

Talavi Towne Center II

📍 5665 West Bell Road
Glendale, Arizona 85308



A 100% LEASED, TWO-TENANT FAMILY ENTERTAINMENT INVESTMENT

Table of Contents

04	Investment Summary
06	Executive Summary
07	Site Plan
08	Financial Summary
10	Rent Schedule
14	Location Overview
17	Glendale Demographics
18	Tenant Profiles
20	Confidentiality & Disclaimer

Prepared By

Marcus Muirhead

Principal
D 602.474.9589
mmuirhead@leearizona.com

Steve Gonzalez

Principal
D 602.474.9588
sgonzalez@leearizona.com

Greg Guglielmino

Principal
D 602.474.9590
gguglielmino@leearizona.com



Lee & Associates
5090 North 40th Street, Suite 300
Phoenix, Arizona 85018

TECHNOLOGY CENTER
AT TALAVI

TALAVI CORPORATE
CENTER

TALAVI BLVD.

DOLLAR TREE

COPA
HEALTH

OUTBACK
STEAKHOUSE®

GARCIA'S
Mexican Restaurant

57TH AVENUE

BELL ROAD

31,501 VPD

CARRABBA'S
ITALIAN GRILL

Investment Summary

- Fully leased, two-tenant family entertainment center anchored by Big Air (KA Trampolines) and The Pickleball Space
- Big Air operates under a long-term NNN lease (10-year term plus two 5-year options) with contractual rent increases throughout the term
- Located directly on Bell Road, one of the West Valley's highest-volume retail corridors, within the larger Talavi Towne Center power center (WinCo Foods, Walmart Supercenter)
- Trade area median household income of \$99,748 supports premium experiential/discretionary spend
- Both tenants serve a recession-resilient, family-oriented customer base with limited e-commerce substitution risk

Offering Price

\$13,000,000

Year 1 Cap Rate

7.18%

Year 1 NOI

\$933,879

Total GLA

61,302 SF

Occupancy

100% Leased

Tenants

Two (Both NNN)



Executive Summary

Lee & Associates Arizona Commercial Real Estate Services Company ("Exclusive Broker") is pleased to present the opportunity to purchase Talavi Towne Centre II (the "Property"), a ±61,302 square foot retail center situated on 5.67 acres of PAD-zoned land in the heart of Glendale, Arizona.

The Property is 100% leased to two tenants on a NNN lease basis. Ownership has completed several major capital improvements, including substantial tenant improvements, updated restrooms, fresh paint, a sealed and striped parking lot (July 2024), and a new 10-year roof (April 2026).

This two-tenant investment features a freshly executed 10-year NNN lease with Big Air, which occupies 51% of the square footage. The second tenant, The Pickleball Space, occupies the remaining 49%. At the close of escrow, ownership will execute a 5-year NNN lease with this tenant. Ownership will also consider a sale of the pickleball business, a joint venture, partnership, or other creative structure involving the business and/or the real estate and is open to exploring all potential ideas and solutions with a buyer.

Trampoline parks and indoor pickleball are two of the fastest-growing experiential retail categories nationally — both deliver in-person, non-discretionary-adjacent family spend that is structurally resistant to e-commerce displacement, with built-in repeat-visit models (memberships, leagues, parties, tournaments).

Address

5665 W. Bell Road
Glendale, AZ 85308

Total GLA

61,302 SF

Number of Tenants

Two (100% Leased)

Frontage

Bell Road — Major East-West
West Valley Arterial

Access

Signalized access along Bell Rd;
dense surrounding retail / rooftops



***Separate Opportunity:** The triangular pad parcel west of The Pickleball Space (outlined on the site plan) is available for sale separately. Inquire with broker for details.

