

NNN Corporate-BMO Lease



Priced at \$2,600,000

**9050 N. 19th Ave.
Phoenix, AZ 85021**

**6% Cap • First of 8 Five-Year Options Exercised
Yearly 2% Increases Until Next Option in Late 2029**

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SVIDLER**

**In Association with
Scott Reid & ParaSell, Inc.
A Licensed Arizona Broker #CO709902000**

Inquiries by residents and property owners of the State of Arizona are to be made to Scott Reid of ParaSell, Inc.



Offering Summary

On offer is a **6.03% Cap Triple Net** Corporate Building Lease for a BMO Bank N.A. branch in Phoenix. BMO Bank N.A. boasts **\$290 Billion in Assets**, a **\$93 Billion Market Capitalization**, with this branch having **\$50 Million in Deposits**.

With a **long-term Tenant** on their first five-year Lease Extension, the Lease calls for seven additional five-year Options. The property consists of a **4,358 SF building** on a **39,640 SF lot** and features **three drive-thru tellers**, and **34+ parking spaces**.

Positioned prominently on a **high-traffic street** with car counts ranging from **35,000 to 40,000 vehicles per day** in front of the building (and similar counts at the nearest intersection) the property is located about a mile to Interstate 17.

While Phoenix ranks as the **5th largest U.S. city by population** as of 2024, the 2024 Population Estimate for a 5-Mile Radius boasts 443,000 people, with **2029 Population Projections pushing closer to 478,000 people**. This growth is driven in large part by the “Silicon Desert” expansion happening in the greater Phoenix area.

Available is another BMO Bank N.A. Branch seven miles to the south.

\$2,600,000

Price

6.03%

Cap

4,358

Building SF per Assessor

4,392 SF

Building SF per Lease

39,640

Lot SF

Banking Center Lease

NOI

\$156,794.40

Lease Type

NNN - Building

Lessee Type

Corporate

Current Lease Term

10/24 to 9/29

Renewal Options

8 Five-Year Terms

Renewal Options Remaining

7

Original Lease Term

9/2014 to 9/2024

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

BMO NNN - Phoenix - 19th Ave.

Investment Overview

Property Features

4,358

Building SF per Assessor

39,640

Lot SF

3

Drive-thru Tellers

32+

Parking Spaces

1971

Year Built

Lease Information

Tenant	BMO Bank N.A., a National Banking Association
Branch Name	Phoenix Sunnyslope
Branch Number	517
Branch Deposits	\$50 Million
Date Established per FDIC	7/20/1970
Branch Address	9050 N. 19th Ave. Phoenix, AZ, 85021
County	Maricopa
Assessor Parcel Number	149-11-012E

Rent Schedule

Period	Annual Rate Per Rentable SF	Annual Base Rent	Monthly Installment of Base Rent
10/1/24 - 9/30/25	\$35.00	\$153,720.00	\$12,810.00
10/1/25 - 9/30/26	\$35.70	\$156,794.40	\$13,066.20
10/1/26 - 9/30/27	\$36.41	\$159,930.29	\$13,327.52
10/1/27 - 9/30/28	\$37.14	\$163,128.89	\$13,594.07
10/1/28 - 9/30/29	\$37.89	\$166,391.47	\$13,865.96

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BMO NNN - Phoenix - 19th Ave.

Tenant Information

BMO Bank N.A., a National Banking Association

(Formerly known as BMO Harris Bank N.A.)

BMO Bank National Association operates as a full-service bank. The Bank provides personal, business, and corporate bank accounts along with banking, lending, investing, and wealth management solutions. BMO Bank serves individuals, families and businesses in North America.

Founded - USA	1882
Headquarters - USA	Chicago, Illinois
Total Assets	\$290 Billion
Market Capitalization	\$93 Billion
Products	Consumer Banking, Corporate Banking, Investment Banking, Mortgage Loans, Etc.
Domestic Locations	1,008
Number of Employees	55,767

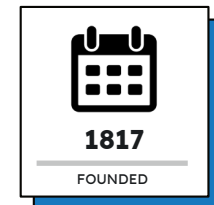
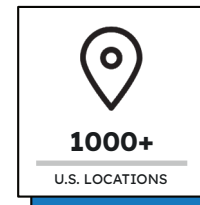


BMO (Bank of Montreal) is one of North America's largest and most established financial institutions, **serving more than 13 million** personal, commercial, and institutional customers.

Founded in 1817 in Canada, with the United States outpost founded in 1882, the bank operates over 1,000 branches across the U.S. and Canada and combined maintains more than **\$1 trillion in total assets**. BMO is recognized for its strong credit profile, disciplined risk management, and long-term financial stability.

In recent years, BMO has significantly expanded its U.S. presence, particularly through its BMO Bank N.A. division and its acquisition of Bank of the West. This growth has positioned the company as a major player in key metropolitan and suburban markets nationwide.

