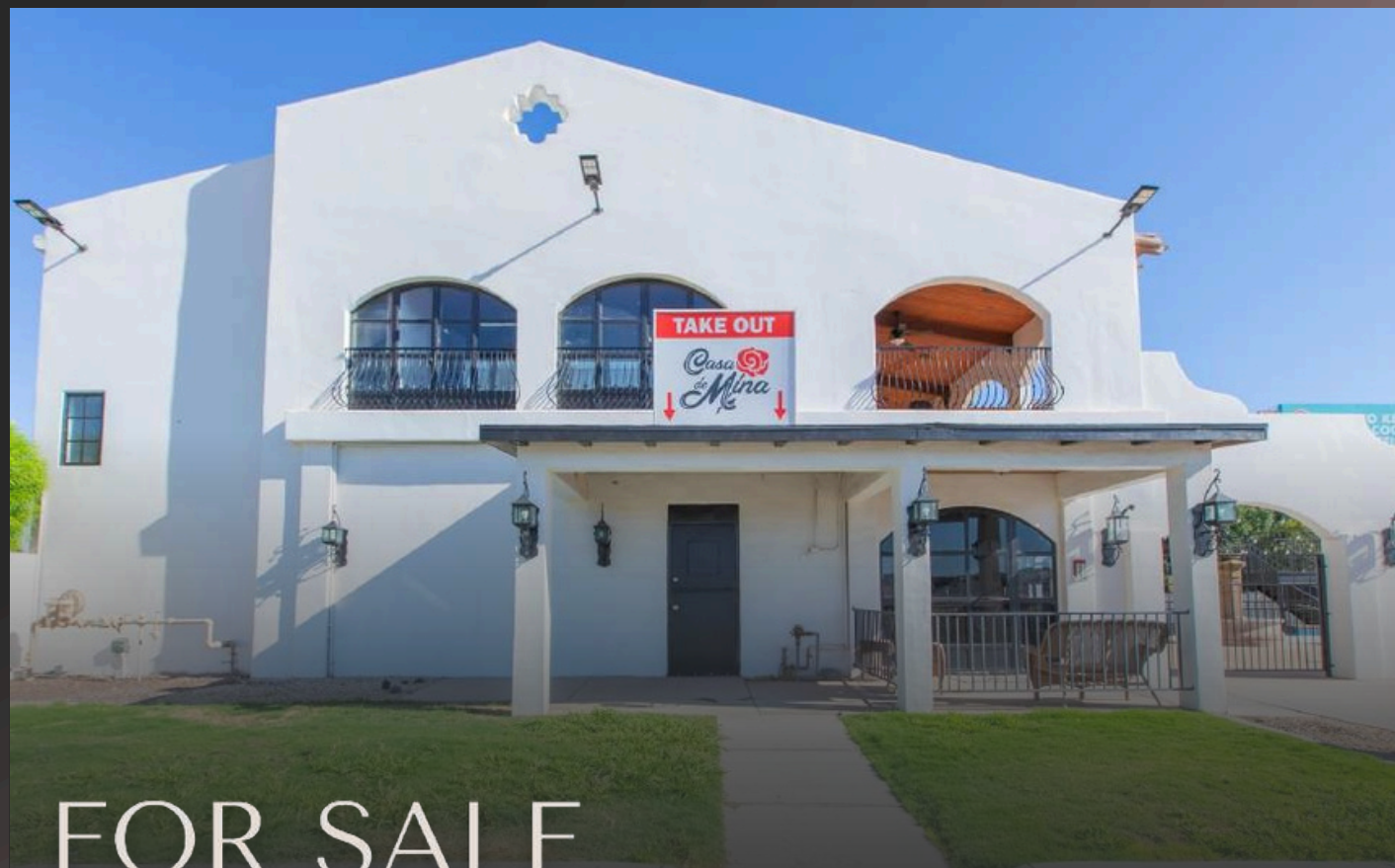




RARE

FREE STANDING  
RESTAURANT

PRESENTED BY



FOR SALE

25728 S Power Rd, Queen Creek, AZ 85142

INCLUDES EXISTING BUSINESS, BUILDING, LOT, AND FF&E

# PROPERTY SUMMARY

**Parcel Number:**

#304-88-086S

**Lot Size:**

39,637 SF

**Gross Leasable Area:**

2,853 SF

**Property Type:**

Retail - Restaurant

Built 2006

**Parking Ratio:**

19.28/1,000 SF

**Zoning:**

C-G/M-H

**Tenancy:**

Single



**MELODY BRAMER**

Commercial Sales Specialist

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# INTERIOR FEATURES

- Multiple Indoor Seating Areas
- Hostess Station with Tablets
- Bar with TV and Liquor
- Large Windows for Natural Lighting



