



Northeast Corner of 67th  
Avenue & Thomas Road  
Phoenix, Arizona





**ORION Investment Real Estate** is a leading full-service brokerage firm based in the Western United States. With more than a billion dollars in recent transactions, the ORION team provides best-in-class service to the commercial real estate community.

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### ARI SPIRO

O: (480) 634-8596  
C: (480) 292-3697  
[ari.spiro@orionprop.com](mailto:ari.spiro@orionprop.com)

### SEAN STUTZMAN

O: (480) 634-8194  
C: (480) 363-4544  
[sean.stutzman@orionprop.com](mailto:sean.stutzman@orionprop.com)



6544 WEST THOMAS ROAD  
NEC 67TH AVE & THOMAS RD  
PHOENIX, ARIZONA

# PROPERTY HIGHLIGHTS

- **GROCERY ANCHORED SHADOW SPACE**

High Volume Food City Anchored Center  
Number 3 of 47 in Chain in Terms of Foot Traffic  
Number 1 in Phoenix

- **WELL MAINTAINED PROPERTY with OVER \$1.3 MILLION in RECENT CAPITAL IMPROVEMENTS**

2024: \$880,970 in Roof Replacement  
2024: \$440,000 in HVAC Replacements  
2024: \$22,474 for Security Camera Installation  
2024: \$12,505 for Mainline Plumbing Upgrade  
2022: \$29,858 for Parking Lot LED Lighting Installation

- **HIGH TRAFFIC COUNTS**

Traffic Counts in Excess of 76,000 Vehicles per Day  
Over 1,000 feet of frontage on Thomas Road  
Domino's Pizza Outparcel is in Top 4% of Locations Nationwide  
Popeye's Louisiana Kitchen Outparcel is in Top 16% of Locations Nationwide

- **DIVERSE AND STABLE TENANT BASE**

Strong Mix of Medical, Service, and Restaurant Users  
Tenants Include Food City, Family Dollar, Aaron's Rent to Own, Sherwin-Williams, Centerwell/Humana, Jackson Hewitt, Subway Sandwiches, and more  
60% of the Square Footage has been in continuous operation at the property for over 7 years

- **CENTRALLY LOCATED**

20 Minutes from Phoenix Sky Harbor International Airport - One Mile from the Interstate 10 Freeway

- **DENSELY POPULATED INFILL LOCATION**

Over 545,000 Daytime Population within 5 Miles  
Over 425,000 people within 5 Miles  
Over 200,000 people within 3 Miles  
Over 32,000 people within 1 Miles

- **STRONG DEMOGRAPHICS**

Young Families within 3 Miles: Average Age of 29.1 | Average Household Size of 3.5 | Average Household Income in excess of \$80,000



## THE OFFERING

The West Highlands Shopping Center offering includes 82,515 square feet, built in 1979. The property is well-maintained and professionally managed and has had over \$1,300,000 in recent capital improvements.

Shadow anchored by a high-volume Food City, the property has maintained a historically high occupancy and is currently 100% occupied. Approximately 60% of the Center has been occupants have been in continuous operation for over 7 years and the average weighted tenure of the tenants of over 12 years.

With a daytime population exceeding 545,000 within 5 miles and 203,000 residents within three miles, West Highlands has attracted a wide array of recognizable tenant names, such as Family Dollar, Aaron's Rent to Own, Sherwin-Williams, Cricket Wireless, Pizza Patron, Jackson Hewitt, and Subway Sandwiches. These dynamics have yielded tremendous foot traffic to the center, evidenced by the success of Food City (Top 5% in Chain), Domino's (Top 4%) and Popeye's Louisiana Kitchen (Top 16%)

Located one mile from the Interstate 10 Freeway and 20 Minutes from Phoenix Sky Harbor International Airport, this centrally located neighborhood center has been professionally managed and maintained for over 20 years with the current ownership group. The property will continue to thrive.