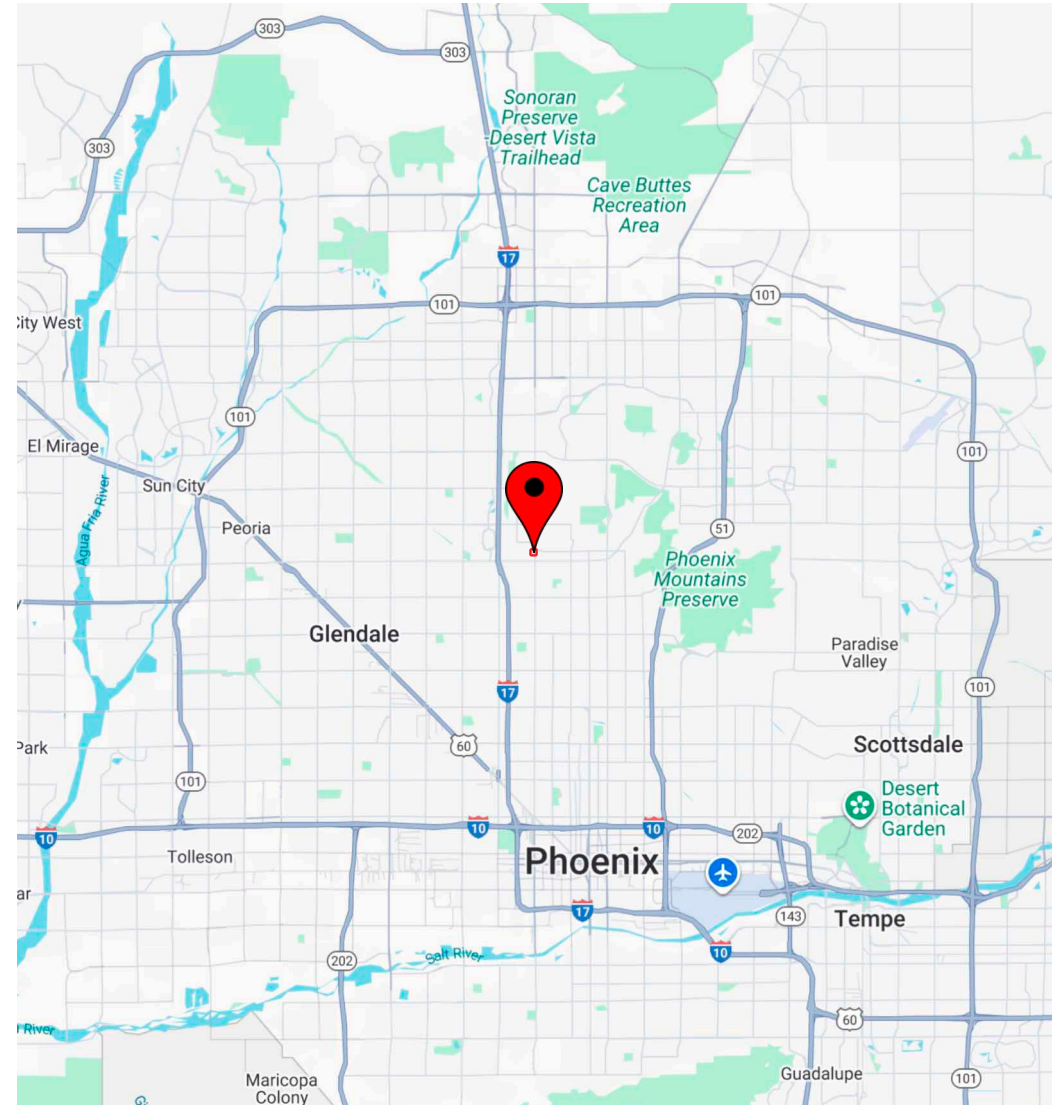
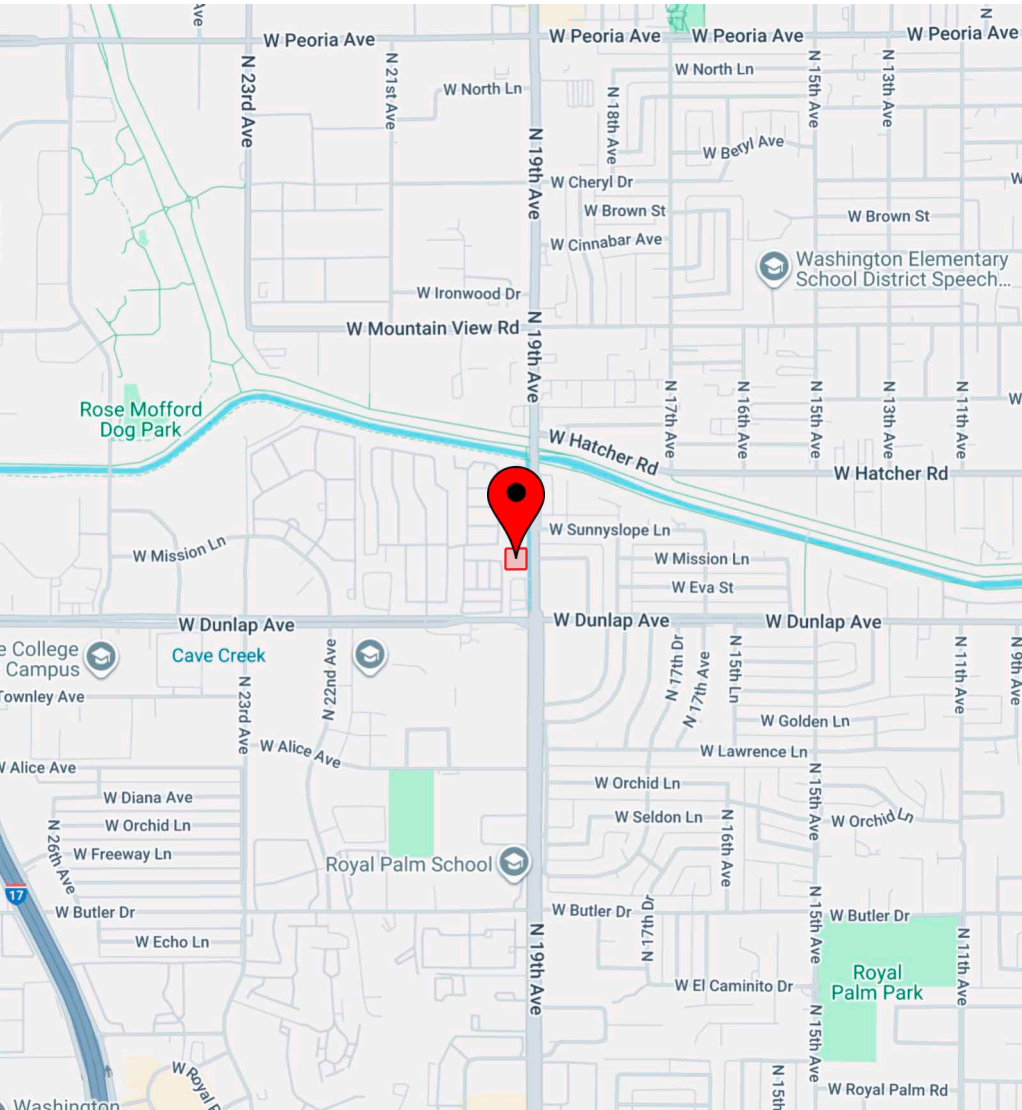
With investment-grade credit ratings and a long track record of honoring leases, BMO is widely regarded as a reliable, blue-chip tenant and an ideal anchor for long-term, income-producing real estate investments.