Financial Summary

Talavi Towne Centre II — Rent Roll

5665 W. Bell Rd., Glendale, AZ 85308 | Rent Roll As Of: 1/1/2027

Tenant	SF	SF %	Lease Start	Lease Expiration	Renewal Options	Annual Rent	Annual Rent/SF	Annual Escalation Terms
Big Air	31,302	51.1%	3/11/26	7/31/36	Two 5-Year Options: 8/1/36–7/31/41 and 8/1/41–7/31/46	\$406,926	\$13.00	See Tenant Rent Schedule
The Pickleball Space	30,000	48.9%	1/1/27	12/31/31	2-5 Year Options	\$480,000	\$16.00	See Tenant Rent Schedule
Total / Weighted Average	61,302	100.0%				\$886,926	\$14.47	

Note: Big Air's Minimum Rent was abated for Months 1–4 of the Term (3/11/26–7/10/26), up to \$135,640.00 total abatement (Lease Section 2.3); Rent Commencement Date 7/11/2026. Annual Rent above reflects the scheduled contractual rate, consistent with the executed lease abstract.

Note: Annual Rent reflects each tenant's in-place contractual rate as of the Rent Roll date above. Year 1 NOI reflects scheduled rent increase for Big Air.

Note: The Pickleball Space lease terms reflect underwriting assumptions and remain subject to confirmation against final, fully-executed lease documentation.

Year 1 Monthly Cash Flow

1/1/2027 – 12/31/2027

Tenant	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total
Big Air	\$33,911	\$33,911	\$33,911	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$453,879
Pickleball Space	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$480,000
Monthly Total	\$73,911	\$73,911	\$73,911	\$79,128	\$79,128	\$79,128	\$79,128	\$79,128	\$79,128	\$79,128	\$79,128	\$79,128	\$933,879

Year 2 Monthly Cash Flow

1/1/2028 – 12/31/2028

Tenant	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total
Big Air	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$469,530
Pickleball Space	\$41,250	\$41,250	\$41,250	\$41,250	\$41,250	\$41,250	\$41,250	\$41,250	\$41,250	\$41,250	\$41,250	\$41,250	\$495,000
Monthly Total	\$80,378	\$80,378	\$80,378	\$80,378	\$80,378	\$80,378	\$80,378	\$80,378	\$80,378	\$80,378	\$80,378	\$80,378	\$964,530

Year 3 Monthly Cash Flow

1/1/2029 – 12/31/2029

Tenant	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual Total
Big Air	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$39,128	\$469,530
Pickleball Space	\$42,500	\$42,500	\$42,500	\$42,500	\$42,500	\$42,500	\$42,500	\$42,500	\$42,500	\$42,500	\$42,500	\$42,500	\$510,000
Monthly Total	\$81,628	\$81,628	\$81,628	\$81,628	\$81,628	\$81,628	\$81,628	\$81,628	\$81,628	\$81,628	\$81,628	\$81,628	\$979,530

Talavi Towne Centre II — 3-Year NOI Summary

Analysis Start: 1/1/2027 | Offering Price: \$13,000,000

	Year 1	Year 2	Year 3
Big Air	\$453,879	\$469,530	\$469,530
Pickleball Space	\$480,000	\$495,000	\$510,000
Total NOI	\$933,879	\$964,530	\$979,530
Implied Cap Rate on Offering Price	7.18%	7.42%	7.53%



Rent Schedule



Big Air (KA Trampolines, LLC) — Rent Schedule

Talavi Towne Centre II | 30,000 SF | Hypothetical / Underwriting Schedule — Lease Not Yet Executed

Period	Months	Monthly Rent	Annual Rent	\$/SF
3/11/26 – 3/31/27	1–12	\$33,910.50	\$406,926.00	\$13.00
4/1/27 – 3/31/31	13–60	\$39,127.50	\$469,530.00	\$15.00
4/1/31 – 3/31/32	61–72	\$39,910.05	\$478,920.60	\$15.30
4/1/32 – 3/31/33	73–84	\$40,692.60	\$488,311.20	\$15.60
4/1/33 – 3/31/34	85–96	\$41,501.23	\$498,014.82	\$15.91
4/1/34 – 3/31/35	97–108	\$42,309.87	\$507,718.44	\$16.22
4/1/35 – 3/31/36	109–120	\$43,144.59	\$517,735.08	\$16.54
4/1/36 – 7/31/36	121–124	\$44,005.39	\$528,064.74	\$16.87
Option 1: 8/1/36 – 7/31/41	125–184	\$44,866.20	\$538,394.44	\$17.20
Option 2: 8/1/41 – 7/31/46	185–244	\$49,352.82	\$592,233.84	\$18.92

