



MATTRESSFIRM



ROOSEVELT COMMONS | 2025 CONSTRUCTION SHOPPING CENTER

Adjacent to Costco, Home Depot and Dick's Sporting Goods Development



Listed by: SI REAL ESTATE, LLC | Joshua Simon, Owner/Agent
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PROPERTY SUMMARY



CAP RATE:
6.04%



OFFERING PRICE:
\$35,791,000

NOI: \$2,161,774

DELIVERY: May 2025

±54,885 SF (Total)

±3,843 SF (McDonald's)

±3,466 SF (Someburros)

±8,900 SF (Multi-Tenant Shops)

±10,000 SF (Multi-Tenant Shops)

±3,676 SF (Desert Financial Credit Union)

±25,000 SF (Goodwill)

±8.25 AC

BUILDING SIZE:

LOT SIZE:



INVESTMENT HIGHLIGHTS

MCDONALD'S, GOODWILL, DESERT FINANCIAL CREDIT UNION, SOMEBURROS & MULTI-TENANT SHOPS

2025 CONSTRUCTION | Long Term Leases

STABLE RENT GROWTH | Scheduled Increases Through Primary Terms and Option Periods

BOOMING DEVELOPMENT CORRIDOR | Retail; Including Target, Costco, Sprouts, Eos, In-N-Out Burger, Medical, Industrial, and Hospitality Development at the Intersection



LOCATION HIGHLIGHTS

→ Located at a hard corner signalized intersection and just seconds away from I-10, seeing ±105,837 VPD (placer. ai). Site is positioned to benefit all travelers driving between Los Angeles and Phoenix.

→ The City of Buckeye is the fastest growing city in America over the past decade (2020 Census). This site is positioned for high visibility and easy access.

→ High household income of over \$125K within a 5-mile radius.



TENANT PROFILE



Founded in 1940, McDonald's is the world's largest restaurant chain by revenue, serving more than 68 million customers daily in 120 countries across 34,000 store fronts worldwide. Although they're best known for their hamburgers, cheeseburgers and french fries, they also feature chicken products, soft drinks, milkshakes, wraps, breakfast items, and desserts.

The McDonald's Corporation revenues come from the rent, royalties, and fees paid by the franchisees, as well as sales in company-operated restaurants. According to numerous reports published in 2018, McDonald's is the world's second-largest private employer with 2 million employees.



±34 K
LOCATIONS



±2 M
EMPLOYEES



\$25.49 B+
2023 REVENUE



Someburros, a prominent chain specializing in authentic Mexican cuisine, operates under a tenant strategy focused on establishing a strong presence in high-visibility, high-traffic locations that attract both local residents and passersby. Known for its flavorful burritos, tacos, and other traditional Mexican dishes, Someburros positions

its restaurants in easily accessible areas, such as busy shopping centers, prominent street corners, and near college campuses, to leverage foot traffic and capture a broad customer base. Someburros tailors its store designs to reflect its vibrant, welcoming atmosphere, which complements its commitment to quality and service.



±15
LOCATIONS



1972
FOUNDED



Heartland Dental, a leading dental support organization, strategically selects its tenant locations to maximize accessibility and visibility in communities with growing populations and high demand for dental services. By positioning its practices in well-trafficked retail centers, near major residential areas, and within easy reach of public transportation, Heartland Dental aims to attract a broad patient base and facilitate convenient access to its services. The company's tenant spaces are designed to be modern and welcoming, reflecting its commitment to providing high-quality, patient-centered care. Each location is outfitted with state-of-the-art dental technology and comfortable amenities to enhance the patient experience.



1,700+
OFFICES



±20,000
TEAM MEMBERS



\$1.2 B+
2023 REVENUE



Dip Nail Bar is a renowned luxury nail salon chain that has made a significant impact in the beauty industry with its high-end services and modern ambiance. Established in 2015 in Los Angeles, California, Dip Nail Bar has expanded to 10 locations across key metropolitan areas. The salon is celebrated for its premium dip powder manicures, gel nail services, and a wide range of nail art and design options, as well as relaxing spa pedicures. The brand's commitment to luxury, professionalism, and a welcoming environment has established it as a leading name in the nail care industry.



