



2121 SOUTH POWER ROAD ■ MESA, AZ 85209

METRO PHOENIX



IGNITE

COMMERCIAL
REAL ESTATE

ABSOLUTE TRIPLE NET (NNN) LEASE 6.25% CAP RATE

Guaranty: Corporate ■ 10-Year Initial Term

OFFERING MEMORANDUM

480.603.6892 ■ IGNITE-CRE.com

IGNITE

COMMERCIAL
REAL ESTATE

At Ignite Commercial Real Estate, innovation meets excellence.

Our expertise lies in the dynamic Retail/Mixed-Use sector where we are at the forefront of industry trends.

Our mission is to foster the success of businesses and real estate owners by providing them with unparalleled support and a strategic partnership.

We have a tremendous track record for assisting Buyers and Sellers alike in:

- Acquisitions
- Dispositions
- Evaluations

of single and multi-tenant NNN Properties all across the country.



Your local family-owned Thrift Store—committed to Quality, Value and Excellent Service.

2121 SOUTH POWER ROAD ■ MESA, AZ 85209
NEC POWER ROAD & KIOWA AVENUE

..... Exclusively listed by:



Jesse Rozio Founder & CEO

480.603.6892

jesse@ignite-cre.com



INVESTMENT OVERVIEW

Sale Price:	\$3,136,000. ⁰⁰
Cap Rate:	6.25%
Lease Term:	10-Years
Options:	Two, 5-Year Options
Rent Increases:	3% Annually

LEASE STRUCTURE

Lease Type:	Absolute Triple Net (NNN)
Guaranty:	Corporate
Landlord Responsibilities:	None



LEASE YEAR ANNUAL RENT CAP RATE

LEASE YEAR	ANNUAL RENT	CAP RATE
1	\$ 196,000. ⁰⁰	6.25%
2	\$ 201,880. ⁰⁰	6.44%
3	\$ 207,936. ⁴⁰	6.63%
4	\$ 214,174. ⁴⁹	6.83%
5	\$ 220,599. ⁷³	7.03%
6	\$ 227,217. ⁷²	7.25%
7	\$ 234,034. ²⁵	7.46%
8	\$ 241,055. ²⁸	7.69%
9	\$ 248,286. ⁹⁴	7.92%
10	\$ 255,735. ⁵⁴	8.15%

SITE INFORMATION

Location:	2121 S. Power Rd Mesa, AZ 85209 NEC S Power Rd & Kiowa Ave
Building Size:	14,000 SQ FT
Parcel Size:	1.43 Acres 62,181 SQ FT

This site is located in Mesa; one of the fastest growing submarkets in Metropolitan Phoenix, boasting an average household income of \$110,000+ per year.

INVESTMENT HIGHLIGHTS

- 10-year lease with two **5-year options** and a **Corporate Guaranty for the full 10-Year lease term.**
- **10-Year Absolute Triple Net (NNN) Ground Lease.**
- Landlord Responsibilities—**NONE.**
- **Family owned business** with a mission to provide their customers with an uplifting experience every day—while striving to positively impact the surrounding community.

