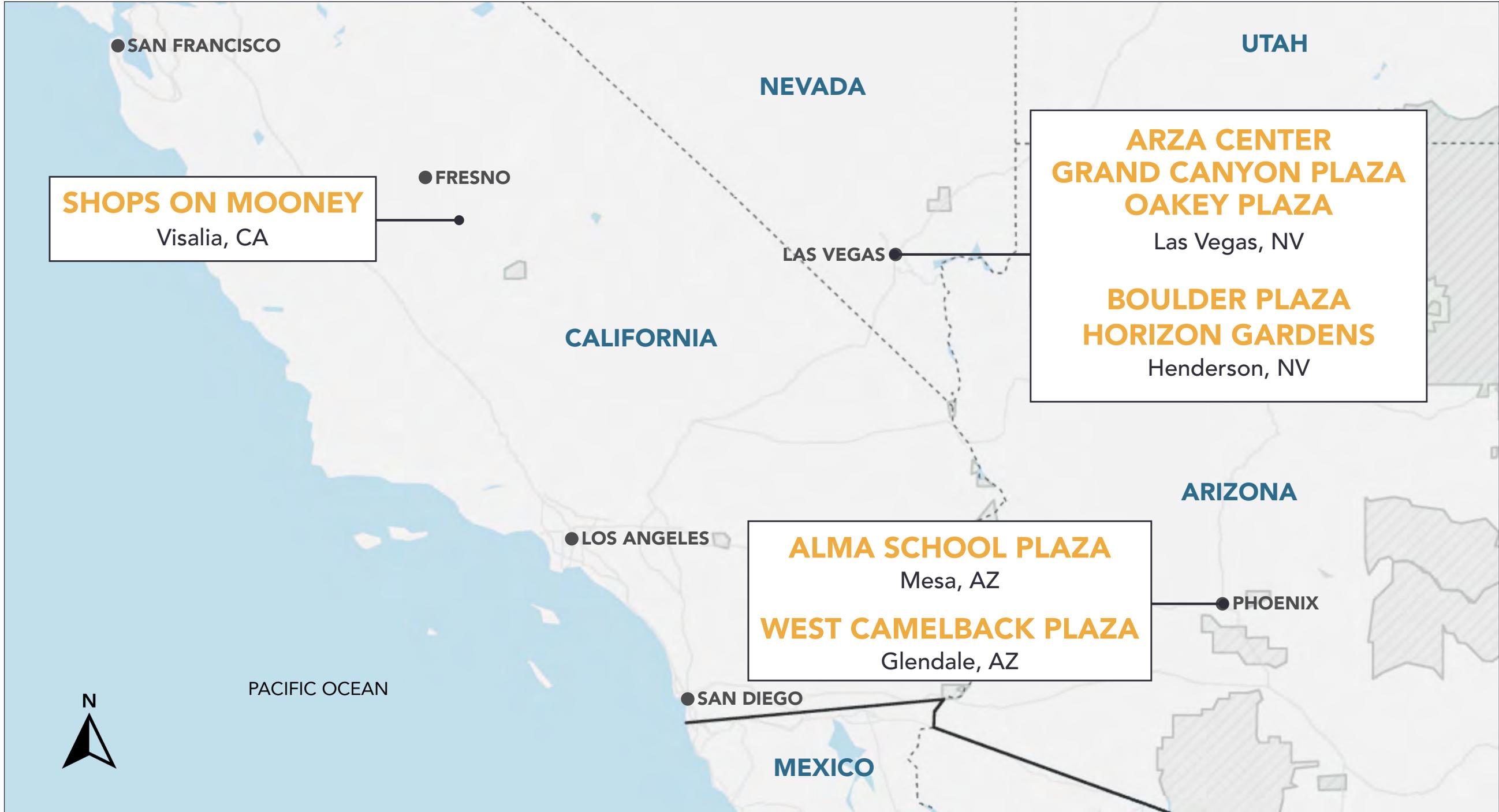
# CONFIDENTIALITY AGREEMENT

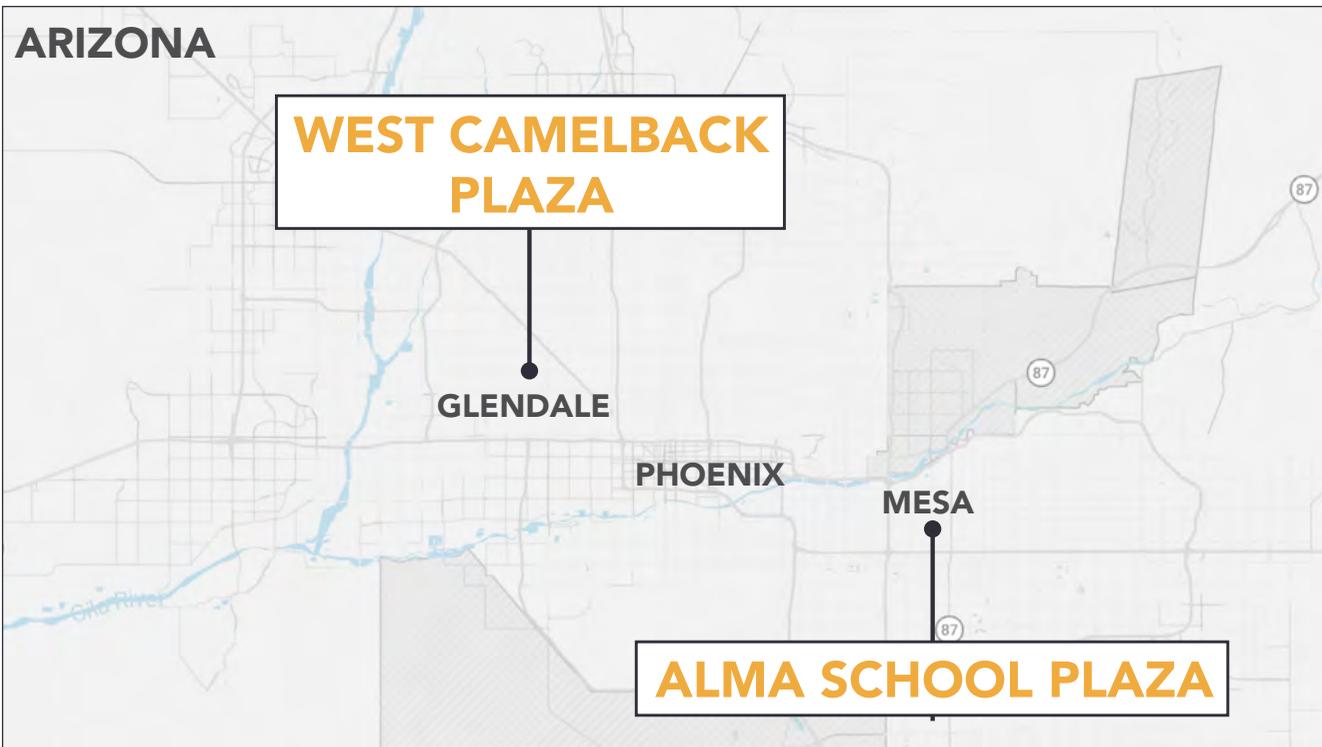
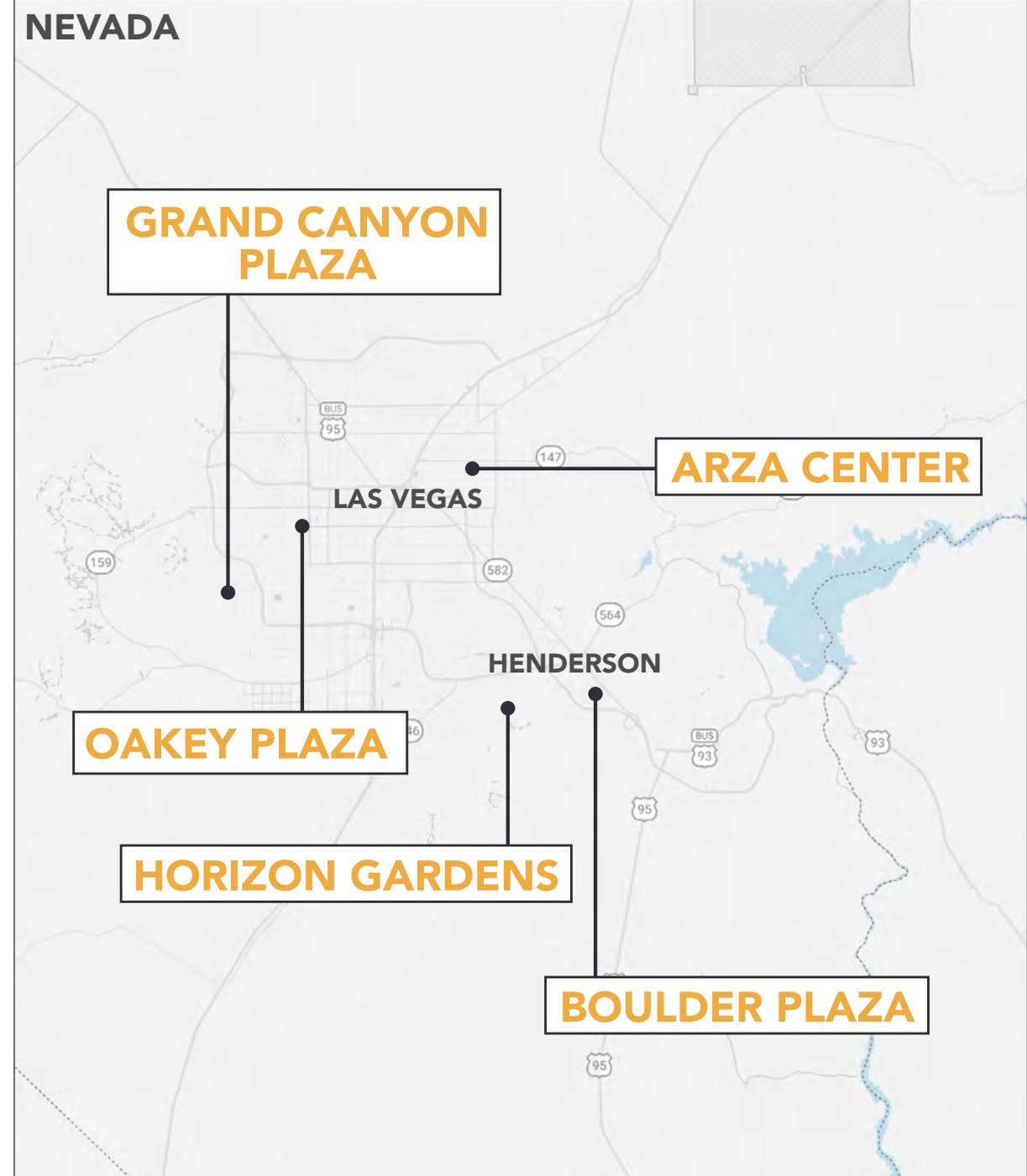
Monarch Commercial Advisors (“Agent”) has been engaged as the exclusive agent for the sale of the Western States Strip Center Portfolio (the “Properties”) located in California, Nevada, and Arizona, by the owner of the Properties (“Seller”). The Properties are being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Monarch Commercial Advisors as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.”

