

NNN INVESTMENT SALE

2260 E Main Street | Mesa | 85213



NNN INVESTMENT OPPORTUNITY | 9.6 AC WITH 500' FRONTAGE ON MAIN STREET



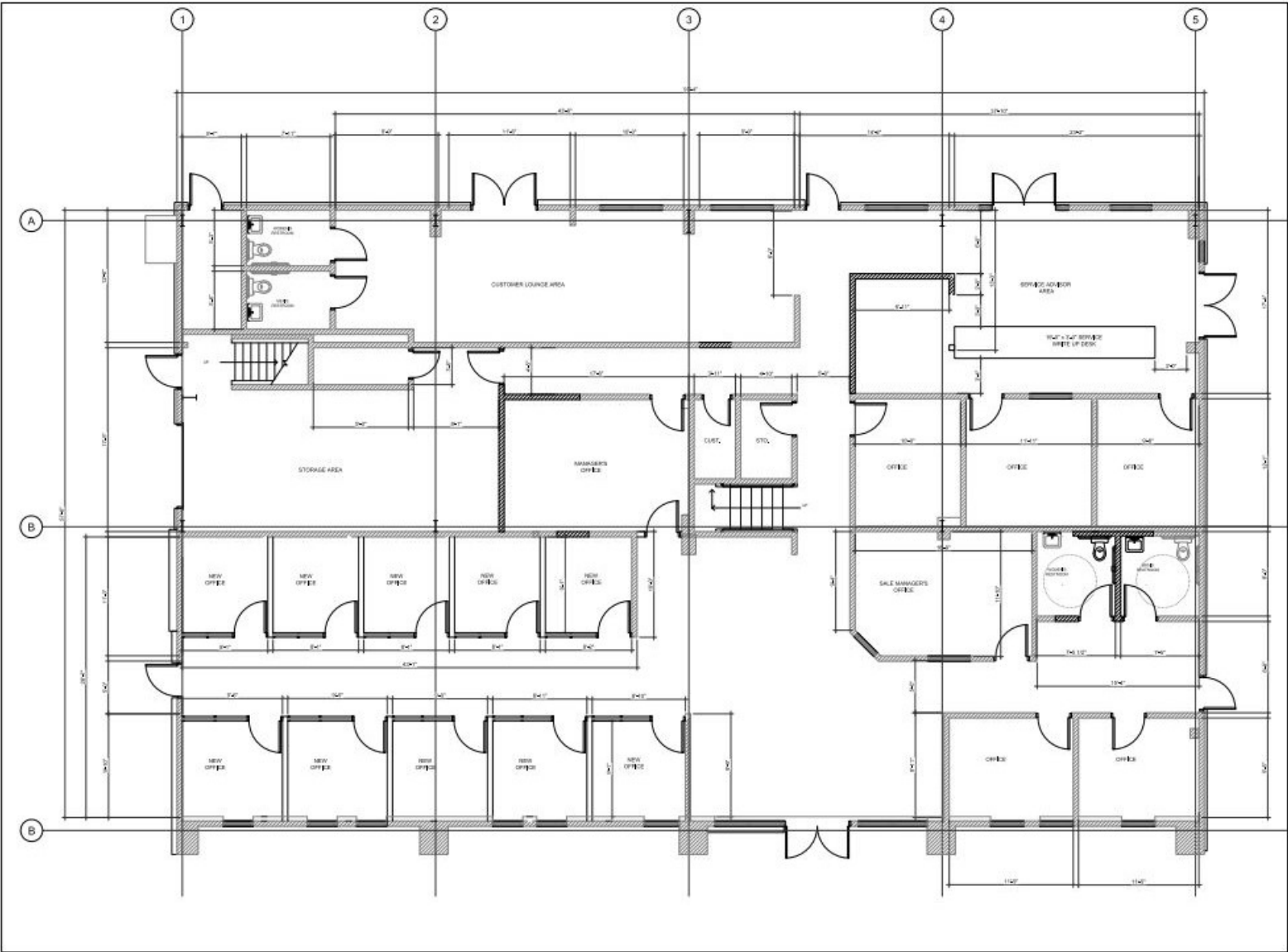
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8925 East Pima Center Parkway
Suite 200
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FLOOR PLAN

± 20,000 SF OFFICE/SERVICE BLDG.



* NOT SHOWN : ATTACHED SERVICE BUILDING



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PROPERTY HIGHLIGHTS

- 9 years remaining on a national credit lease (3, 5 year options to renew at market)
- Guaranteed by publicly traded company Lazy Daze RV (NASDAQ: LAZY)
- 9.6 acres of land and over 500' of frontage on Main Street with great light rail access
- Zoned C-3
- \$480,000 year 1 NOI, with 2% annual escalations
- Used as a recreation vehicle sales, storage, and maintenance facility
- 20,000SF Sales and service building that is 50% HVAC, 50% EVAP
- Cash flowing covered land



LOCATION HIGHLIGHTS



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2026 Projections	29,883	175,050	387,884
2021 Population	27,823	165,229	363,440
Growth 2021-2026	1.5%	1.2%	1.3%

Households

2026 Projections	11,392	62,519	144,179
2021 Households	10,546	59,005	135,015
Growth 2021-2026	1.6%	1.2%	1.4%

Income

Est. Average Household Income	\$60,320	\$75,287	\$77,130
Median Household Income	\$48,451	\$57,531	\$57,351

AREA HIGHLIGHTS

- Strong surrounding workforce: over 15,000 businesses and nearly 140,000 employees in 5 mile radius
- High traffic intersection: 61,000 V.P.D (Gilbert/Mesa)
- Excellent access and visibility from Main St and Gilbert Rd.
- Mesa is third largest city in Arizona
- 2 miles north of US 60 (Superstition Freeway)

Location Overview



Mesa is the third largest city in Arizona, after Phoenix and Tucson, and the 38th largest city in the U.S. It is home to numerous higher education facilities, including the Polytechnic campus of Arizona State University. The city's top employers include Banner Health, Boeing, Walmart, Fry's Food & Drug, and The Home Depot.

With dynamic recreational, educational and business opportunities, Mesa enjoys the best in a variety of amenities including parks within easy walking distance from home, a variety of sports facilities that cater to athletes young and old, highly rated golf courses for every skill level, a diversity of special events and community festivals, and Mesa's ever-popular Chicago Cubs and Oakland A's Spring Training baseball.

The Phoenix metro consists of Maricopa and Pinal counties, and includes more

than 30 incorporated and more than 30 unincorporated towns and cities. Since 2000, the population in the metro increased by more than 38 percent. The largest city is Phoenix, which encompasses about 520 square miles, is the capital city and boasts a population of more than 1.5 million.

As one of the primary beneficiaries of the massive shift in the U.S. population from north to south, the Phoenix metro has had little difficulty finding workers; the challenge, though, is attracting high-paying jobs. Phoenix claims five Fortune 500 headquarters, including Freeport-McMoRan, Republic Services, Insight Enterprises, Avnet and PetSmart. Construction, high-tech manufacturing, healthcare and tourism dominate the Phoenix economy. The local economy has strengthened since the recession, with retail sales projected above 8 percent this year and hotel occupancy levels rising.



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