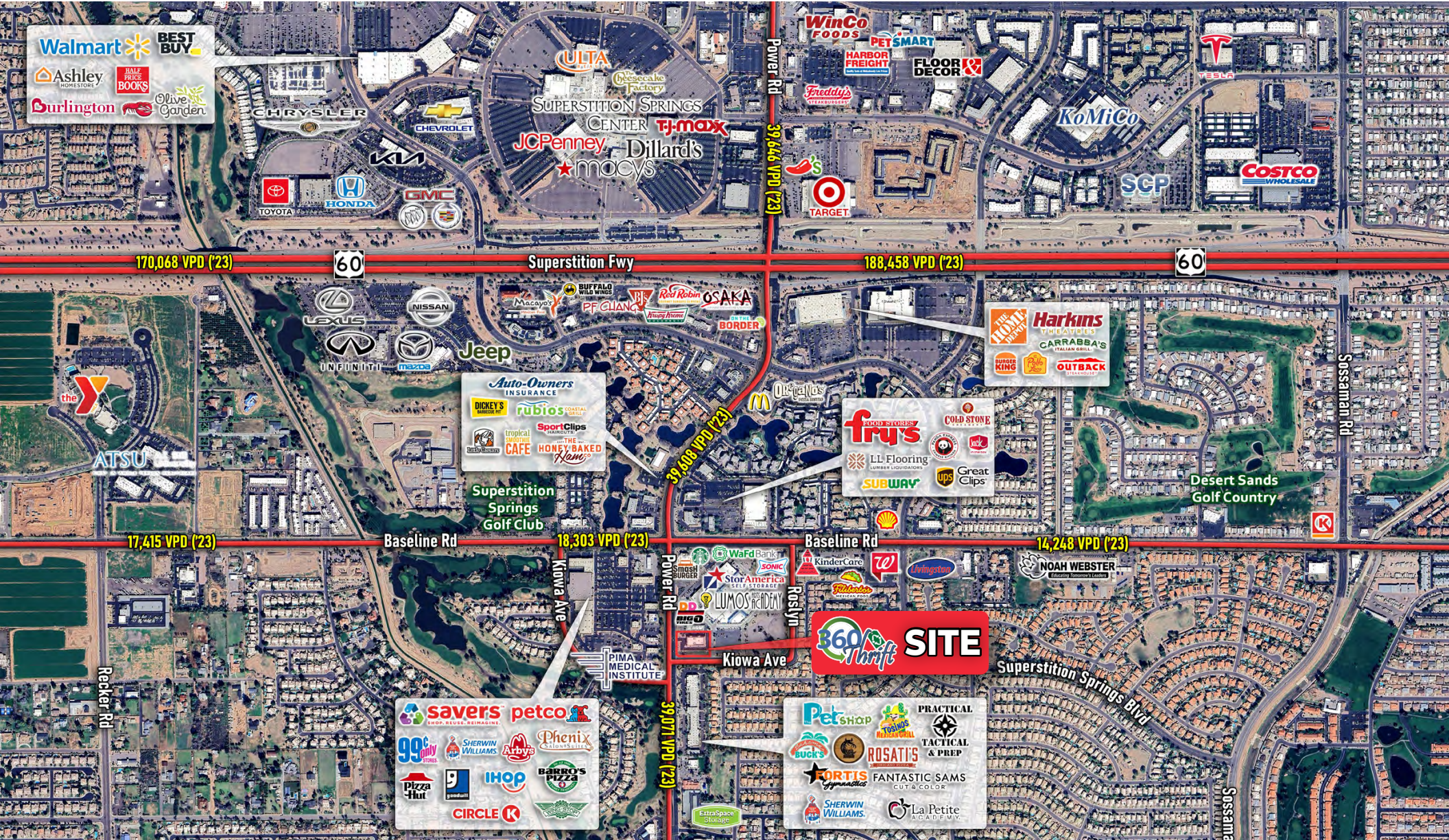


DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	12,111	104,155	303,547
Projected Population (2029)	13,062	109,008	315,294
Daytime Population	14,567	104,619	261,902
Avg Home Value	\$508,598	\$451,447	\$464,237
Avg HH Income	\$109,825	\$108,520	\$110,442
Median Age	36.5	42.3	40.1