# \$1,300,000 IN RECENT CAPITAL EXPENDITURES





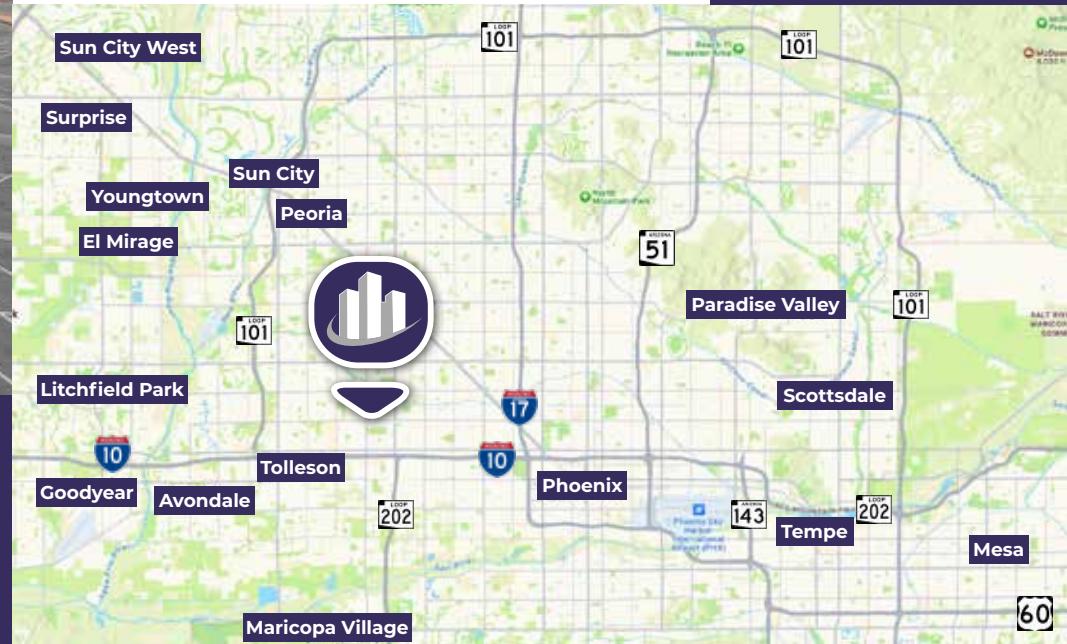
NORTH OF 67th AVENUE: 40,559 VPD



EAST OF THOMAS ROAD: 35,729 VPD



Phoenix, Arizona



## INVESTMENT OVERVIEW

SALE PRICE

**\$17,150,000**

BUILDING SIZE

**82,396 SF**

PRICE PER SF

**\$208.14**

OCCUPANCY

**100%**

ACTUAL CAP RATE

**7.6%**

PROFORMA CAP

**7.2%**

PARCEL SIZE

**6.94 Acres**

YEAR BUILT

**1979**

\$1,300,000 in  
Recent Improvements between 2022 and 2024

ZONING

**PSC, Phoenix**  
**Over 76,000 VPD**

TRAFFIC COUNT

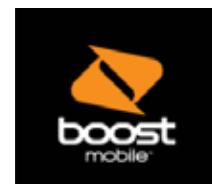


## NOTABLE TENANTS

**SUBWAY**  
**FAMILY DOLLAR**

**verizon** wireless

**FOOD CITY**







# OBlique Aerial View





# PARCEL VIEW



# AERIAL MAP



# LIVE

# WORK

# PLAY

The West Valley is a distinct area of the greater Phoenix metropolitan area and comprised of over 10 cities, towns and communities that lie west of Interstate 17. It's no surprise that West Valley of Phoenix is one of the fastest growing areas in not just Arizona, but in the United States.

The West Valley is home to Arizona's major sports Teams and complexes such as the University of Phoenix Stadium (Arizona Cardinals), where spectators are offered the complete sports fan experience from pregame tailgating and live entertainment. The Gila River Arena (NHL Coyotes) in Glendale's Westgate, a premier and vibrant entertainment center that offers hundreds of stores, restaurants, concerts and so much more! The West Valley also features numerous outlet malls and shopping options. The area is also home to several Major League Spring Baseball Teams which hosts Spring Training Cactus and Fall Leagues), NASCAR Venue's Phoenix International Raceway, four major national parks, and Lake Pleasant to the North.



