

METRO SQUARE – RENT ROLL SUMMARY

11846 N 28th Drive | Phoenix, AZ

Property Overview

Metro Square Shopping Center is a multi-tenant retail asset totaling approximately 23,588 SF across three buildings located in a well-traveled North Phoenix corridor.

- Three-building retail configuration
- Strong visibility and access
- Established neighborhood center
- Stable in-place income with upside

Key Financials

Purchase Price: \$5,307,575

NOI: \$335,000

Cap Rate: 6.31%

Condensed Rent Roll

Tenant	Lease Expiration	Monthly Base Rent (2025-2026)
AK's Smoke Shop	07/31/2036	\$1,282.86
Saad & Rafal Antanyos / Revan & Ranya Esttaifo	03/31/2029	\$1,106.79
Dynasty Salon Suites	11/30/2029	\$1,670.92
Delfin Taxes, LLC	09/30/2030	\$1,312.50
Trulieve	12/31/2035	\$8,250.00
Stackers	07/31/2031	\$3,600.00
The Batter's Box	04/30/2027	\$1,100.00
Fantasy Shangri-La	09/31/2029	\$5,283.20

T & L Nail Salon	05/31/2026	\$1,476.00
Rainbow Donuts & Smoothies, LLC	07/31/2026	\$2,782.50

Total Monthly Base Rent: \$27,864.77

Annual Base Rent: \$334,377.24

Investment Highlights

- Diversified tenant mix
- Staggered lease expirations
- Stable neighborhood retail demand
- Upside through lease rollover and rent growth

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