

OFFERING MEMORANDUM

SHOPS AT 75TH

5940 N. 75TH AVE, GLENDALE, AZ 85303
SWC 75TH AVE & BETHANY HOME RD

MULTI-TENANT SHOPS FOR SALE



BEBA
Nails & Spa



verizon



71-Lot
Single-Family
Residential
17.93 AC

TRAFFIC COUNT
18,400 ADT












TRAFFIC COUNT
20,300 ADT

Eisenberg Company
Development • Brokerage • Management

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SCOTT SPIER, CCIM
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PROPERTY OVERVIEW

	Offering Price	\$5,930,782
	Property Address	5940 N. 75th Ave, Glendale, AZ 85303
	Building Size	6,895 SF
	Land Acres	1.037 Acres
	Year Built	2024
	Building Height	1 Story
	Property Type	Retail
	Building Class	A
	Tenancy	Multiple
	Building FAR	0.16
	Zoning	C-1 Neighborhood Commercial

SHOPS AT 75TH TENANTS:



 **YEAR 2025 NOI**
\$326,193*
*Annualized 2025

 **OCCUPANCY**
100%

 **CAP RATE**
5.50%

 **TRAFFIC COUNT**
18,400 ADT - BETHANY HOME RD
20,300 ADT - N 75TH AVE

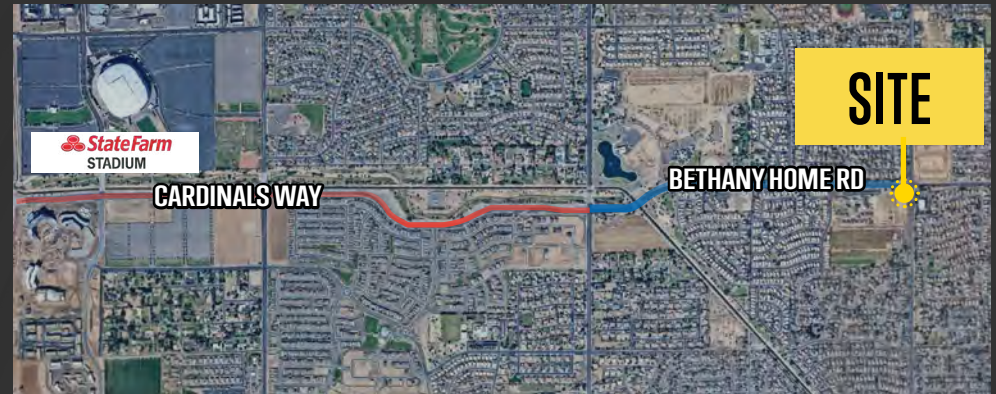
Suite	Tenant	Size (SF)	Term (Months)
100	Cali Taco 4, LLC	1,800	120
110	BeBa Nails & Spa, LLC	2,000	120
120	BeMobile, Inc (Verizon)	1,470	84
130	Nothing Bundt Cakes	1,625	120

PROPERTY HIGHLIGHTS

This prime location boasts excellent access with easy connectivity to Loop 101, ensuring seamless travel to major transportation corridors. The property is situated in an affluent neighborhood, with an average household income exceeding \$90,000 within a 1-mile radius, reflecting a high-income demographic. The area benefits from a robust daytime population of approximately 30,000 employees within a 3-mile radius, contributing to a dynamic and active commercial environment. Additionally, its proximity to key attractions such as the Westgate Entertainment District, Zanjero, and State Farm Stadium (home of the Cardinals) enhances visibility and foot traffic.

- Adjacent to 
- Established Trade Area
- Signalized Intersection
- Excellent Access and Visibility