Triple net lease, plus all applicable rent tax. Minimum Rent abated Months 1–4 of the Term (3/11/26–7/10/26) up to \$135,640.00 total abatement.



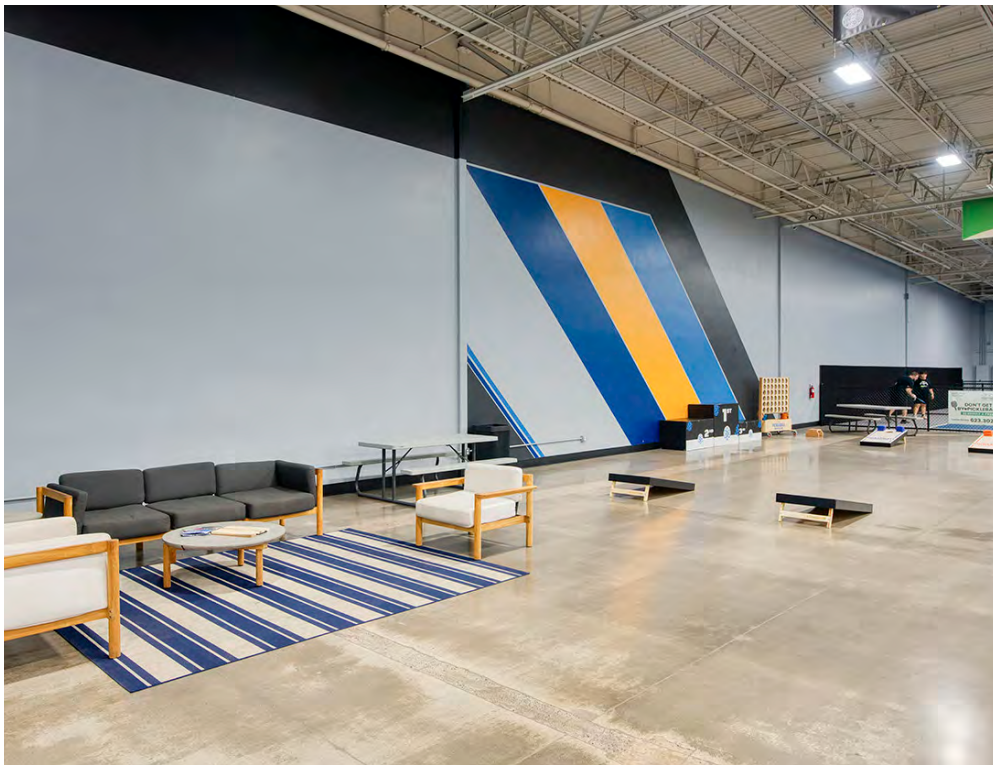
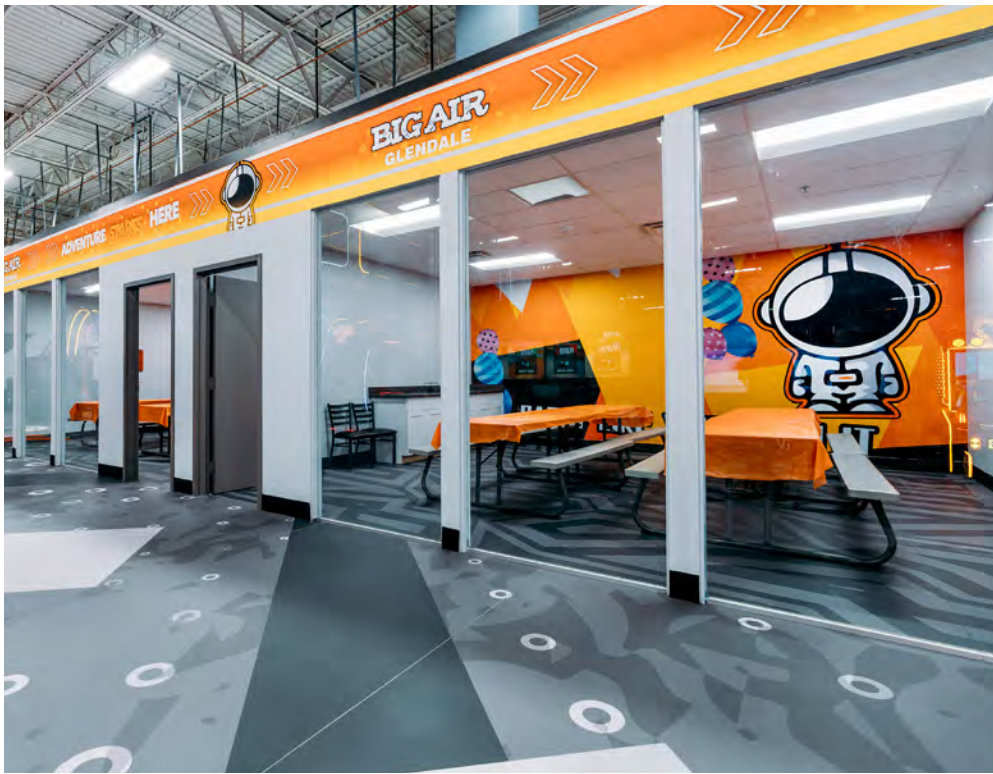
The Pickleball Space — Rent Schedule