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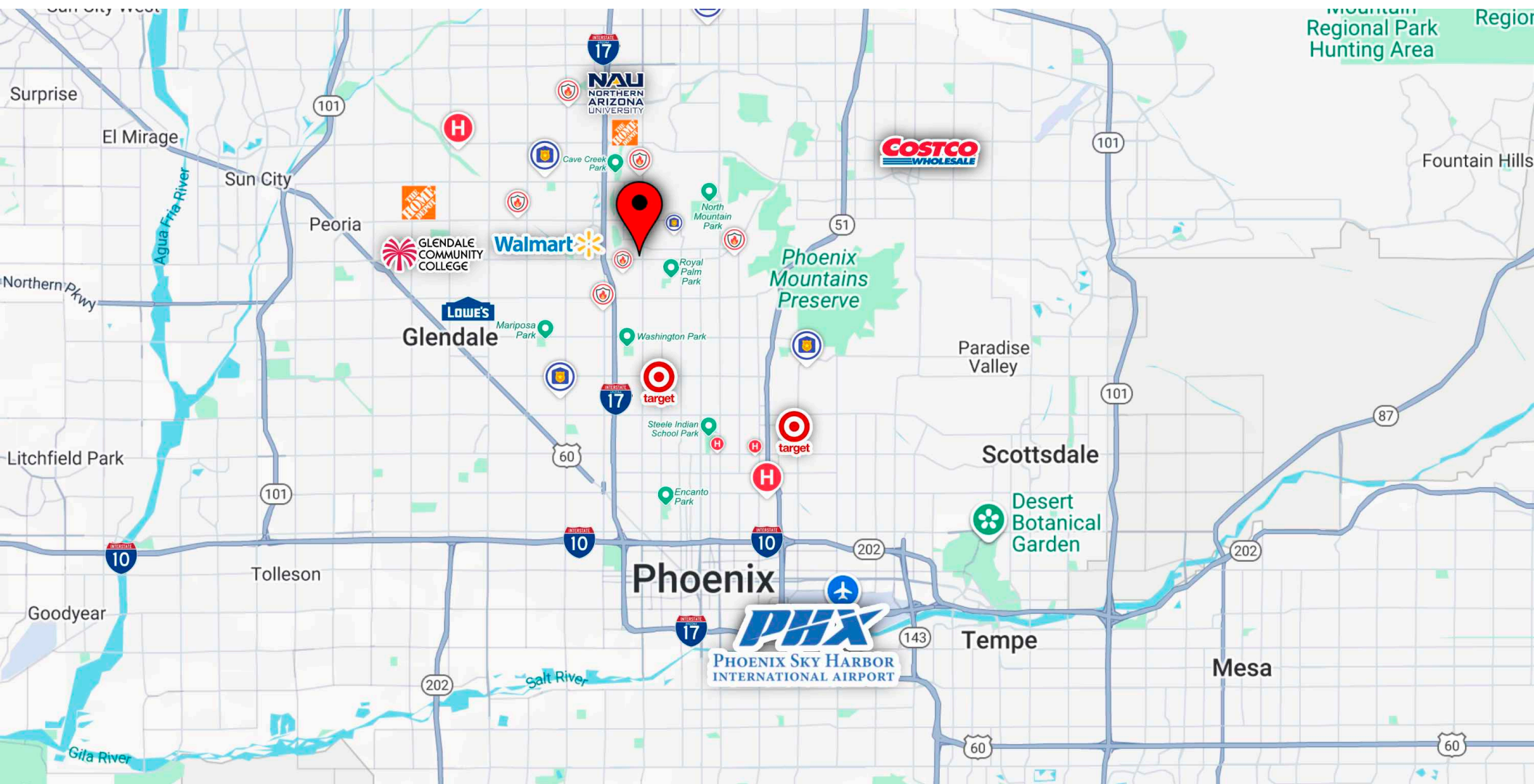
Maps



