

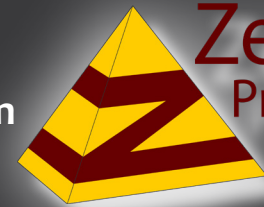
# Multi-Tenant Net Lease Investment

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

Scott Hintze

602-549-4173

scott@zenithpropertysales.com



**Zenith**  
Property  
Sales



**SITE**

**ACE**  
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hardware

Grease Monkey

**GREASE  
MONKEY**  
Oil Changes & More



Circle K

Dog House Diner

Amped Coffee  
Company

Shanghai Club

Wendy's



**Copper State**  
CREDIT UNION

**Ideal 1031 Exchange**



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Price: \$8,584,576

## Investment Summary

CAP Rate: 6.15%  
Lessee(s): 11 Local Tenants  
Building Size: ±20,610  
Land Area: ±4.91 acres  
NOI: \*\$527,951  
Lease Term: Varies - See Rent Roll  
Lease Options: Varies  
Increases: Most Tenants 3% Annual  
Lease Type: Net Lease

\*NOI includes 3 tenants increases scheduled to occur prior to 2/1/26, a proforma rent for a vacant space and an ev charger rent that has an executable lease

## Investment Highlights

Ace Hardware (shadow anchored center)  
94% Leased  
Below Market Rents - Value Add Opportunity  
Difficult to penetrate market  
Huge Buildout in Bearded Barber  
(estimated \$2.4M tenant improvement)



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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	\$8,166.77	\$98,001.24	\$24.59	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
Vacant	1,307	\$2,505.08	\$30,061.00	\$23.00	TBD	
Ionna Chargers*	N/A	\$2,500.00	\$30,000.00		3.0%	
<b>Totals</b>	<b>20,610</b>	<b>\$41,878.01</b>	<b>\$527,951.44</b>	<b>\$25.62</b>		
*Lease is executable						

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

-Several Tenants (including Berkshire and Jian Zhon) 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)



# The Shops at Anthem

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## Financing Summary <sup>(1)</sup>

Purchase Price	\$8,584,576
Loan Amount	\$5,150,746
Owner Equity	\$3,433,830
LTV Ratio (Initial Funding)	60%
Loan Term	5-10 Years
Amortization Period	25-30 Years
Interest Rate	~6.25%
Lender Origination Fee	Varies
Underwritten NOI	\$527,159
Annual Debt Service	\$407,735
Cash Flow	\$119,424
Debt Coverage Ratio	1.29x

(1) Financing summary is based on the potential financing terms that a particular borrower may be able to obtain, subject to final approval and underwriting at the time of formal application.





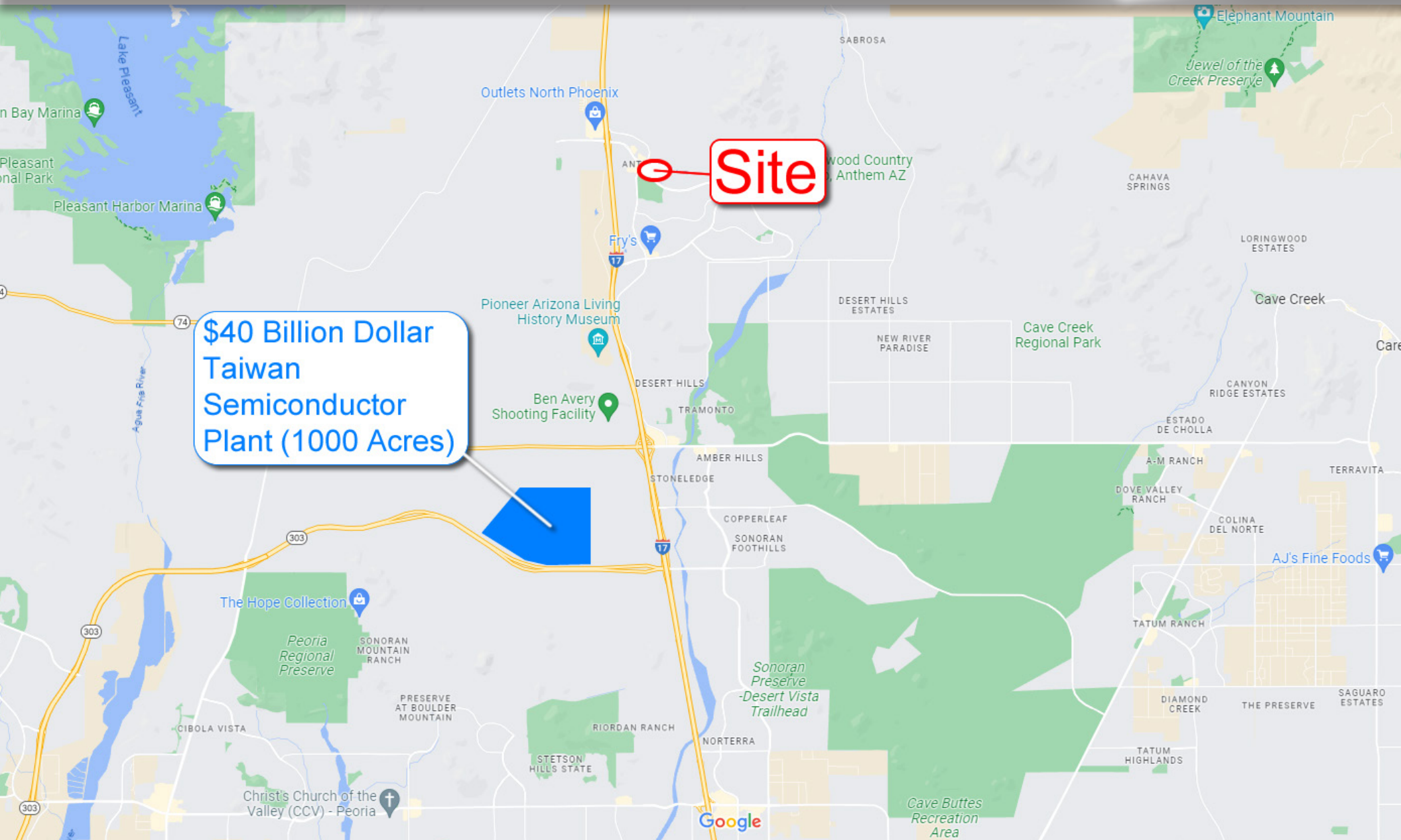
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**The Bearded Barber**