2024 Demographics © ESRI.com

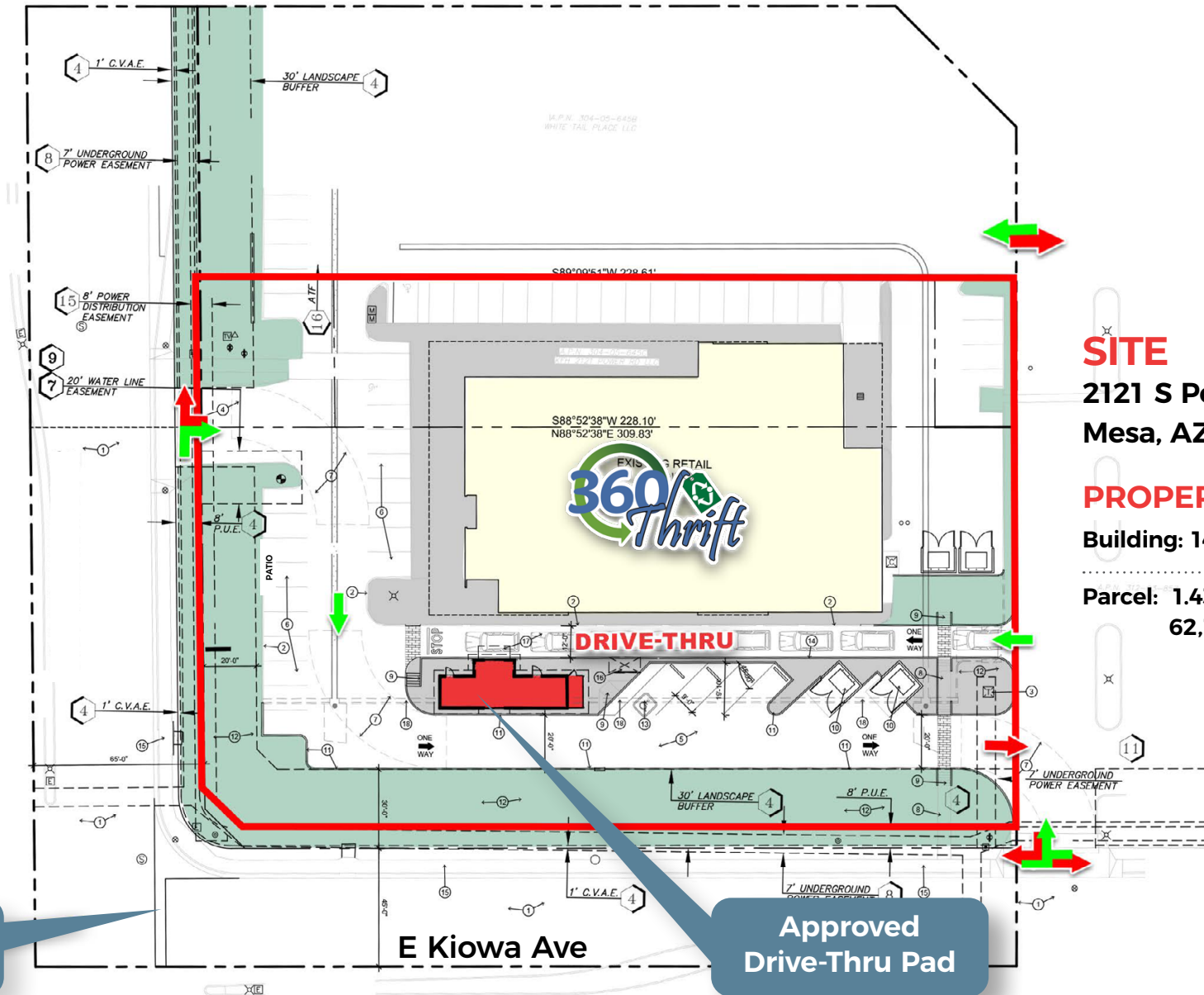
LOCATION OVERVIEW

- Access along Power Road—a **premier commercial artery throughout the East Valley** and directly south of Baseline Road—a **major east/west artery** of the **metro Phoenix** area.
- **Tremendous commercial activity** in the immediate area including **Retail, Medical** and **Entertainment** options.
- The site is surrounded by a host of **national retailers** including **Fry’s Food Stores, Target, Costco, WinCo Foods, Home Depot, Saver’s, Petco, 99¢ Only Store, Walgreens, Starbuck’s, Honeybaked Ham, Superstition Springs Shopping Center, Pima Medical Institute** and more!
- Located less than **one mile from the U.S. 60/Superstition Freeway**—traveled by 188,500+ vehicles per day.