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Area Map



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Demographics and Traffic Count

1 Mile Radius Population

2020 Census	19,763
2024 Estimate	20,905
2029 Projection	22,746
2020 - 2024 Growth	8.81%
2024 - 2029 Growth	5.78%

Population by Radius

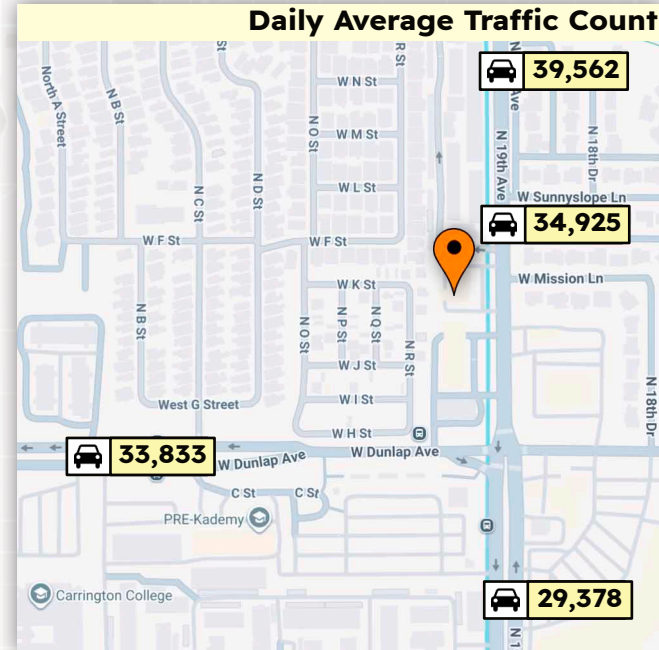
3 Mile Radius Population

2020 Census	165,025
2024 Estimate	168,566
2029 Projection	182,357
2020 - 2024 Growth	2.15%
2024 - 2029 Growth	8.18%

5 Mile Radius Population

2020 Census	438,289
2024 Estimate	442,848
2029 Projection	477,687
2020 - 2024 Growth	1.04%
2024 - 2029 Growth	7.87%

Daily Average Traffic Count



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**For more information please contact
our exclusive sales agents:**

Dario Svidler
Executive Vice President
Keller Williams BH

424. 600. 7633
dario@svidlercre.com
svidlercre.com
DRE 01884474

Scott Reid
Broker
ParaSell, Inc.

(949) 942-6578
broker@parasellinc.com
AZ - BR707387000

In Association with Scott Reid & ParaSell, Inc. | A Licensed Arizona Broker #CO709902000
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