  
**DESERT SKY  
MALL**

  
**AK-CHIN  
PAVILION**

  
**WESTGATE  
ENTERTAINMENT DISTRICT**

  
**DESERT DIAMOND  
CASINOS & ENTERTAINMENT**

  
**State Farm**  
STADIUM

  
**Tanger  
Outlets**

  
**GRAND CANYON  
UNIVERSITY™**  
GOLF COURSE

  
**CAMELBACK  
RANCH  
GLENDALE**

  
**DESERT WEST  
SPORTS COMPLEX**

# RENT ROLL



Unit	Tenant	Area	Lease Term		Current Month	Annual Rent	Rent PSF	NNN RECAPTURE					Next Rental Increase Date	Next Rental Increase Amount	Options		
			From	To				CAM	Taxes	Ins	Mgmt	TOTALS	PSF				
01	Sherwin Williams	5,000	6.07%	05/01/94	04/30/29	\$4,000.00	\$48,000.00	\$9.60	\$14,921.13	\$10,494.01	\$2,375.86	\$1,492.11	\$29,283.11	\$ 5.86			
02	Cricket Wireless (Optimal Wireless)	2,930	3.56%	09/01/21	08/31/26	\$3,418.33	\$41,019.96	\$14.00	\$8,743.78	\$6,149.49	\$1,392.25	\$1,492.11	\$17,777.64	\$ 6.07	Two, 5-Year Options with \$0.50 Annual Increases		
03	Abacus Staffing Services	1,600	1.94%	12/01/21	11/30/26	\$2,200.00	\$26,400.00	\$16.50	\$4,774.76	\$3,358.08	\$760.28	\$1,492.11	\$10,385.23	\$ 6.49		12/1/2025	\$2,266.67
04	Smoke Shop	1,200	1.46%	02/06/06	05/31/36	\$2,087.68	\$25,052.16	\$20.88	\$3,581.07	\$2,518.56	\$570.21	\$1,492.11	\$8,161.95	\$ 6.80		6/1/2026	\$2,150.00
															6/1/2027	\$2,214.50	
															6/1/2028	\$2,280.94	
															6/1/2029	\$2,349.36	
															6/1/2030	\$2,419.84	
															6/1/2031	\$2,492.44	
															6/1/2032	\$2,567.21	
															6/1/2033	\$2,644.23	
															6/1/2034	\$2,723.56	
															6/1/2035	\$2,805.26	
05	Century Spa Nails	1,200	1.46%	04/01/13	03/31/28	\$2,130.82	\$25,569.84	\$21.31	\$3,581.07	\$2,518.56	\$570.21	\$1,492.11	\$8,161.95	\$ 6.80	4/1/2026	\$2,194.74	
															4/1/2027	\$2,260.58	
07	Cellular Choice	1,800	2.18%	05/01/21	10/31/26	\$2,400.00	\$28,800.00	\$16.00	\$5,371.61	\$3,777.84	\$855.31	\$1,492.11	\$11,496.87	\$ 6.39	5/1/2026	\$2,475.00	
															5/1/2027	\$2,550.00	
															5/1/2028	\$2,625.00	
															5/1/2029	\$2,700.00	
															5/1/2030	\$2,775.00	
															5/1/2031	\$2,850.00	
08	Lucas & Marianne Brimley (Dentist)	1,800	2.18%	12/01/16	11/30/29	\$3,292.09	\$39,505.08	\$21.95	\$5,371.61	\$3,777.84	\$855.31	\$1,492.11	\$11,496.87	\$ 6.39	12/1/2025	\$3,390.85	
															12/1/2026	\$3,492.58	
															12/1/2027	\$3,597.36	
															12/1/2028	\$3,705.28	
09&10	Mid K Beauty Salon	5,465	6.63%	02/01/16	01/31/27	\$6,558.14	\$78,697.68	\$14.40	\$16,308.79	\$11,469.95	\$2,596.82	\$1,492.11	\$31,867.67	\$ 5.83			
11	Centerwell Senior Primary Care/ Humana	6,774	8.22%	07/18/22	07/31/29	\$6,774.00	\$81,288.00	\$12.00	\$20,215.14	\$14,217.28	\$3,218.82	\$2,021.51	\$39,672.76	\$ 5.86	8/1/2027	\$7,338.50	
12	Aaron's LLC	6,226	7.56%	06/01/24	07/31/29	\$6,000.00	\$72,000.00	\$11.56	\$17,905.35	\$12,592.81	\$2,851.03	\$1,790.54	\$35,139.73	\$ 5.64	8/1/2030	\$6,600.00	
															8/1/2035	\$7,260.00	
15	Family Dollar (Store #25422)	11,934	14.48%	08/01/02	04/30/30	\$8,751.60	\$105,019.20	\$8.80	\$35,613.74	\$25,047.10	\$5,670.71	\$3,561.37	\$69,892.92	\$ 5.86	5/1/2030	\$9,945.00	
															5/1/2035	\$10,939.50	
17	Design's Unlimited Cuts & Perms	1,700	2.06%	03/01/01	02/29/28	\$2,550.00	\$30,600.00	\$18.00	\$5,073.18	\$3,567.96	\$807.79	\$507.32	\$9,956.26	\$ 5.86	3/1/2026	\$2,620.83	
															3/1/2027	\$2,691.66	
19	Metro by T-Mobile (Techno Communications)	1,641	1.99%	04/01/25	03/31/32	\$3,282.00	\$39,384.00	\$24.00	\$4,897.11	\$3,444.13	\$779.76	\$489.71	\$9,610.72	\$ 5.86	4/1/2026	\$3,380.46	
															4/1/2027	\$3,481.87	
															4/1/2028	\$3,586.33	
															4/1/2029	\$3,693.92	
															4/1/2030	\$3,804.74	
															4/1/2031	\$3,918.88	
21	AMD Clinica Hispana	1,640	1.99%	11/01/25	10/31/32	\$3,416.67	\$41,000.00	\$25.00	\$4,894.13	\$3,442.03	\$779.28	\$489.41	\$9,604.86	\$ 5.86	11/1/2027	\$3,519.17	
															11/1/2028	\$3,624.74	
															11/1/2029	\$3,733.48	
															11/1/2030	\$3,845.49	
															11/1/2031	\$3,960.85	
23	Wavemax Laundromat	3,825	4.64%	06/01/20	05/31/30	\$4,908.75	\$58,905.00	\$15.40	\$11,414.66	\$8,027.92	\$1,817.53	\$1,492.11	\$22,752.22	\$ 5.95			
26	Sip Fresh Water N Ice Cream	1,267	1.54%	11/01/02	01/31/27	\$1,938.28	\$23,259.36	\$18.36	\$3,781.01	\$2,659.18	\$602.04	\$1,492.11	\$8,534.35	\$ 6.74	2/1/2026	\$1,996.43	
27, 28	Sushi Sonora	2,812	3.41%	02/28/14	09/30/33	\$3,861.81	\$46,341.72	\$16.48	\$8,391.64	\$5,901.83	\$1,336.18	\$1,492.11	\$17,121.77	\$ 6.09	10/1/2026	\$4,096.99	
															10/1/2027	\$4,219.90	
															10/1/2028	\$4,346.50	
															10/1/2029	\$4,476.90	
															10/1/2030	\$4,611.29	
															10/1/2031	\$4,749.63	
															10/1/2032	\$4,893.62	
29	Access Auto Insurance	1,100	1.34%	11/01/09	10/31/29	\$1,931.22	\$23,174.64	\$21.07	\$3,282.65	\$2,308.68	\$522.69	\$1,492.11	\$7,606.13	\$ 6.91	5/1/2026	\$2,008.47	
30	Boost Mobile (High Level Mobile LLC)	1,400	1.70%	04/01/21	06/30/26	\$2,233.00	\$26,796.00	\$19.14	\$4,237.60	\$2,980.30	\$674.74	\$1,492.11	\$9,384.76	\$ 6.70			