S Power Rd
39,071 VPD



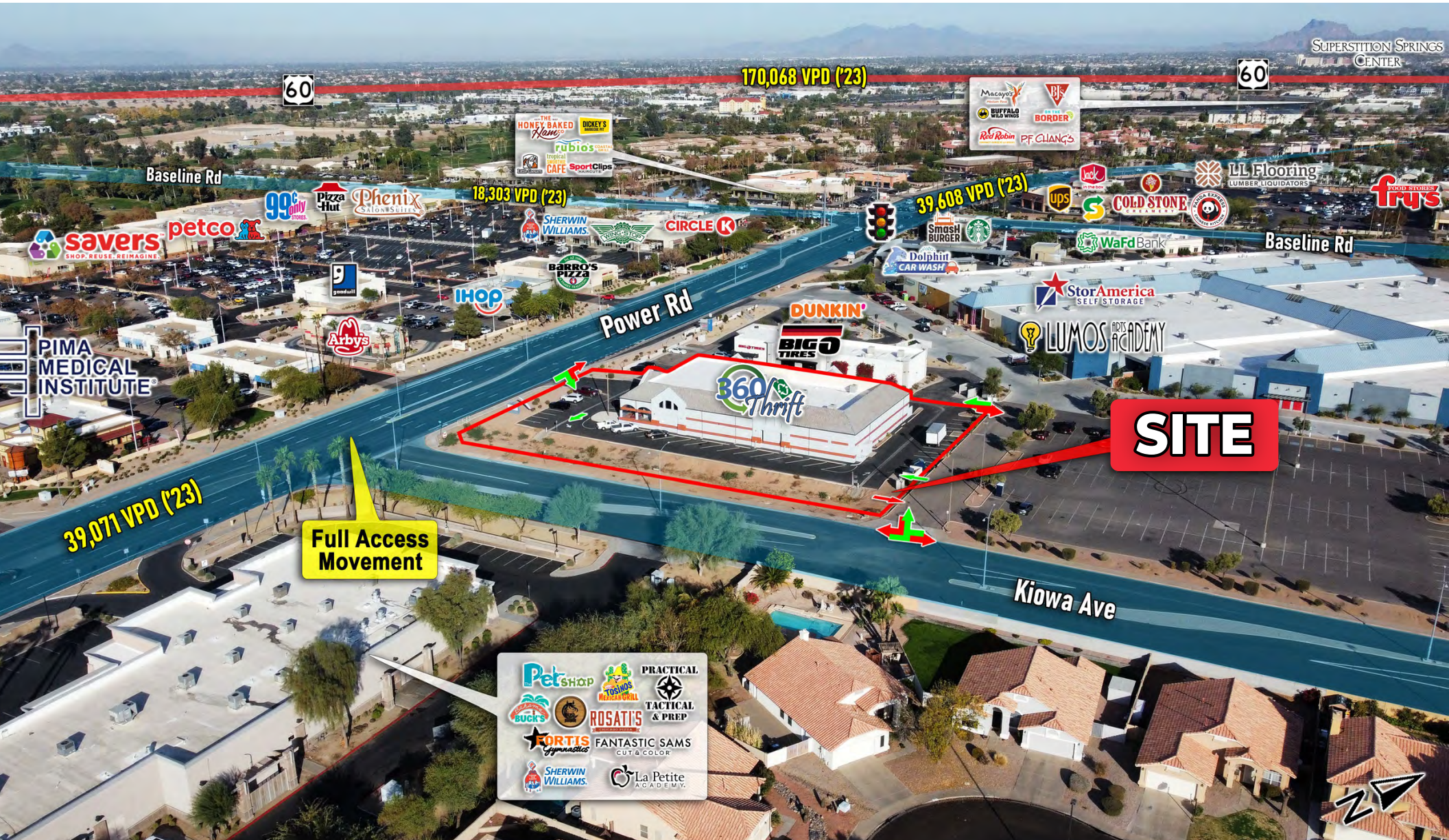
SITE
2121 S Power Road
Mesa, AZ 85209

PROPERTY
Building: 14,000 SQ FT
Parcel: 1.43 Acres
62,181 SQ FT

Full Access
Movement

Approved
Drive-Thru Pad







Welcome to our unique family-owned business, where thrift is our expertise. Our mission is to offer you a genuine thrift store experience, as encapsulated in

our motto, **“Price it to sell today!”** We’re dedicated to delivering high-quality items at thrift store prices.

In December 2013, we proudly opened our inaugural store, and have recently opened our third location. We strive to better serve the community and genuinely appreciate our patrons and their input as this factor plays a crucial role in helping us achieve our objectives of giving and support.

