

OFFERING MEMORANDUM

17061 AVE OF THE ARTS

*Two-Tenant NNN Dental & Drive-Thru QSR
Investment Opportunity Located in Phoenix MSA*



SURPRISE, AZ

km Kidder
Mathews

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EXECUTIVE SUMMARY

Section 01

INVESTMENT SUMMARY



\$3,195,000

LIST PRICE



\$207,721

NET OPERATING INCOME



6.50%

CAP RATE



±6 YEARS

LEASE TERM REMAINING



±6,000 SF

TOTAL SF INCLUDED



100%

OCCUPANCY



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

ADDRESS	17061 Ave of the Arts, Suite 101 & 102, Surprise, AZ 85378	
SUITE 101 TENANT	Bell Road Dentistry	Suite Size ±2,932 SF
SUITE 102 TENANT	Bosa Donuts	Suite Size ±3,068 SF
YEAR BUILT	2008	
OWNERSHIP TYPE	Fee Simple Condo	



PROPERTY & LEASE HIGHLIGHTS

- **Two-Tenant Investment with Leading Operators** - This property is anchored by American Dental Companies, a dominant Dental Service Organization with 50+ locations across the region, alongside BoSa Donuts, a beloved Arizona brand with 44+ locations and widely recognized as the “Best Donuts in AZ.” Together, these complementary tenants provide diversified income backed by well-established, high-performing operators.
- **E-Commerce Resistant Healthcare Investment** - Dental office investments continue to be highly sought after for their insulation from e-commerce competition and resilience through economic cycles.
- **Drive-Thru Amenity** - Bosa Donuts includes a drive-thru, which is especially valuable for convenience and customer experience in today's, on-the-go service economy.
- **Established Tenancy with ± 6 Years Remaining** - Both tenants are under long-term NNN leases with approximately 6 years of primary lease term remaining with options to extend, ensuring stable income.
- **Inflationary Protected Lease** - Rent escalations built into the lease provide the landlord with reliable protection against inflation over the remaining term.
- **HOA Maintenance / Minimal Landlord Responsibilities** - Both leases are structured as NNN, placing most maintenance, structural, and operating cost burdens on the tenant. In addition, the property is governed by an HOA that maintains the common areas and exterior, making this a true hands-off investment for the landlord.
- **Strong Visibility & Access** - Located at the intersection of high-traffic arterials (Bell Road / Ave of the Arts), with excellent access and exposure from main roads, enhancing both signage visibility and customer reach.



TENANT HIGHLIGHTS

- **American Dental Companies (Bell Road Dentistry)** - Backed by a leading dental platform with 50+ locations, combining private practice culture with centralized support for marketing, HR, and admin. Bell Road Dentistry offers a full range of services including general dentistry, aesthetics, implants, cleaning, and oral cancer screening.
- **BoSa Donuts** - A premier Arizona donut brand with 44+ locations, known as the "Best Donuts in AZ," featuring top tier service, and a drive-thru amenity that enhances convenience and customer traffic.
- **Stable, Healthy Sectors** - Both tenants operate in sectors (dental care and food service) that have historically demonstrated strong resilience across economic cycles.
- **Recurring Revenue & Customer Loyalty** - Dentistry provides necessity-based recurring revenue, while Bosa Donuts benefits from loyal repeat customers and impulse-driven daily traffic.
- **Proven Growth Models** - Both tenants are multi-location operators with established brand equity and scalable business models, reducing operational risk and enhancing long-term stability for investors.
- **\$137 Billion Industry** - Dentistry is one of the largest healthcare subsectors, averaging 2.4% annual growth, supported by demographic trends and increasing demand for both cosmetic and general dental services.
- **Long-Term Service Demand** - Dental care remains an essential, non-discretionary need, while quick-service food concepts like BoSa Donuts thrive on convenience and affordability, ensuring steady customer demand regardless of market cycles.
- **Established Regional Footprint** - Both American Dental Companies and BoSa Donuts have significant multi-site presence across Arizona, reflecting proven operational success and reinforcing their commitment to the market.