# CONTINUED RENT ROLL



Unit	Tenant	Area		Lease Term		Current Month	Annual Rent	Rent PSF	NNN RECAPTURE						Next Rental Increase		Options	
		From	To						CAM	Taxes	Ins	Mgmt	TOTALS	PSF	Date	Amount		
31	Cadillac Tuxedos	1,496	1.82%	02/09/17	12/31/31	\$2,043.40	\$24,520.80	\$16.39	\$4,464.40	\$3,139.81	\$710.86	\$1,492.11	\$9,807.18	\$ 6.56	1/1/2027	\$2,104.70		
																1/1/2028	\$2,167.84	
																1/1/2029	\$2,232.88	
																1/1/2030	\$2,299.86	
																1/1/2031	\$2,167.84	
32	Jackson Hewitt	1,434	1.74%	06/01/02	04/30/26	\$1,869.97	\$22,439.64	\$15.65	\$4,279.38	\$3,009.68	\$681.40	\$1,492.11	\$9,462.57	\$ 6.60				
34-36	Steven's Shoes (K-MEGA)	4,770	5.79%	06/01/08	05/31/30	\$6,395.78	\$76,749.36	\$16.09	\$14,234.75	\$10,011.28	\$2,266.57	\$1,492.11	\$28,004.72	\$ 5.87	6/1/2028	\$6,587.65		
37	Gardner Chiropractic	1,275	1.55%	04/01/08	03/31/26	\$1,975.19	\$23,702.28	\$18.59	\$3,804.89	\$2,675.97	\$605.84	\$1,492.11	\$8,578.82	\$ 6.73				
38	Good China	1,813	2.20%	02/01/16	01/31/34	\$2,694.31	\$32,331.72	\$17.83	\$5,410.40	\$3,805.13	\$861.49	\$1,492.11	\$11,569.13	\$ 6.38	2/1/2026	\$2,775.14		
																2/1/2027	\$2,858.40	
																2/1/2028	\$2,944.15	
																2/1/2029	\$3,032.47	
																2/1/2030	\$3,123.45	
																2/1/2031	\$3,217.15	
																2/1/2032	\$3,313.67	
																2/1/2033	\$3,413.08	
39	Subway Sandwiches (Store #2190)	1,250	1.52%	07/01/12	06/30/27	\$2,132.88	\$25,594.56	\$20.48	\$3,730.28	\$2,623.50	\$593.97	\$1,492.11	\$8,439.86	\$ 6.75	5/1/2026	\$2,185.76		
41	Vivir Sanamente Nutrition	1,000	1.21%	10/01/10	10/31/26	\$1,598.85	\$19,186.20	\$19.19	\$2,984.23	\$2,098.80	\$475.17	\$1,492.11	\$7,050.31	\$ 7.05	11/1/2025	\$1,646.82		
42	Pizza Patron	1,500	1.82%	04/01/16	03/31/31	\$3,325.27	\$39,903.24	\$26.60	\$4,476.34	\$3,148.20	\$712.76	\$1,492.11	\$9,829.41	\$ 6.55				
44	Sesmas Salon and Barber	779	0.95%	03/01/05	03/31/29	\$1,928.67	\$23,144.04	\$29.71	\$2,324.71	\$1,634.97	\$370.16	\$1,492.11	\$5,821.95	\$ 7.47	4/1/2026	\$1,986.53		
																4/1/2027	\$2,046.13	
																4/1/2028	\$2,107.51	
45	Latinos Multiservicios	835	1.01%	05/01/20	04/30/28	\$1,476.42	\$17,717.04	\$21.22	\$2,491.83	\$1,752.50	\$396.77	\$1,492.11	\$6,133.21	\$ 7.35	5/1/2026	\$1,520.71		
																5/1/2027	\$1,566.33	
46	La Michoacana Plus	1,133	1.38%	02/01/17	11/30/26	\$1,510.67	\$18,128.04	\$16.00	\$3,381.13	\$2,377.94	\$538.37	\$1,492.11	\$7,789.55	\$ 6.88	12/1/2025	\$1,557.88		
47	Aldo's Hot Wings	1,250	1.52%	04/20/14	03/31/29	\$1,874.48	\$22,493.76	\$18.00	\$3,730.28	\$2,623.50	\$593.97	\$1,492.11	\$8,439.86	\$ 6.75	4/1/2026	\$1,930.72		
																4/1/2027	\$1,988.64	
																4/1/2028	\$2,048.30	
PAD	Salsita's Mexican Food	2,547	3.09%	02/15/16	01/31/31	\$9,600.00	\$115,258.12	\$45.25	\$7,600.82	\$5,345.65	\$1,210.26	\$1,492.11	\$14,916.82	\$ 5.86	2/1/2026	\$9,888.00	One, 5-Year Option with 3% Annual Increases	
CELL	Verizon Wireless			07/01/15	09/30/30	\$1,599.76	\$19,197.12											
CAM	Food City									\$132,657.77								
<b>Total Current</b>		<b>82,396</b>	<b>100%</b>			<b>\$111,760</b>	<b>\$1,341,179</b>	<b>\$16.28</b>	<b>\$245,273.48</b>	<b>\$172,500.51</b>	<b>\$39,054.41</b>	<b>\$46,922.77</b>	<b>\$503,751.16</b>	<b>\$ 6.11</b>				

