

# Multi-Tenant Net Lease Investment

3434 W Anthem Way, Anthem, AZ 85086  
Excellent 1031 Exchange Opportunity

Scott Hintze

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# Ideal 1031 Exchange

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Price: \$8,122,323

## Investment Summary

CAP Rate: 6.56%  
Lessee(s): 11 Local Tenants  
Building Size: ±20,610  
Land Area: ±4.91 acres  
NOI: \*\$533,505.34  
Lease Term: Varies - See Rent Roll  
Lease Options: Varies  
Increases: Most Tenants 3% Annual  
Lease Type: Net Lease

\*NOI includes all scheduled to occur prior to 4/15/26, a proforma rent for an ev charger lease that is executable (not yet executed)



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## Anthem Shops Rent Roll

Tenant	Size	Monthly	Annual Rent	Rent psf	Increases	Expiration
Berkshire	980	\$2,240.92	\$26,891.04	\$27.44	3.0%	11/30/2026
Amped	3,288	\$5,398.32	\$64,779.84	\$19.70	3.0%	12/31/2027
Anthem Ammo	1,673	\$2,884.53	\$34,614.36	\$20.69	3.0%	3/30/2026
Bearded Barber	3,986	\$8,411.77	\$100,941.24	\$25.32	3.0%	3/31/2027
Chill Out	978	\$2,117.94	\$25,415.28	\$25.99	3.0%	4/7/2027
Desert Strands	1,236	\$2,029.89	\$24,358.68	\$19.71	3.0%	9/30/2030
Mango Bliss	980	\$2,355.00	\$28,260.00	\$28.84	3.0%	8/7/2029
Quik Burrito	1,635	\$3,610.63	\$43,327.56	\$26.50	3.0%	3/31/2030
Princess Nails	1,600	\$3,433.33	\$41,199.96	\$25.75	3.0%	12/31/2031
Shanghai	2,947	\$6,753.54	\$81,042.48	\$27.50	.50 per year	12/31/2035
Havana Cigar	1,307	\$6,753.54	\$32,675.00	\$25.00	3.0%	5/31/2031
Ionna Chargers	N/A	\$2,500.00	\$30,000.00	N/A	3.0%	
<b>Totals</b>	<b>20,610</b>	<b>\$46,371.47</b>	<b>\$533,505.44</b>	<b>\$25.89</b>		

-Below market rents allow for increased potential rent income as leases are expiring

-Several Tenants (including Berkshire and Shanghai club) have been part of the center for 15+ years

-Bearded Barber is a barber shop with a speak easy located behind it (through the bookcase). Huge patio, bar and restaurant located behind the barber shop (chef cuisine)