**Size:** 3,986 square feet

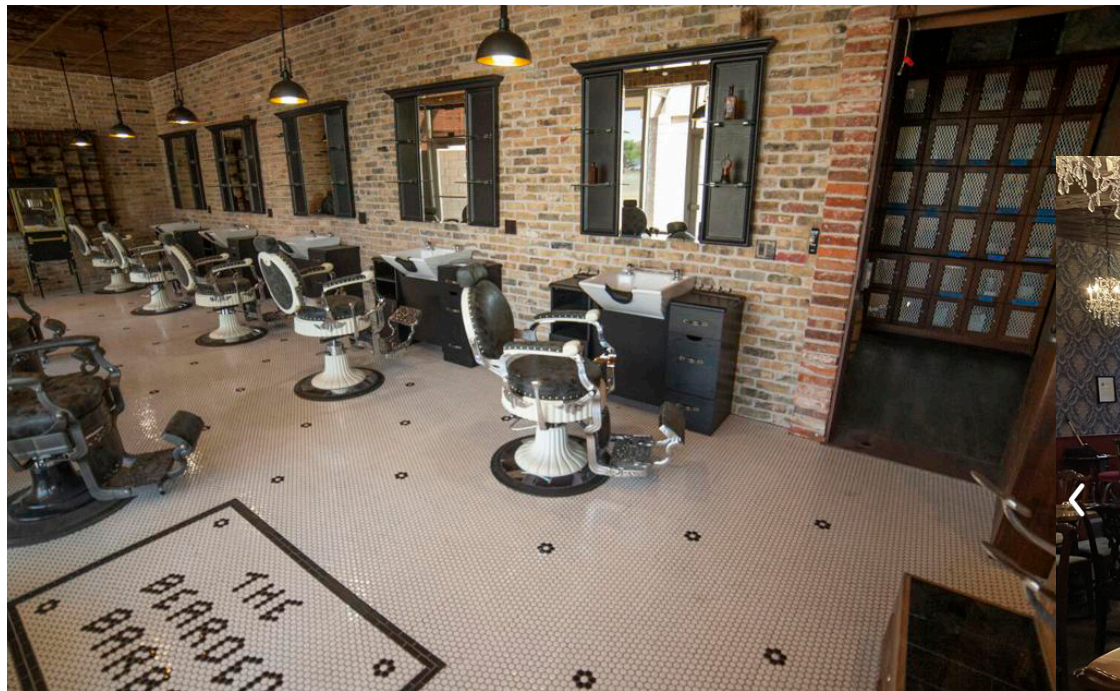
**Annual Rent:** \$92,376

**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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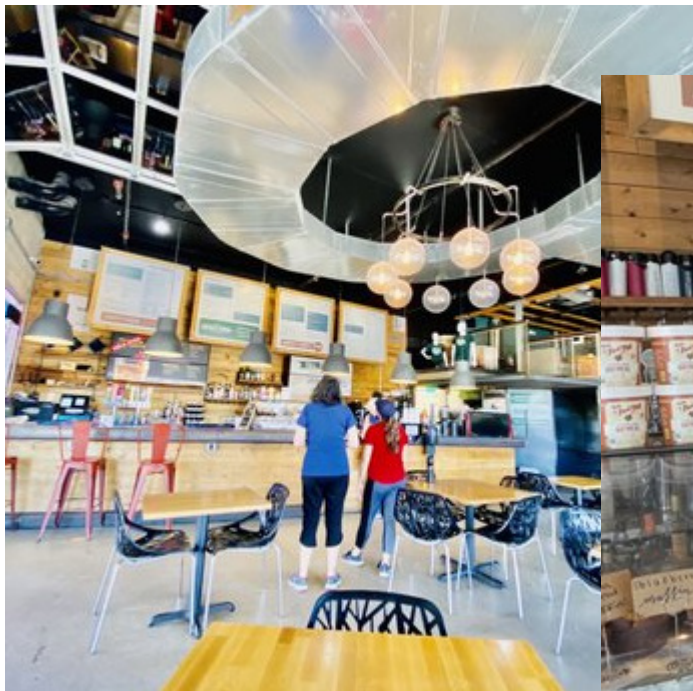
**Amped Coffee**

**Size:** 3,288 square feet

**Annual Rent:** \$59,283

**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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## 3434 W Anthem Way Anthem, AZ 85086

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