# RENT PROJECTIONS



Tenant	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	JUL 2026	AUG 2026	SEP 2026	OCT 2026	Nov-26	DEC 2026	TOTAL
Sherwin Williams	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	<b>\$48,000</b>
Cricket Wireless	\$3,418.33	\$3,418.33	\$3,418.33	\$3,418.33	\$3,418.33	\$3,418.33	\$3,418.33	\$3,418.33	\$3,520.88	\$3,520.88	\$3,520.88	\$3,520.88	<b>\$41,430</b>
Abacus Staffing Services	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,334.67	<b>\$27,268</b>
Smoke Shop	\$2,087.68	\$2,087.68	\$2,087.68	\$2,087.68	\$2,087.68	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,150.00	\$2,214.50	<b>\$25,553</b>
Century Spa Nails	\$2,130.82	\$2,130.82	\$2,130.82	\$2,194.74	\$2,194.74	\$2,194.74	\$2,194.74	\$2,194.74	\$2,194.74	\$2,194.74	\$2,194.74	\$2,194.74	<b>\$26,145</b>
Cellular Choice	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,475.00	\$2,475.00	\$2,475.00	\$2,475.00	\$2,475.00	\$2,475.00	\$2,475.00	\$2,475.00	<b>\$29,400</b>
Lucas & Marianne Brimley	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,492.58	<b>\$40,792</b>
Mid K Beauty Salon	\$6,558.14	\$6,558.14	\$6,558.14	\$6,558.14	\$6,558.14	\$6,558.14	\$6,558.14	\$6,558.14	\$6,558.14	\$6,558.14	\$6,558.14	\$6,558.14	<b>\$78,698</b>
Centerwell Senior Primary Care/	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	<b>\$81,288</b>
Aaron's LLC	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	<b>\$72,000</b>
Family Dollar	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	<b>\$105,019</b>
Design's Unlimited Cuts & Perms	\$2,550.00	\$2,550.00	\$2,620.83	\$2,620.83	\$2,620.83	\$2,620.83	\$2,620.83	\$2,620.83	\$2,620.83	\$2,620.83	\$2,620.83	\$2,620.83	<b>\$31,308</b>
Metro by T-Mobile	\$3,282.00	\$3,282.00	\$3,282.00	\$3,380.46	\$3,380.46	\$3,380.46	\$3,380.46	\$3,380.46	\$3,380.46	\$3,380.46	\$3,380.46	\$3,380.46	<b>\$40,270</b>
AMD Clinica Hispana	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	<b>\$41,000</b>
Wavemax Laundromat	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	<b>\$58,905</b>
Sip Fresh Water N Ice Cream	\$1,938.28	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	<b>\$23,899</b>
Sushi Sonora	\$3,977.66	\$3,977.66	\$3,977.66	\$3,977.66	\$3,977.66	\$3,977.66	\$3,977.66	\$3,977.66	\$3,977.66	\$4,096.99	\$4,096.99	\$4,096.99	<b>\$48,090</b>
Access Auto Insurance	\$1,931.22	\$1,931.22	\$1,931.22	\$1,931.22	\$2,008.47	\$2,008.47	\$2,008.47	\$2,008.47	\$2,008.47	\$2,008.47	\$2,008.47	\$2,008.47	<b>\$23,793</b>
Boost Mobile	\$2,233.00	\$2,233.00	\$2,233.00	\$2,233.00	\$2,233.00	\$2,233.00	\$2,299.99	\$2,299.99	\$2,299.99	\$2,299.99	\$2,299.99	\$2,299.99	<b>\$27,198</b>
Cadillac Tuxedos	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	<b>\$24,521</b>
Jackson Hewitt	\$1,869.97	\$1,869.97	\$1,869.97	\$1,869.97	\$1,926.07	\$1,926.07	\$1,926.07	\$1,926.07	\$1,926.07	\$1,926.07	\$1,926.07	\$1,926.07	<b>\$22,888</b>
Steven's Shoes	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	<b>\$76,749</b>
Gardner Chiropractic	\$1,975.19	\$1,975.19	\$1,975.19	\$2,034.45	\$2,034.45	\$2,034.45	\$2,034.45	\$2,034.45	\$2,034.45	\$2,034.45	\$2,034.45	\$2,034.45	<b>\$24,236</b>
Good China	\$2,694.31	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	<b>\$33,221</b>
Subway Sandwiches	\$2,132.88	\$2,132.88	\$2,132.88	\$2,132.88	\$2,185.76	\$2,185.76	\$2,185.76	\$2,185.76	\$2,185.76	\$2,185.76	\$2,185.76	\$2,185.76	<b>\$26,018</b>
Vivir Sanamente Nutrition	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,696.22	\$1,696.22	<b>\$19,861</b>
Pizza Patron	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	<b>\$39,903</b>
Sesmas Salon and Barber	\$1,928.67	\$1,928.67	\$1,928.67	\$1,986.53	\$1,986.53	\$1,986.53	\$1,986.53	\$1,986.53	\$1,986.53	\$1,986.53	\$1,986.53	\$1,986.53	<b>\$23,665</b>
Latinos Multisarvidos	\$1,476.42	\$1,476.42	\$1,476.42	\$1,476.42	\$1,520.71	\$1,520.71	\$1,520.71	\$1,520.71	\$1,520.71	\$1,520.71	\$1,520.71	\$1,520.71	<b>\$18,071</b>
La Michoacana Plus	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,604.62	\$1,604.62	<b>\$18,741</b>
Aldo's Hot Wings	\$1,874.48	\$1,874.48	\$1,874.48	\$1,930.72	\$1,930.72	\$1,930.72	\$1,930.72	\$1,930.72	\$1,930.72	\$1,930.72	\$1,930.72	\$1,930.72	<b>\$23,000</b>
Salsita's Mexican Food	\$9,600.00	\$9,600.00	\$9,600.00	\$9,600.00	\$9,600.00	\$9,600.00	\$9,600.00	\$9,600.00	\$9,600.00	\$9,600.00	\$9,600.00	\$9,600.00	<b>\$115,200</b>
Verizon Wireless	\$1,599.76	\$1,599.76	\$1,599.76	\$1,599.76	\$1,599.76	\$1,599.76	\$1,599.76	\$1,599.76	\$1,599.76	\$1,599.76	\$1,599.76	\$1,599.76	<b>\$19,197</b>
<b>Totals</b>	<b>\$112,136</b>	<b>\$112,275</b>	<b>\$112,346</b>	<b>\$112,682</b>	<b>\$112,988</b>	<b>\$113,050</b>	<b>\$113,117</b>	<b>\$113,117</b>	<b>\$113,219</b>	<b>\$113,339</b>	<b>\$113,388</b>	<b>\$113,669</b>	<b>\$1,355,327</b>