LOCATION HIGHLIGHTS

- **Top-Tier Phoenix MSA** - Located within the Phoenix Metropolitan Statistical Area, one of the fastest-growing MSAs in the United States, consistently ranking among the top for in-migration, job creation, and housing demand.
- **Population & Income Growth** - Surprise, AZ has approximately 150,000+ residents, with a median household income of ~\$93,000, and population growth averaging 2.7% annually.
- **Rapid Expansion** - Surprise, AZ has experienced over 30% population growth in the past decade, with thousands of new single-family homes being delivered annually.
- **New Downtown / City Center Development** - The Surprise City Center project is underway, transforming the area around City Hall into a vibrant mixed-use downtown with retail, restaurants, higher education (Ottawa University), medical, civic, and residential components.
- **Traffic Exposure** - Bell Road carries ~70,000 cars/day at key intersections, offering strong visibility for tenants.
- **Robust Economic Development** - The city continues to attract new employers across healthcare, manufacturing, retail, and technology, fueling both jobs and consumer spending.
- **Quality of Life & Community Investment** - Ongoing investment in infrastructure, schools, parks, and amenities make Surprise a desirable residential hub, supporting long-term demand for retail and healthcare services.
- **Favorable Demographics** - Median age is ~41.6 years with a growing working-age population, positioning Surprise as a balanced and stable community with both young families and retirees.





FINANCIAL OVERVIEW

Section 02

LEASE ABSTRACT

17061 AVE OF THE ARTS, SUITE 101, SURPRISE AZ 85388

TENANT NAME	Bell Road Dentistry
TYPE OF OWNERSHIP	Fee Simple Condo
LEASE COMMENCEMENT DATE	8/9/2021
LEASE END DATE	8/9/2031
LEASE TERM REMAINING	±6 Years
LEASE TYPE	NNN
ROOF/STRUCTURE	HOA Responsible
TENANT RESPONSIBILITIES	Taxes, Insurance, Maintenance, Etc
RENTAL INCREASES	2% Annual Increases August 2026
OPTIONS	2, 5 Year Options
GUARANTY	Personal Guaranty (Founder of American Dental Companies, with 50+ locations)

17061 AVE OF THE ARTS SUITE, 102, SURPRISE AZ 85388

TENANT NAME	BoSa Donuts
TYPE OF OWNERSHIP	Fee Simple Condo
LEASE COMMENCEMENT DATE	9/1/2021
LEASE END DATE	9/1/2031
LEASE TERM REMAINING	±6 Years
LEASE TYPE	NNN
ROOF/STRUCTURE	HOA Responsible
TENANT RESPONSIBILITIES	Taxes, Insurance, Maintenance, Etc
RENTAL INCREASES	3% Annual Increases Beginning January 2027
OPTIONS	1, 5 Year Option
GUARANTY	Personal Guaranty (Founder of BoSa Donuts, with 44+ locations)

TENANT RENT ROLL

	SF	% of NRA	*NOI	Monthly Base Rent	Base Rental Rate/SF	Rental Increases
BELL ROAD DENTISTRY	±2,932	48%	\$122,400	\$10,200	\$41.75	2% Annually
BOSA DONUTS	±3,068	52%	\$85,321	\$7,110	\$27.81	3% Annually
TOTALS	±6,000	100%	\$207,721	\$17,310	\$41.75 & \$27.81	2% & 3% Annually

List Price NOI is based on increased rent for both tenants, which will occur in August 2026 for Bellroad Dentistry, and January 2027 for BoSa Donuts, and NOI difference will be credited to buyer at close of escrow

Lease & Financial Information Disclaimer: All lease and financial details are provided for informational purposes only and are believed to be accurate, but are not guaranteed. Buyers are advised to independently verify all information through their own due diligence. The Broker and Seller / Landlord assume no liability for any errors or omissions. 1st & 2nd Option Periods are believed to be accurate, but are not guaranteed. Buyers are advised to independently verify all information through their own due diligence. The Broker & Seller / Landlord assume no liability for any errors or omissions.