Talavi Towne Centre II | 30,000 SF | Hypothetical / Underwriting Schedule — Lease Not Yet Executed

Period	Months	Monthly Rent	Annual Rent	\$/SF
1/1/27 – 12/31/27	1–12	\$40,000.00	\$480,000.00	\$16.00
1/1/28 – 12/31/28	13–24	\$41,250.00	\$495,000.00	\$16.50
1/1/29 – 12/31/29	25–36	\$42,500.00	\$510,000.00	\$17.00
1/1/30 – 12/31/30	37–48	\$43,750.00	\$525,000.00	\$17.50
1/1/31 – 12/31/31	49–60	\$45,000.00	\$540,000.00	\$18.00
Option 1: 1/1/32 – 12/31/32	61–72	\$46,250.00	\$555,000.00	\$18.50
Option 1: 1/1/33 – 12/31/33	73–84	\$47,500.00	\$570,000.00	\$19.00
Option 1: 1/1/34 – 12/31/34	85–96	\$48,750.00	\$585,000.00	\$19.50
Option 1: 1/1/35 – 12/31/35	97–108	\$50,000.00	\$600,000.00	\$20.00
Option 1: 1/1/36 – 12/31/36	109–120	\$51,250.00	\$615,000.00	\$20.50
Option 2: 1/1/37 – 12/31/37	121–132	\$52,500.00	\$630,000.00	\$21.00
Option 2: 1/1/38 – 12/31/38	133–144	\$53,750.00	\$645,000.00	\$21.50
Option 2: 1/1/39 – 12/31/39	145–156	\$55,000.00	\$660,000.00	\$22.00
Option 2: 1/1/40 – 12/31/40	157–168	\$56,250.00	\$675,000.00	\$22.50
Option 2: 1/1/41 – 12/31/41	169–180	\$57,500.00	\$690,000.00	\$23.00

Triple net lease, plus all applicable rent tax. Initial 5-year term commencing with close of escrow. 1/1/2027 entered as a placeholder, subject to change.

NOTE: This schedule is a hypothetical underwriting assumption, not an executed lease. Subject to final lease terms negotiated between the parties.