# FINANCIAL ANALYSIS



INCOME & EXPENSE ANALYSIS		January 2026 Proforma Occupancy	January 2026 Proforma Occupancy
Base Rent		\$1,355,327	\$1,355,327
NNN Recapture (Occupied)		\$503,751	\$503,751
NNN Recapture (Pass Thru Water)		\$34,525	\$34,525
CAM Recapture (Food City)		<u>\$132,658</u>	<u>\$132,658</u>
Total Gross Revenue		\$2,026,261	\$2,026,261
Vacancy Factor	5% of Shop Space	<u>Actual</u>	<u>\$70,665</u>
Total Adjusted Gross Revenue		\$2,026,261	\$1,955,595
OPERATING EXPENSES (2025 Budget)			
Water		\$69,050	
CAM		\$378,961	
Insurance		\$39,218	
Property Taxes		\$173,225	
Management		<u>\$60,607</u>	
Operating Expenses		\$721,061	<u>\$721,061</u>
<b>Net Operating Income</b>		<b>\$1,305,200</b>	<b>\$1,234,534</b>
<b>PRICING</b>			
<b>\$17,150,000</b>	<b>\$208.14 per Square Foot</b>	<b>7.61% CAP Rate</b>	<b>7.20% CAP Rate</b>

Notes: • 5% of Shop Space nets out Sherwin Williams, Aaron's, Family Dollar, Carewell/Humana  
 • Renewals Calculated at 3% increase over previous year

# SELECT TENANT PROFILES



## FOOD CITY (NAP)

Food City is a family-owned grocery chain that has a 50-year reputation for servicing the Hispanic community in Phoenix. It was acquired by Bashas' in 1993 and continues its mission unchanged. Food City carries aisles of traditional Mexican foods along with items found in a traditional grocery store like Bashas. They concentrate on imported brands from Mexico and feature a full-service carniceria with specially marinated cuts of meat, and a Mexican bakery.

[www.myfoodcity.com](http://www.myfoodcity.com)



## SHERWIN WILLIAMS

Sherwin-Williams is the largest coatings manufacturer in the United States and the third largest worldwide. Founded in 1866, the company employs more than 33,000 people in 109 different countries. Today, Sherwin-Williams is a global leader in the development and manufacture and sale of coatings and related products. There are 3,954 company-operated paint stores and branches around the world with annual sales of \$9.5Billion.

[www.sherwin-williams.com](http://www.sherwin-williams.com)



## FAMILY DOLLAR

Family Dollar is an American variety store chain that was founded in 1958. Shoppers can find many items at \$1 or less. Family Dollar is one of the country's fastest growing retailers with over 8,000 locations nationwide. They offer a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, and from apparel for every age to home fashions.