±10
LOCATIONS

TENANT PROFILE



Mattress Firm is a leading specialty mattress retailer in the United States, boasting over 2,500 locations nationwide. Founded in 1986 in Houston, Texas, Mattress Firm offers a wide range of sleep products, including mattresses, bed frames, and bedding accessories from top brands. The company reported a revenue of approximately \$3.8 billion in 2023. Known for its customer-centric approach and comprehensive sleep solutions, Mattress Firm creates a comfortable and inviting atmosphere in its stores, often featuring sleep diagnostic tools and promotional offers. The retailer has been recognized for its commitment to customer service.



±2,500
LOCATIONS



6,500+
EMPLOYEES



\$3.8 B+
2023 REVENUE



First Watch is a renowned breakfast, brunch, and lunch chain with over 500 locations across the United States. Founded in 1983 in Pacific Grove, California, First Watch is known for its fresh, made-to-order meals, including innovative breakfast dishes and wholesome lunch options. The company generated approximately \$891 million in revenue in 2023, a 22.1% increase from the previous year. The restaurants feature a bright, airy atmosphere with an emphasis on natural light and a community-oriented vibe. First Watch is praised for its food quality and service excellence, including recognition for its commitment to healthy eating and sustainable practices.



±544
LOCATIONS



9,000+
EMPLOYEES



\$891 M+
2023 REVENUE



Pita Kitchen is a popular fast-casual restaurant chain specializing in Mediterranean cuisine, with several locations primarily in the southwestern United States. Established in 2008, the chain is celebrated for its fresh, customized pita wraps, salads, and Mediterranean plates, emphasizing health-conscious and flavorful dining options. Pita Kitchen's expansion reflects its growing popularity and successful customer service. The restaurants are known for their casual, vibrant atmosphere and modern decor, appealing to a diverse customer base.



2012
FOUNDED



Desert Financial Credit Union is a major financial institution based in Phoenix, Arizona, with more than 50 branches across the state. Founded in 1939, Desert Financial offers a comprehensive range of financial services, including savings and checking accounts, loans, and investment products. It is known for its strong community involvement and member-centric approach, providing a welcoming and supportive atmosphere in its branches. Desert Financial is committed to its customer service and community engagement, reflecting its dedication to both financial excellence and local support.



\$8.89 B+
2024 TOTAL ASSETS



±52
LOCATIONS



PHOENIX, AZ
HEADQUARTERS

TENANT PROFILE



The Buffalo Spot is a dynamic and fast-casual restaurant offering a unique dining experience with its signature Buffalo-style chicken wings, sandwiches, and a variety of sides. The Buffalo Spot is dedicated to delivering bold, flavorful, and high-quality food in a fun and inviting atmosphere.

With a commitment to providing excellent customer service, they cater to a diverse customer base. Its focus on fast, fresh, and made-to-order food positions the restaurant as a popular choice for wing lovers, sports fans, and those looking for a vibrant dining option. The Buffalo Spot thrives in high-traffic areas, attracting both families and young adults who enjoy casual dining. The restaurant's modern and comfortable design and its ability to adapt to various locations.



±30 LOCATIONS



2013
FOUNDED



Goodwill is an American nonprofit organization that provides job training, employment placement services, and other community-based programs – all funded by Goodwill's massive network of retail thrift stores. Founded in 1902, Goodwill is headquartered in Rockville, Maryland and has a presence in 14 countries, including the United States and Canada. In the U.S., there are over 3,300 Goodwill retail stores. In 2019, Goodwill served more than 25 million individuals worldwide and helped more than 230,000 people train for careers in industries such as banking, IT and health care, to name a few, and get the supportive services they needed to be successful, such as English language training, additional education, and access to transportation and child care.



4,245+ LOCATIONS



13 COUNTRIES



#10 FORBES
CHARITY



The Port of Subs is a well-established sandwich shop offering a wide variety of fresh, made-to-order subs, wraps, and salads. Known for its commitment to quality ingredients and exceptional customer service, the brand has built a loyal following over the years. With a focus on providing a fast, friendly

dining experience, Port of Subs caters to both individuals seeking a quick meal and those looking to enjoy a relaxed lunch or dinner. Their menu features customized options to accommodate diverse tastes and dietary preferences, making it a popular choice for both locals and visitors alike. As a tenant, Port of Subs contributes to the vibrant food scene with a welcoming atmosphere and consistently delicious offerings.