Walmart Supercenter

Starbucks

Sam's Club

First Watch

Sonic Drive-Ins

Wendy's

KTR

AMC THEATRES

ARROWHEAD Towne Center

DICK'S Sporting Goods

The Container Store

Total Wine & More

Dillard's

Best Buy

ARRIBA MEXICAN GRILL

★ Macy's

TRADER JOE'S

Portillo's

Cane's

Cheddar's

Fru's Marketplace

LIVING SPACES

THE HOME DEPOT

BevMo!

ASHLEY FURNITURE

WELLS FARGO

black★rock coffee bar

Old Gallo's PIZZA MISTO

brakes plus

Auto Zone

U-Haul

VEXAS

Harkins Theatres

POSTINO

Onesecake Factory

BLANCO

ihop

Chick-fil-A

Hash Kitchen

NORTH

THE CHANGS

Famous Dave's

TARGET

ULTA BEAUTY

ROSS DRESS FOR LESS

IN-N-OUT

RED LOBSTER

HomeGoods

Olive Garden

Staples

chili's



UNION HILLS DR.

SCHOOL

WinCo
FOODS

FLOOR
DECOR

Pollo
Llego

Wendy's

NOTHING BUT CAKES

On the Border BBQ

CARRABBA'S
ITALIAN GRILL

POPEYES

LOUISIANA KITCHEN

GREULICH'S

THE POLYMER

black ★ rock
coffee bar

Krispy Kreme

DOUGHNUTS

BURGER
KING

Dignity Health
St. Joseph's Hospital and
Medical Center

Subway

SAFeway

WELLS
FARGO

Arby's

DOLLAR TREE

CHASE

Firestone

COMPLETE AUTO CARE

Carls Jr.

TAKE 5

STARBUCKS

SUBJECT

BELL RD.

59TH AVE.

51ST AVE.

35TH AVE.

CACTUS RD.

Walmart
Supercenter

ALDI

OUTBACK
STEAKHOUSE

DOLLAR TREE

McDonald's

PNC

CLEANFREAK

Fry's
Marketplace

MEGA FURNITURE

HONORHEALTH

WHATABURGER

EINSTEIN BROS.
BAGELS

SUBWAY

Location Overview

GLENDALE, ARIZONA

Glendale, Arizona sits in the West Valley of the Phoenix Metropolitan Statistical Area, the 10th-largest MSA in the United States. Talavi Towne Centre II is positioned directly on Bell Road — one of the West Valley's primary east-west retail corridors — within Glendale's established Arrowhead trade area, roughly two miles east of Arrowhead Towne Center.

SPORTS, ENTERTAINMENT & TOURISM

Glendale's Sports & Entertainment District — home to State Farm Stadium (Arizona Cardinals) and Desert Diamond Arena — hosts Super Bowls, NCAA Final Fours, and MLB Spring Training, reinforcing Glendale's identity as a regional entertainment and visitor destination that complements the Property's family-entertainment tenant mix.

6th

Largest City in Arizona
Population 254,900

Bell Road

One of the West Valley's Busiest
Retail Corridors

Luke AFB

7 Miles West - Largest Fighter
Wing in the US Air Force

2 Miles

To Arrowhead Towne Center
Regional Mall





Glendale Demographics

	1 Mile	3 Mile	5 Mile
2025 Total Population	10,785	116,036	349,412
Average Age	42	40	40
Median Household Income	\$99,748	\$91,386	\$83,431
Median Home Value	\$435,461	\$442,015	\$417,480
Total Households	3,818	43,613	132,285