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# KITCHEN FEATURES

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- Full Kitchen with 2 Hoods
- All FF&E, Includes FOOD & DISHES
- Grill & Stove
- Spacious Work Stations



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# BALCONY FEATURES

- Second Level NOT included in Building SF (FREE)
- Unenclosed Top Level
- Large Archways
- Beautiful Views



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# OUTDOOR FEATURES

- Plenty of Outdoor Seating
- Outdoor Pavilions to Host Large Gatherings & Parties
- Back Patio
- Additional Outdoor Grill & Hood



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# EXTERIOR FEATURES

- Fenced Parking Lot with 55 Spaces
- Monument Signage
- Freestanding 1,800 SF Storage Shed (NOT Included in SF)
- Storage Shed comes with Electricity



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# EXTRA INFORMATION

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- Shed and Upstairs Balcony Seating Not Included with Building SF (FREE)
- Restaurant is just South of Riggs, Fronting Power Road in Queen Creek
- All FF&E Included
- Lower Taxes since in County Island
- No city taxes
- Setbacks minimum, Great Visibility
- Can also be used as a Wedding Reception Venue
- PLEASE DO NOT MENTION SALE TO EMPLOYEES.



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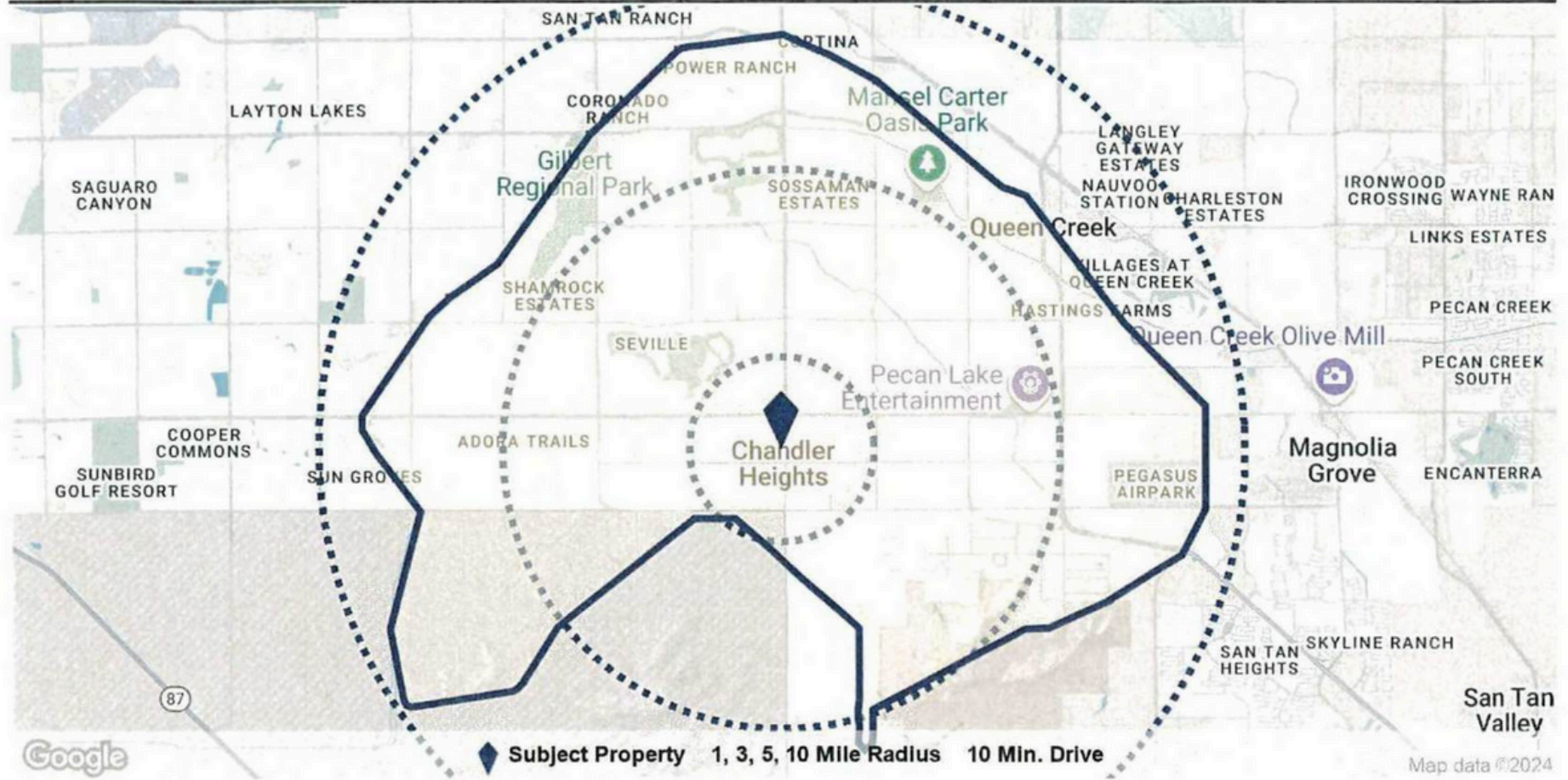