[www.familydollar.com](http://www.familydollar.com)



## Aaron's Rent to Own

Headquartered in Atlanta, The Aaron's Company, Inc. is a leading, technology-enabled, omnichannel provider of lease-to-own and retail purchase solutions of appliances, electronics, furniture, and other home goods across its brands: Aaron's, BrandsMart U.S.A., BrandsMart Leasing, and Woodhaven. Aaron's offers a direct-to-consumer lease-to-own solution through its approximately 1,210 Company-operated and franchised stores in 47 states and Canada.

[www.aarons.com](http://www.aarons.com)



## PIZZA PATRON

Pizza Patron is a Latin-inspired pizza shop that was founded in 1986 in San Antonio, Texas. When they started accepting pesos for their pies, they were launched into the national spotlight. They make handmade pizza with a one-of-a-kind style and commitment to serve every community with the flavors of Latin culture.

[www.pizzapatron.com](http://www.pizzapatron.com)



## SUBWAY

Subway is an American fast food restaurant franchise that was founded in 1965 in Bridgeport, Connecticut. They primarily serve submarine sandwiches and salads and are one of the fastest-growing franchises in the world. There are approximately 42,000 stores located in more than 100 countries. Subway is the largest single-brand restaurant chain, and the largest restaurant operator, in the world.

[www.subway.com](http://www.subway.com)

# SELECT TENANT PROFILES



## WAVEMAX LAUNDRY

Since 2012, WaveMAX Coin Laundry has focused its business model on developing the prototypical market and store that can scale and sustain a national chain of coin only laundromats. WaveMAX Laundry has been dedicated to providing their customers with professional and high-quality service, the newest and most efficient equipment, and friendly treatment. WaveMAX currently has eight locations throughout the United States and is based in Jacksonville, Florida.

[www.wavemaxlaundry.com](http://www.wavemaxlaundry.com)



## SALSITAS MEXICAN FOOD

Salsitas Mexican Food is a Mexican fast food restaurant that serves affordable, even late-night, comfort food. They have multiple locations open around the Valley. The taqueria specializes in traditional fare, agua frescas, and drinks with retro-style façade.

[www.salsitas-mexican.com](http://www.salsitas-mexican.com)



## CRICKET WIRELESS

Cricket Wireless is a prepaid wireless service provider in the United States. The company was founded in 1999 in Chattanooga, Tennessee and was acquired by AT&T in March of 2014. Their service offers mobile voice, text, and data using parent AT&T's nationwide network.

[www.cricketwireless.com](http://www.cricketwireless.com)



## JACKSON HEWITT TAX SERVICE

Jackson Hewitt Tax Service Inc. is the second-largest tax-preparation service in the United States. The company was founded in 1982 and supports more than 5,763 franchise locations throughout the U.S. It is responsible for preparing over 2 million federal, state, and local income-tax returns each year. They operate more than 6,000 franchised and company-owned locations throughout the United States.

[www.jacksonhewitt.com](http://www.jacksonhewitt.com)



## ACCESS AUTO INSURANCE

Access Auto Insurance is a BBB accredited automobile insurance company that was founded in 1975. They strive to keep families protected with a long history of serving local communities. There are 85 retail locations in five different states. Access Auto Insurance offers specialty customers a number of important product advantages, including low down payments, customer-friendly payment plans, online payment acceptance, 24/7 claims, flexible reinstatements and friendly, helpful bilingual customer support.

[www.access-insurance.com](http://www.access-insurance.com)



## BOOST MOBILE

Boost Mobile is a prepaid wireless service provider owned by Dish Network, offering affordable mobile plans without long-term contracts and operating on T-Mobile's network for broad coverage.

[www.boostmobile.com](http://www.boostmobile.com)

# SELECT TENANT PROFILES



## METRO by T Mobile

Metro by T-Mobile is a prepaid wireless brand owned by T-Mobile US, offering no-contract cellular plans with access to T-Mobile's nationwide 5G and 4G LTE network, and known for its affordable pricing and perks like T-Mobile Tuesdays.

[www.metrobyt-mobile.com](http://www.metrobyt-mobile.com)



## VERIZON WIRELESS

Verizon Wireless is a global communications technology company delivering the promise of the digital world to millions of customers every day. Verizon Wireless is the second largest wireless communications provider in the United States. The company was founded in 2000 and is headquartered in New Jersey.

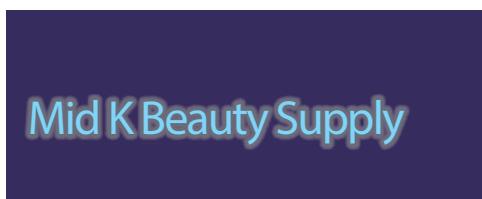
[www.verizonwireless.com](http://www.verizonwireless.com)



## SUSHI SONORA

Sushi Sonora emerges as a triumph of Mexican culture and creativity. Sushi is a traditional Japanese food that when arriving in Mexico, specifically to the state of Sonora, it is enriched with the flavors, textures and Mexican flavors. Opening its first restaurant in 2012, Sushi Sonora now has three valley locations.

[www.sushisonora.com](http://www.sushisonora.com)



## MID K BEAUTY SUPPLY

Mid K Beauty is a beauty supply store in Phoenix that carries cosmetic, personal care, and supplies.