Major Employers

Banner Health HEALTHCARE

AZ's largest private employer; operates Banner Thunderbird Medical Center

Luke Air Force Base DEFENSE/AEROSPACE

Home of the 56th Fighter Wing; 6,900 active duty, reservist and civilians

Honeywell Aerospace DEFENSE/AEROSPACE

Major Glendale manufacturing and engineering operations

Lockheed Martin DEFENSE/AEROSPACE

Defense Contractor with Glendale-area presence

Magellan Aerospace AEROSPACE

Integrated aerospace component manufacturing

Abrazo Health HEALTHCARE

Abrazo Arrowhead Campus - Top 10 ranked Arizona Hospital

Tenant Profile



Big Air (KA Trampolines, LLC)

Suite Size	31,302 SF
Concept	Indoor Trampoline & Family Adventure Park
Parent Company	Big Air Trampoline & Adventure Parks
Founded	2012 (This location 2026)
Footprint	11 States Nationwide
Website	bigairusa.com/glendale

Concept

Big Air is a next-generation indoor trampoline and adventure park brand offering high-energy, family-oriented entertainment. The Glendale location spans more than 31,000 square feet and features a broad mix of attractions designed for all ages, positioning the tenant as a true family entertainment center anchor.

Attractions & Amenities

- Trampoline courts, dodgeball arena, and foam pit
- Obstacle course, balance challenges, and toddler play zone
- Signature attractions: Arena X, Super Climber, I-Wall, CycloBeat, Valo Jump, and a zip line
- Arcade games and party/event space for birthdays and group outings

Brand & Growth

Founded in 2012 by an executive team with decades of combined entertainment-industry experience, Big Air has grown into a national franchise brand with more than half a million square feet of operating space across 11 states, with continued expansion planned. The Glendale park, which held its grand opening in June 2026, is locally operated by franchisee Kaleem Aslam and reflects Big Air's broader strategy of anchoring suburban retail centers with experiential, internet-resistant tenancy.

Tenant Profile

- THE - PICKLEBALL SPACE

The Pickleball Space

Suite Size	30,000 SF
Concept	Indoor Pickleball Facility, Courts, Leagues, Retail
Courts	10 Indoor, Dedicated Concrete Courts
Opened	January 2024
Website	pickleballspaceaz.com

Concept

The Pickleball Space is Glendale's premier indoor pickleball facility, offering year-round, climate-controlled play across 10 dedicated courts. The venue combines competitive and recreational play with a retail and hospitality component, creating a community gathering destination that complements Big Air's family-entertainment positioning next door

Programming & Amenities

- Open play, drop-in sessions, and reservable private courts
- Leagues (team, ladder, and round-robin formats) and MLP-style play
- Pickleball Academy offering group, private, and semi-private lessons
- Dedicated pro shop (Ray's Rackets) for gear rental and purchase
- On-site cafe serving Peixoto coffee and Custom Provisions healthy fare
- Private event hosting for birthdays and team-building

Brand & Community

The Pickleball Space was built to capture the rapid national growth of pickleball, pairing dedicated indoor courts with a full-service pro shop and cafe. Since opening, the venue has built a loyal member base through leagues, tournaments, and coaching programs, reinforcing steady recurring foot traffic at the center with experiential, internet-resistant tenancy.

Confidentiality & Disclaimer

This Offering Memorandum has been prepared by Lee & Associates and contains information pertaining to the business operations and affairs of the property located at 5665 West Bell Road, Glendale, AZ 85308 (the "Property"). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner. The material is based in part upon information supplied by the Owner and in part upon financial information obtained by sources it deems reliable. References to age, square footage and land size have been provided to agent or made available through public sources. Prospective purchasers shall have the opportunity to confirm the accuracy of information referenced herein. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum you agree and understand that the Offering Memorandum and its contents are confidential, you will hold it and treat it in the strictest of confidence and you will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Lee & Associates expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Lee & Associates or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.





TALAVI CORPORATE
CENTER

TECHNOLOGY CENTER
AT TALAVI

TALAVI BLVD.

COPA
HEALTH

spark
by Hilton

OUTBACK
STEAKHOUSE

BRAKE
MASTERS

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Principal
D 602.474.9589
mmuirhead@leearizona.com

Steve Gonzalez
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D 602.474.9588
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