The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, expressed or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or make available or any action taken or decision made by the recipient with respect to the Properties. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Properties from the market at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Properties and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Properties unless and until a binding written agreement for the purchase of the Properties has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Properties directly or indirectly regarding any aspect of the enclosed materials or the Properties without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent and delivered by the recipient(s) to Monarch Commercial Advisors.









**HORIZON GARDENS**  
Henderson, Nevada



**BOULDER PLAZA**  
Henderson, Nevada



**OAKLEY PLAZA**  
Las Vegas, Nevada



**GRAND CANYON PLAZA**  
Las Vegas, Nevada



**ARZA CENTER**  
Las Vegas, Nevada



**WEST CAMELBACK PLAZA**  
Glendale, Arizona



**ALMA SCHOOL PLAZA**  
Mesa, Arizona



**SHOPS ON MOONEY**  
Visalia, California



## CONTACT BROKER FOR DETAILS

### Dave Lucas

President | (925) 744-5217

dave@monarchcommercial.com

CA DRE# 01389761 | NV RED# 10011411

ADRE# BR710308000

### Matt Nega

Senior Associate | (925) 430-5787

matt@monarchcommercial.com

CA DRE# 01389761

Interested in discovering more listings? [Subscribe to our email list](#) or [follow us on LinkedIn](#).



**MONARCH**  
COMMERCIAL ADVISORS

This information in this Offering Memorandum has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk for any inaccuracies.