INVESTMENT SUMMARY

LIST PRICE	\$3,195,000
NOI	\$207,721
CAP RATE	6.50%
PRICE / SF	\$532.50

*Suites included in this sale are only the Bosa Donuts and Bell Road Dentistry suites



TENANT OVERVIEW

Section 03

BELL ROAD DENTISTRY



MAKING POSITIVE DENTAL EXPERIENCES

We're not like corporate chains. We provide the attentive care you deserve. Very rarely do patients actually get excited about visiting the dentist, but we've set out to change that. Our team strives to make every visit a positive one by being mindful of our unique patient's needs and providing the custom-tailored treatments.

No matter what type of appointment our patients have, we're always sure to listen to their concerns, desires, and needs and make sure that we're always honoring their preferences. We'll then partner with our patients to come up with a treatment plan that works for them.

Cookie-cutter care is the opposite of what we provide. We aim to put a smile on all of our patient's faces, and we look forward to providing a unique, exceptional visit. It's true, our style of dentistry is different. But it's also better.

Source: bellroaddentistry.com/



BOSA DONUTS



A PERFECT DONUT

At BoSa Donuts, we've never believed in reinventing the wheel or the donut - when it comes to creating the perfect donut. There's a reason that donuts have been a time-honored tradition for more than two centuries, and BoSa Donuts is proud to carry on a sweet legacy by making the best donuts in Arizona. Skip the fancy donut shops and their disappointing, too-trendy donuts and stick with the classic donuts you've loved for years, perfectly made by BoSa Donuts.

With more than 50 locations across the Valley, there's always a BoSa Donuts near you. Plus, most of our locations are open seven days a week and 24 hours a day. You never know when a donut craving will hit, but thanks to BoSa Donuts, you have access to all your favorite donuts 24/7.

Source: bosadonutsaz.com/about/





LOCATION OVERVIEW

Section 04

LOCATION OVERVIEW

BANNER MEDICAL CENTER



SUN CITY WEST



SURPRISE TOWNE CENTER

SURPRISE CITY CENTER DEVELOPMENT



SURPRISE MARKETPLACE



SURPRISE



W WADDELL ROAD

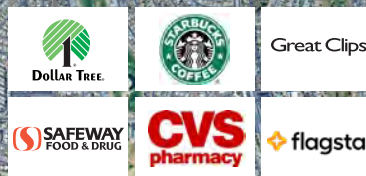
EL MIRAGE RD

BELL ROAD

BELL MAR



17061 AVE OF THE ARTS



BELL CAMINO CENTER



SUN SHADOW SQUARE



SUN CITY



KIDDER MATHEWS

SURPRISE, AZ- A SOUTHWEST GEM

Surprise is a vibrant and growing city with more than 160,000 residents; yet we stay true to our foundational strengths of providing a clean, safe and friendly community.

What's it like to live and play in a city named Surprise? Well, pardon the cliché but it's full of surprises! Our sprawling suburban city is located in the northwest Phoenix Metropolitan area, just 45 minutes from Downtown Phoenix and the Sky Harbor International Airport. Residents and visitors enjoy the small-town feel with big-city amenities that only Surprise can offer. From community celebrations, art galleries and cultural experiences, to regional festivals, our multi-generational city has something for everyone.

Surprise is bounded by the expansive White Tank Mountain range to the west and the beautiful Sonoran Desert and Lake Pleasant Regional Park to the north. Outdoor enthusiasts will enjoy that hiking, fishing and camping are within a 20-minute drive when living in or visiting Surprise.