A common question: **“Where do your products come from?”**



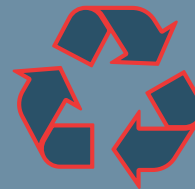
360 Thrift purchases most products from local organizations that benefit local charities. If donations are made directly to 360 Thrift stores; the charities receive funds from valued donations. This funding enables the charities and 360 Thrift to do what they do best. With three locations in the East Valley, we are committed to **Quality, Value and Excellent Service** for our community.

HELPING TO PREVENT HUNGER IN THE EAST VALLEY

360 Thrift is proud to partner with **CITY HOPE!** (formerly *Open Arms*). 360 Thrift pays our non profit partners for usable items helping to fund various programs in our communities.



PROMOTING A CIRCULAR ECONOMY



Thrifting, the act of purchasing secondhand goods, and upcycling, the art of transforming old items into something new, forms the cornerstone of a circular economy within the fashion and home industries. Thrifting is not just about scoring a good deal; it’s about being a conscious consumer.

With Americans throwing away over 13 million tons of clothing each year, fast fashion and overconsumption lead to excess waste in landfills, carbon emissions from textile manufacturing and depletion of resources. Thrifting promotes sustainability by diverting clothing from landfills for reuse AND it’s cool.



**Source: 360thriftstores.com*

Phoenix is the vibrant center of one of the fastest growing job markets and economies in the United States. As the **5th largest city in the country**, Phoenix has a thriving economy with strength in high tech, manufacturing, bioscience research and advanced business services. With a population of over 515,000, Mesa is the second largest city in Maricopa County. Featuring a highly-skilled and available workforce, companies are choosing Phoenix and the East Valley—not only as a dynamic business environment, but also as a great place to live.



UNITED STATES LARGEST CITIES



Phoenix now ranking with a population of 1.6+million

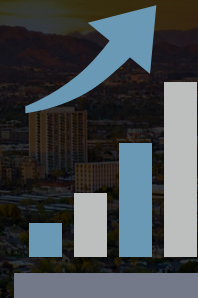
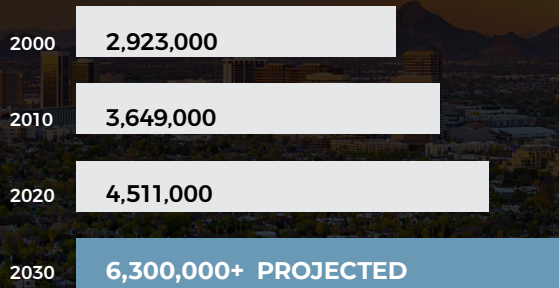


The metro Phoenix population grew from 3.6 million in 2010 to 4.7+ million in 2024.

30.6% GROWTH

Data: MacroTrends.net | July 2024

Metro Phoenix population 2000-2030



Over the next 10 years, job growth is predicted to increase by

48.2% GROWTH RATE

LEADING COMPANIES

PHOENIX IS HOME TO **5** FORTUNE 500 FIRMS + TOP METRO PHOENIX EMPLOYERS

- Republic Services ±35,000 Employees
- Insight Enterprises ±1,600 Employees
- Magellan Health ±9,700 Employees
- Avnet ±14,600 Employees
- Freeport-McMoRan ±12,800 Employees
- Banner Health ±10,700 Employees
- American Express ±9,200 Employees
- Amazon ±6,450 Employees
- Honeywell ±6,170 Employees

OFFERING MEMORANDUM

CONFIDENTIALITY AGREEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from IGNITE Commercial Real Estate LLC and it should not be made available to any other person or entity without the written consent of IGNITE-CRE LLC. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to IGNITE-CRE LLC.

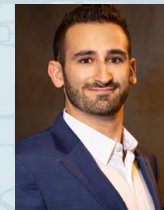
This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. IGNITE-CRE LLC has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, IGNITE-CRE LLC has not verified, and will not verify, any of the information contained herein, nor has IGNITE-CRE LLC conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

The information contained herein has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. IGNITE Commercial Real Estate LLC.



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