TENANTS

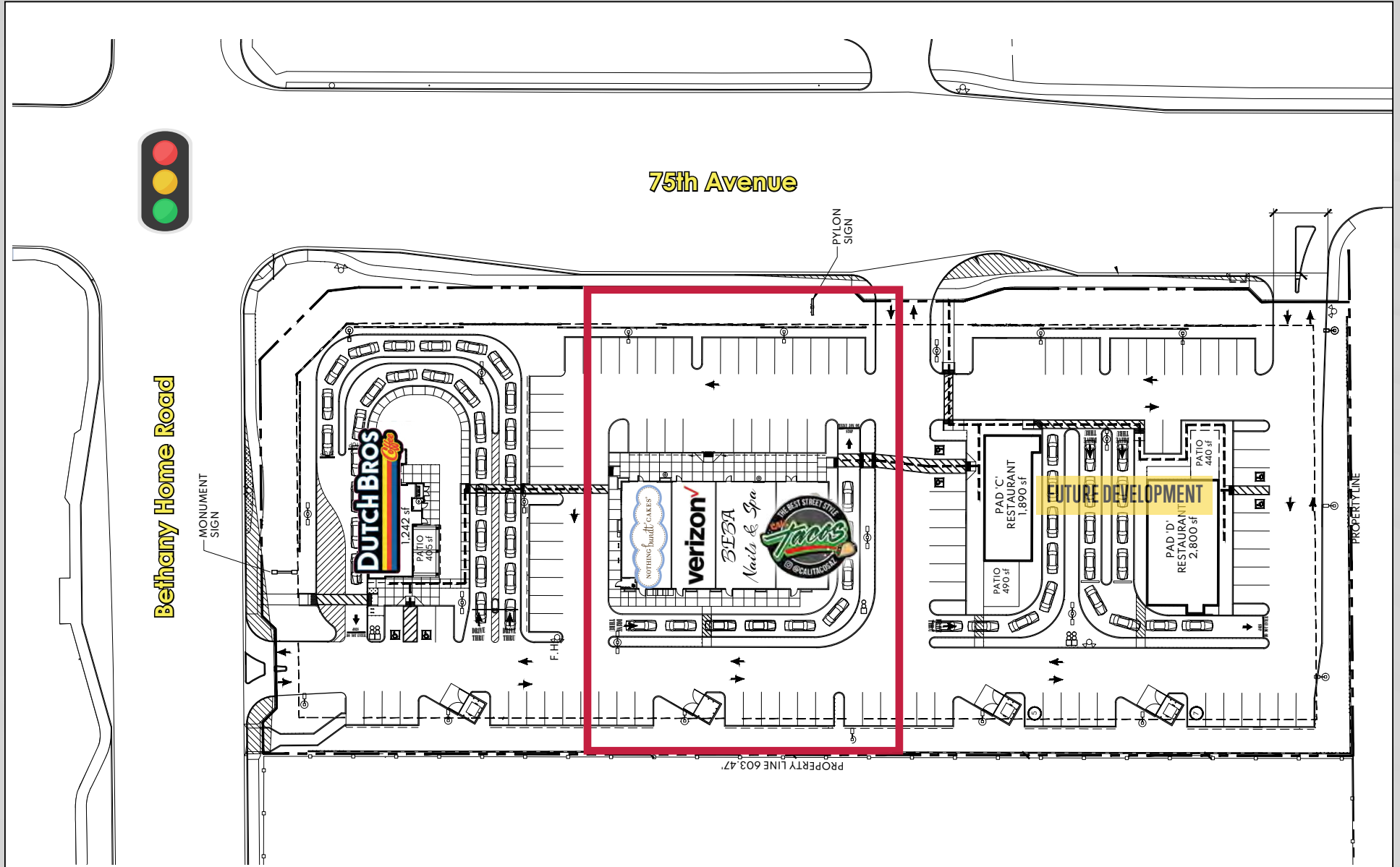


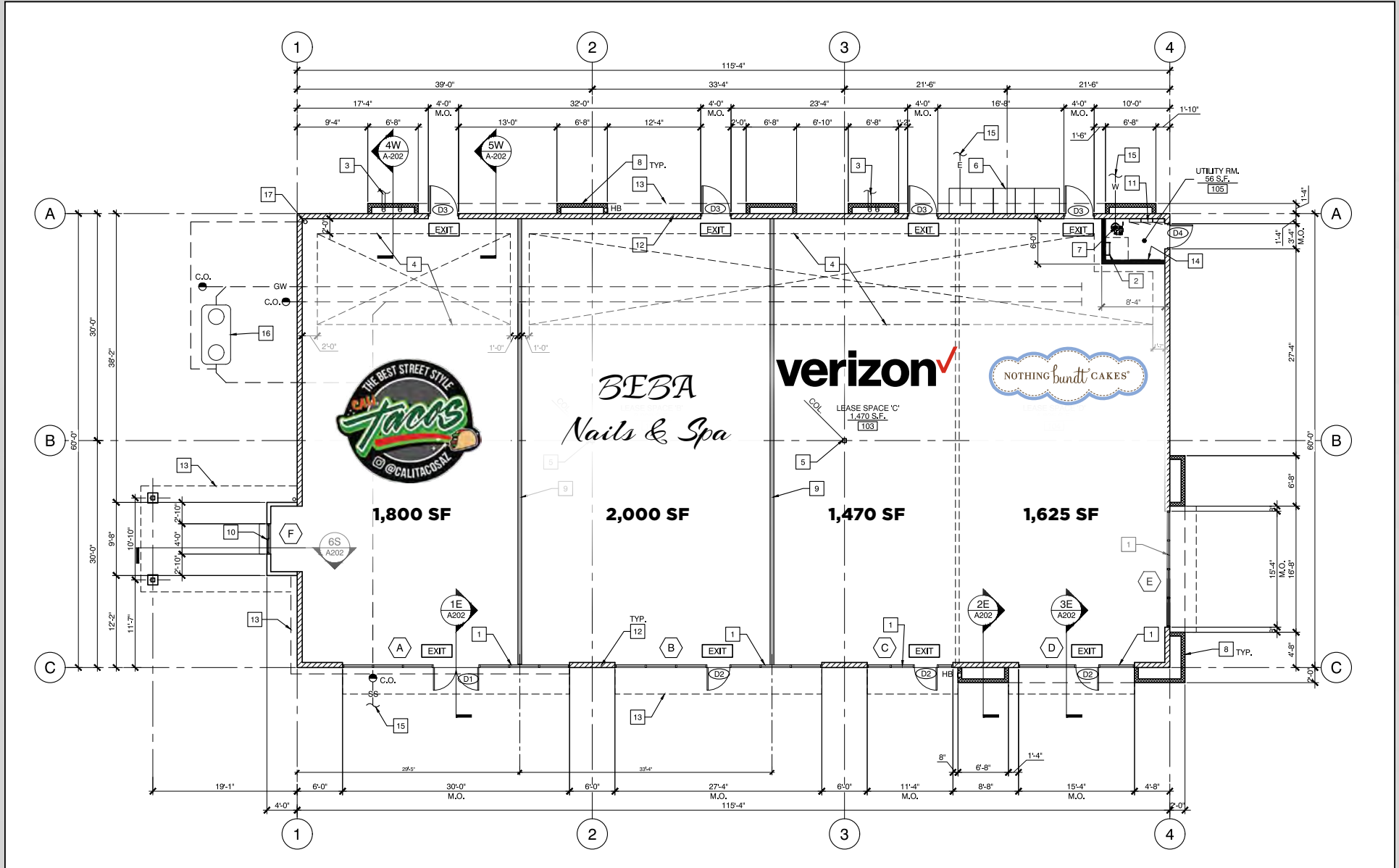


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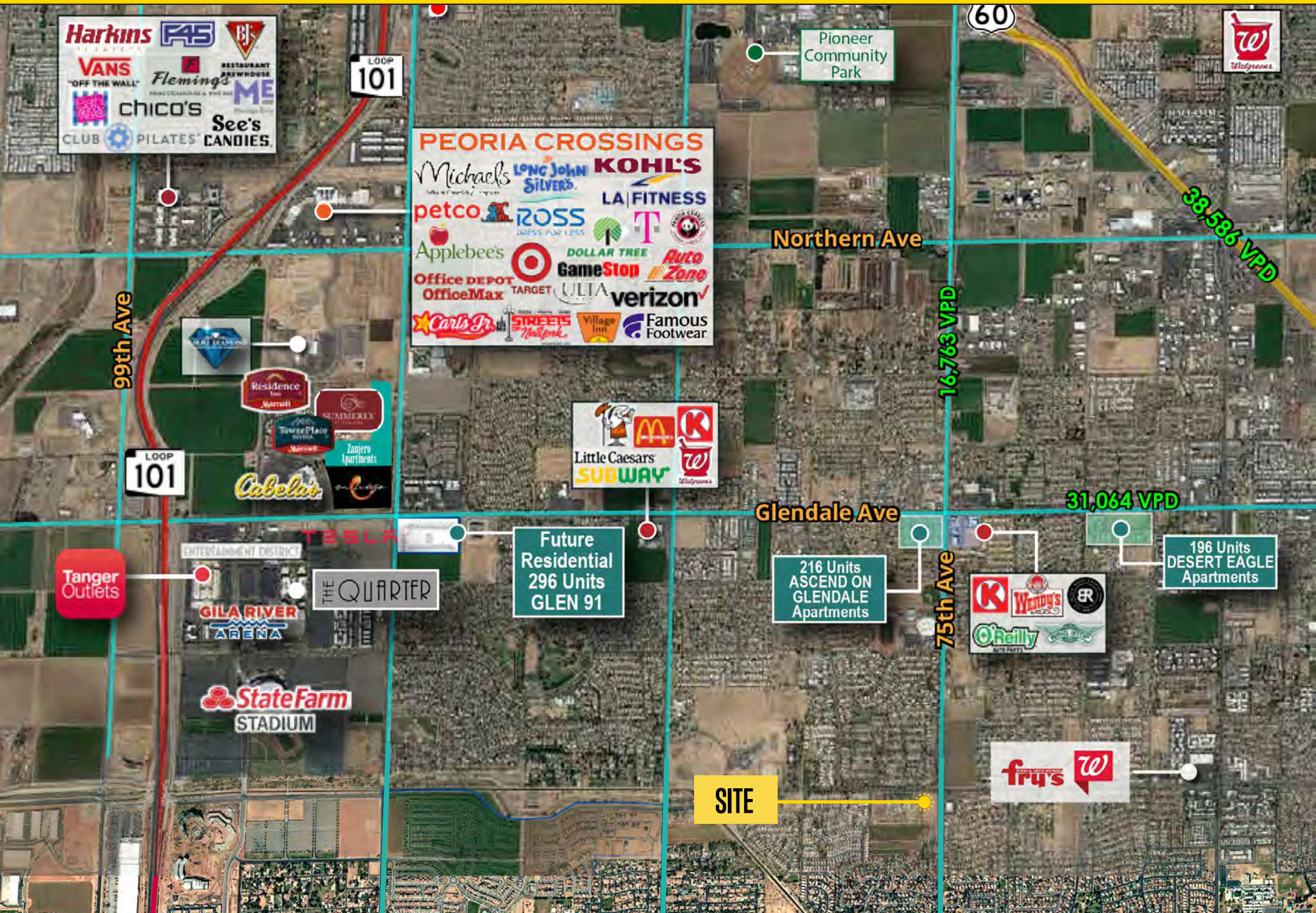
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PROPERTY OVERVIEW

SHOPS AT 75TH



DEMOGRAPHICS	1-MILE	3-MILE	5-MILE
Population	21,233	176,694	464,088
Average HH Income	\$93,936	\$79,364	\$77,155
Number of Households	5,964	53,212	145,970