[www.facebook.com/pages/Mid-K-Beauty-Supply/138004902939740](http://www.facebook.com/pages/Mid-K-Beauty-Supply/138004902939740)



## CENTURY SPA NAILS

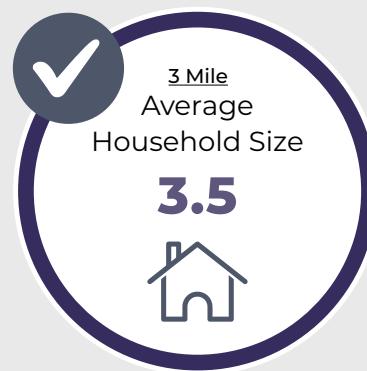
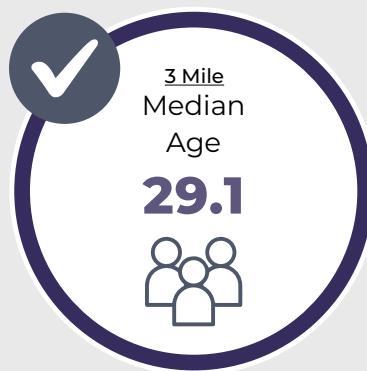
Century Spa Nails is a full-service nail salon in Phoenix. Services offered include manicures, pedicures, and mani-pedis.

[www.facebook.com/centuryspanails](http://www.facebook.com/centuryspanails)

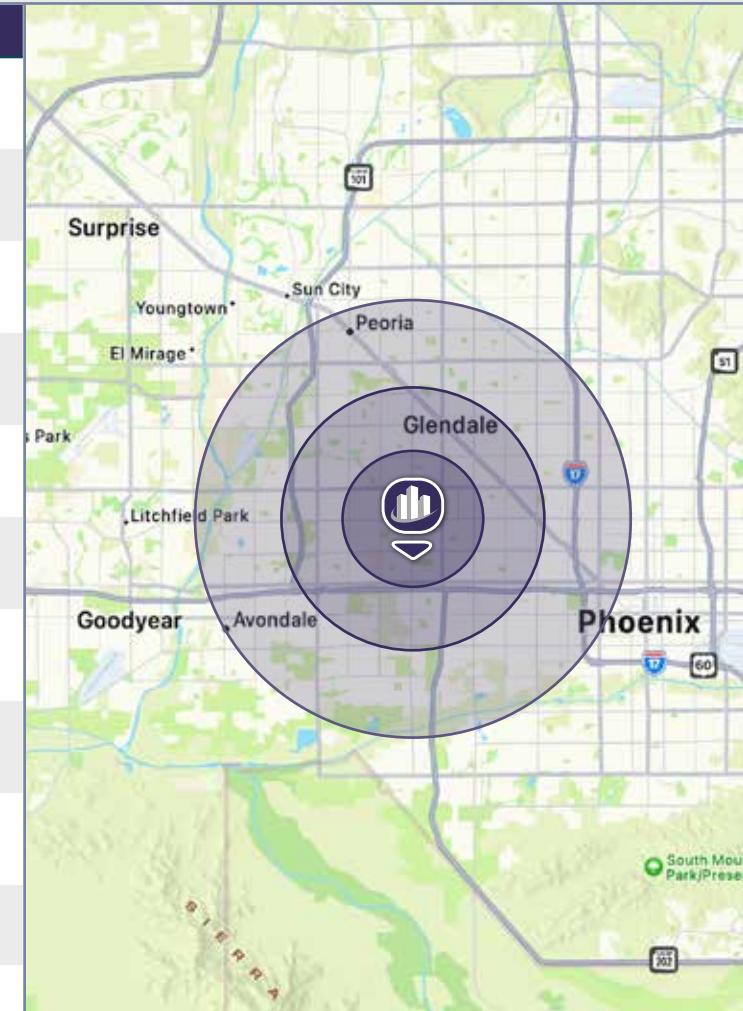
# SITE PLAN



# DEMOGRAPHICS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	35,332	237,938	<b>542,720</b>
Estimated Population:	32,296	200,631	426,307
2029 Proj. Residential Population:	31,843	197,988	430,779
Average Household Income:	\$76,064	\$81,797	<b>\$84,641</b>
Total Consumer Expenditure:	\$831.91 M	\$5.51 B	<b>\$12.07 B</b>
Median Age:	28.0	<b>29.1</b>	29.5
Average Household Size:	3.7	<b>3.5</b>	3.4
Housing Units:	9,530	62,838	134,962
Total Households:	8,814	57,850	124,140
Total Employees:	3,036	37,307	116,413
Total Businesses:	364	3,497	10,957





ORION Investment Real Estate

Exclusively Listed By:  
ORION Investment Real Estate

**ARI SPIRO**

O: (480) 634-8596  
C: (480) 292-3697  
[ari.spiro@orionprop.com](mailto:ari.spiro@orionprop.com)

**SEAN STUTZMAN**

O: (480) 634-8194  
C: (480) 363-4544  
[sean.stutzman@orionprop.com](mailto:sean.stutzman@orionprop.com)





Northeast Corner of 67th  
Avenue & Thomas Road  
Phoenix, Arizona