±135 LOCATIONS



\$76.3 M+
2023 REVENUE

OBLIQUE MAP

[TAKEN JUNE 2025]



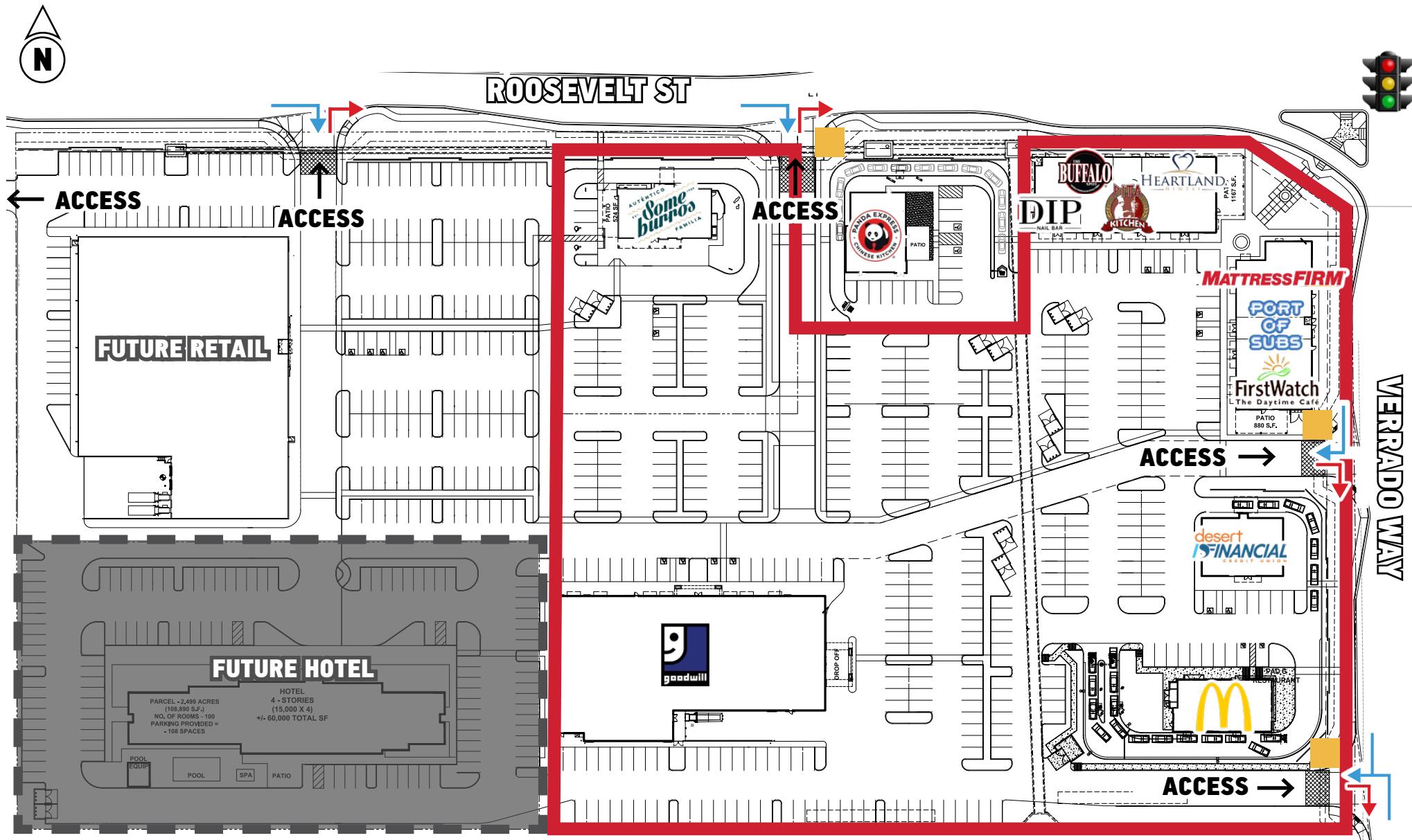
INTERSECTION AERIAL



TRADE AREA



SITE PLAN



CONFIDENTIALITY AGREEMENT



[TAKEN JUNE 2025]

This Confidential Offering Memorandum has been prepared by SimonCRE for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not substitute for a thorough due diligence investigation.

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Listed by: SI REAL ESTATE, LLC Joshua Simon, Owner/Agent



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