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FINANCIAL OVERVIEW

SHOPS AT 75TH

Description	Annual Stabilized 2025	Monthly Stabilized 2025
INCOME		
Base Rent	\$323,574	\$26,964
Common Area Maintenance	\$44,817	\$3,734
CY-Administration Fee	\$2,627	\$218
Real Estate Tax	\$20,001	\$1,666
Insurance	\$4,130	\$344
TOTAL INCOME	\$395,152	\$32,929
OPERATING EXPENSES		
COMMON AREA EXPENSES		
Parking Lot Cleaning	\$5,084	\$423
Janitorial/Dayporter	\$10,492	\$874
Trash Removal	\$8,744	\$728
Landscape	\$15,253	\$1,271
Landscaping - Other	\$1,694	\$141
Fire Protection	\$2,033	\$169
Sidewalk Powerwash	\$1,525	\$127
TOTAL CAM EXPENSES	\$44,828	\$3,735
INSURANCE & REAL ESTATE TAXES		
Insurance Liability	\$1,130	\$94
Insurance Building	\$3,000	\$250
Property Taxes	\$20,000	\$1,666
TOTAL INSURANCE & REAL ESTATE TAXES	\$24,130	\$2,010
TOTAL OPERATING EXPENSES	\$68,959	\$5,746
NET OPERATING INCOME	\$326,193	\$27,183
CAP RATE	5.50%	
OFFERING PRICE	\$5,930,782	