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# Subject Property

25728 S Power Rd

## DEMOGRAPHICS



	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population					
Household					
Housing					



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# Phoenix Economic Summary

25728 S Power Rd

## DEMOGRAPHIC TRENDS

Demographic Category	Current Level		12 Month Change		10 Year Change		5 Year Forecast	
	Metro	US	Metro	US	Metro	US	Metro	US
Population	5,133,252	336,651,094	1.3%	0.5%	1.5%	0.5%	1.3%	0.5%
Households	1,940,938	131,568,281	1.4%	0.7%	1.9%	0.9%	1.4%	0.6%
Median Household Income	\$88,204	\$78,007	3.0%	2.3%	5.3%	3.9%	3.4%	3.5%
Labor Force	2,700,556	168,290,000	1.4%	0.5%	2.7%	0.8%	1.1%	0.5%
Unemployment	3.7%	3.9%	0.1%	0.2%	-0.2%	-0.2%	-	-

Source: Oxford Economics

### POPULATION GROWTH



### LABOR FORCE GROWTH



### INCOME GROWTH



Source: Oxford Economics



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# PHOENIX MARKET SUMMARY

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Conditions in the Phoenix retail market remain near the tightest level on record as the summer nears its end. Strong demographics, continued income growth, & healthy job gains fuel robust underlying tenant demand. These stout demand drivers, coupled with the modest construction pipeline & limited store closures, have kept space availability and rent growth near all-time bests. The valley recorded 1.0 million SF of net absorption over the past 12 months, ranking Phoenix as one of the nation's top 15 strongest demand markets. Quick service restaurants, beverage shops, discount retailers, & experiential tenants have been the primary sources of new retail leases. One of the main factors supporting the steady improvement in property fundamentals during the current expansion cycle has been the lack of new construction. About 1.7 million SF delivered over the past 12 months, down from an average of 2.1 million SF from 2015-2019. Supply-side pressure is expected to remain limited over the near term, with 2.9 million SF currently under construction, just 20% of which is available for lease. After years of steady gains, the Phoenix retail market is bumping up against a structural bound on growth. The availability rate is flattening out at a multi-decade low of 4.7%, making it difficult for retailers to find quality expansion options. Limited availability has weighted on leasing volume, down more than 10% from the pre-pandemic five-year average. When normalizing for the amount of lease space, however, leasing is well above the historical level, indicating that the recent slowdown

is more a function of a lack of space than a weakness in demand.

Instead of an upswing in leasing, the recent outperformance is primarily driven by a pullback in store closures. Healthy corporate balance sheets & strong profit margins have kept most national retailers in a financially sound position. As a result, the amount of space vacated during the most recent 12-month period is down 20% from pre-pandemic levels, keeping conditions tight even as leasing slows.

Historically low availability coupled with strong consumption patterns have driven aggressive rent growth. Additionally, many retailers have seen sales, profitability, & efficiency increase, enabling landlords to steadily push rents while allowing tenants to maintain comfortable occupancy costs. The average asking rent increased 6.9% over the past 12 months & a staggering 33.1% over the past five years, ranking Phoenix as one of the country's top rent growth markets.

Though an anticipated slowdown in economic & consumption growth may cause the availability rate & rent growth to normalize, a meaningful weakening of property performance is not expected over the near term. Robust demographic tailwinds, continued job gains, & healthy incomes are forecast to keep the fundamental balance between supply & demand intact over the near term.



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