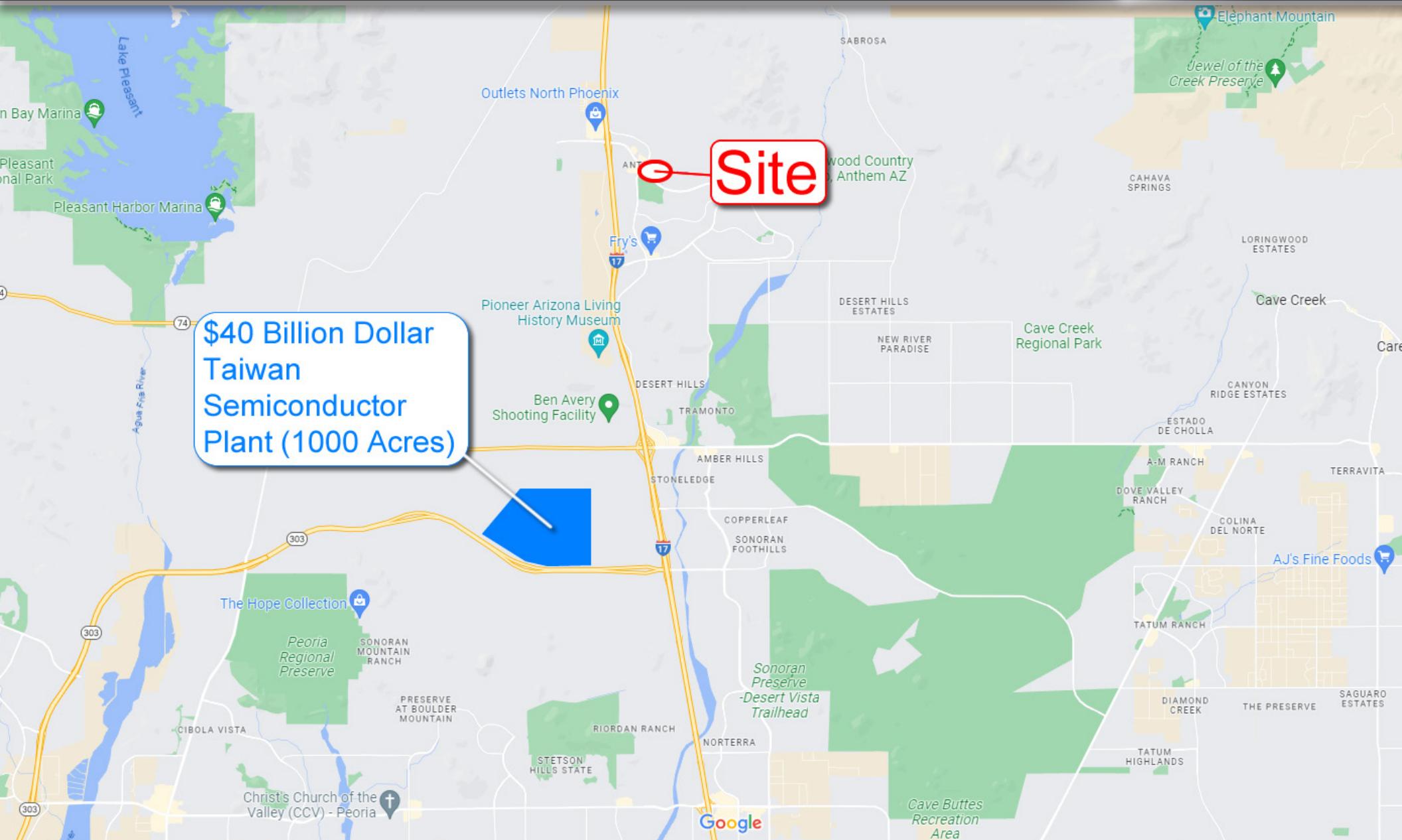
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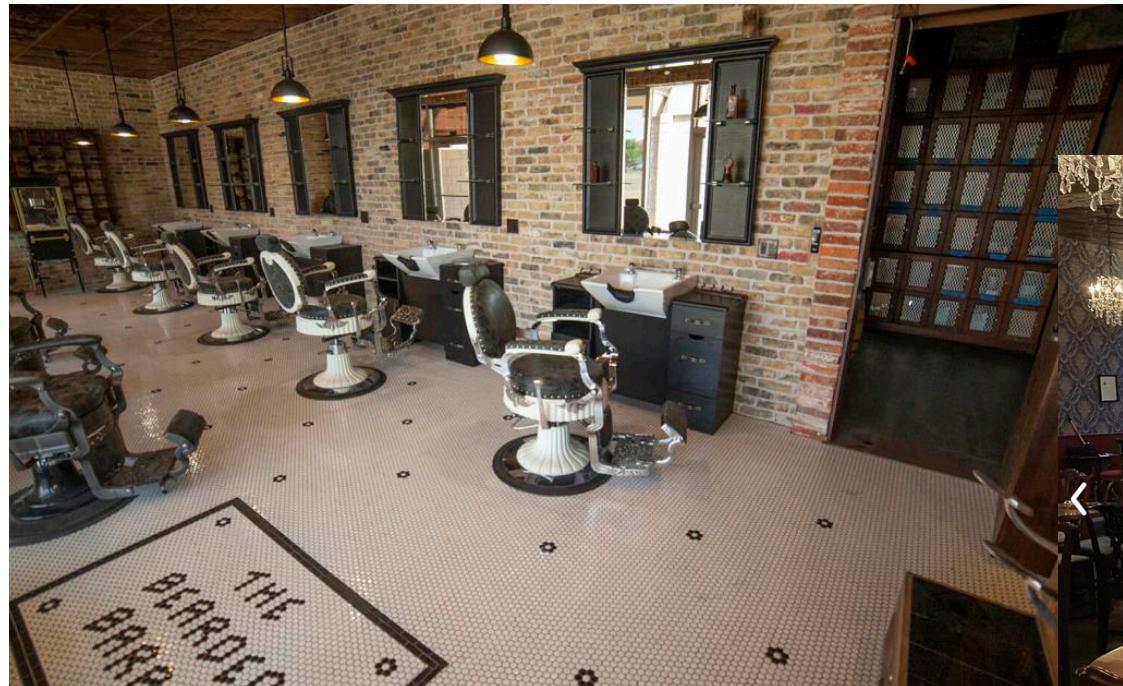
## The Bearded Barber

Size: 3,986 square feet

Annual Rent: \$100,941.24

Increases: \$3% Annual Increases

Tenant spent ±\$2.4 M on buildout



Speak Easy with exquisite buildout - Behind the Barber Shop - Through the bookcase



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## Amped Coffee

Size: 3,288 square feet

Annual Rent: \$64,799

Increases: \$3% Annual Increases



Tenant has live music and a mezzanine level. Additionally, they opened a healthy salad place adjacent to the coffee shop



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1 mi radius

3 mi radius

5 mi radius

## Population

Estimated Population (2025)	8,961	31,421	49,523
Projected Population (2030)	8,569	30,259	48,339
Census Population (2020)	8,848	30,783	48,077
Census Population (2010)	7,863	28,519	43,736

## Average Household Income

Estimated Average Household Income (2025)	\$151,799	\$161,126	\$164,282			
Projected Average Household Income (2030)	\$149,554	\$158,698	\$161,865			
Census Average Household Income (2010)	\$87,915	\$94,787	\$96,506			
Census Average Household Income (2000)	\$73,876	\$66,856	\$67,494			
Projected Annual Change (2025-2030)	-\$2,244	-0.3%	-\$2,429	-0.3%	-\$2,417	-0.3%
Historical Annual Change (2000-2025)	\$77,923	4.2%	\$94,270	5.6%	\$96,788	5.7%

## Median Household Income

Estimated Median Household Income (2025)	\$110,683	\$122,511	\$126,045
Projected Median Household Income (2030)	\$109,522	\$121,423	\$124,892
Census Median Household Income (2010)	\$71,223	\$78,036	\$78,782
Census Median Household Income (2000)	\$66,585	\$59,228	\$60,051