Our contiguity to the Phoenix Metropolitan area provides residents and visitors opportunities to experience all that a bustling metropolis has to offer including world-renowned shopping and dining, concert and sports venues, theatres, adventure excursions and more! Plus, Surprise's proximity to scenic cities like Sedona, Prescott and Flagstaff, the always-open city of Las Vegas, Nevada, and the beaches and mega-metropolises in California mean that day-trips and weekend getaways are a road trip reality!

Source: surpriseaz.gov/

PLACES TO SEE

WHITE TANK MOUNTAIN REGIONAL PARK

One of the most popular regional parks in the area, this park is a paradise for outdoor enthusiasts. It offers hiking, mountain biking, and picnicking opportunities, with over 40 miles of trails. The Waterfall Trail is a short hike that leads to a waterfall (if there's been recent rain). There are also great spots for birdwatching and stunning views of the Sonoran Desert.

WHAM ART ASSOCIATION & GALLERY

WHAM presents programs, exhibitions and special events which foster interaction between artist and the community. The association also maintains WHAM West Gallery, a beautiful showroom for juried art shows and special events.

BUCKEYE HILLS REGIONAL PARK

The Tempe Center for the Arts is a cutting-edge performing arts complex with stunning lake views, featuring visual exhibits, theatrical events, and community programs. Its bold architecture and variety of offerings position it as a cornerstone of Tempe's cultural scene.

DESERT BOTANICAL GARDEN

Kiwanis Park is a 125-acre community hub located just minutes from Southern Avenue, featuring a large lake, recreation center, indoor wave pool, and miles of walking and biking trails. With its mix of open green space, family-friendly amenities, and year-round activities, it serves as one of Tempe's most popular gathering places for residents of all ages.



UPCOMING DEVELOPMENTS

SURPRISE CITY CENTER EXPANSION

The development brings more than 70,000 square feet of mixed-use commercial space to the growing civic center in the heart of Surprise's downtown area. The center, which sits at Bullard and Bell, will provide a range of new retail, restaurant, and entertainment options, as well as two stories of office space, as the developer begins construction on the first phase of the major development for the city.

PROJECT BACCARA

Takanock, LLC is proposing to build a new data center with on-site natural gas generators, called Project Baccara, in the West Valley area of Maricopa County. The Project is slated to include two data center buildings and approximately 700 Megawatts (MW) of natural gas generators to supply power both to the data center and in support of the regional power grid. The Project is located in an industrial area north of Luke Air Force Base at the northeast corner of Olive Avenue and Bullard Avenue Alignment.

ALLASSO RANCH

Affordable housing developer Dominion has successfully closed on a roughly 26-acre site for Allasso Ranch, a planned 304-unit Build-to-Rent community south of Happy Valley Road and 147th Avenue in Surprise.

Planned unit mix calls for 152 three & 152 four bedroom units. Both unit counts are planned with eight units in single-story and 144 units in two-story buildings.

DESERT TRAILS MASTER-PLANNED COMMUNITY

Single-family will make up 521 acres of the site, with a planned volume of 1,854 units. Multifamily residential is planned on a total of 80 acres, with all the parcels located adjacent to either Deer Valley Parkway or 219th Avenue. The estimated unit count will be approximately 812, with densities ranging from six units/acre up to 20 units/acre.

The community is also planned to include a K-8 school site on 16.6 acres in the northern portion of the property. Other components include a 25-acre park and a public trail head.

SYCAMORE FARMS - 20-ACRE RETAIL & RESTAURANT HUB

A new mixed-use retail and dining project in development along the Loop 303 corridor, anchored by national concepts like Someburros and EOS Fitness. Strategic freeway exposure and accessibility drive visibility and traffic.

600-UNIT MIXED-USE PROJECT NEAR LOOP 303

A new development pipeline is bringing 600 apartment and town home units, paired with retail and possibly a self-storage component, just west of Loop 303. Excellent freeway access ensures strong tenant draw. Mixed-use design adds retail synergy for surrounding assets. Serves growing demand for multifamily in Surprise's expanding sub-markets.





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