

HEATHERWOOD PLAZA

±1,800-2,764 SF AVAILABLE | 13631 N 59th Ave, Glendale, AZ 85304



INTERACTIVE MARKETING PACKAGE



FOR LEASE

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVE LEASING AGENTS:

TREVOR VON BEHREN

ASSOCIATE

DIRECT +1 (602) 946-4855
MOBILE +1 (920) 723-5845
trevor.vonbehren@matthews.com
License No. SA707502000 (AZ)

ALEX DESOTO

VP & ASSOCIATE DIRECTOR

DIRECT +1 (602) 898-8499
MOBILE +1 (714) 614-5861
alex.desoto@matthews.com
License No. SA705467000 (AZ)

BROKER OF RECORD

SIMON ASSAF
License No. CO701910000 (AZ)



FOR LEASE

HEATHERWOOD PLAZA

SPACE AVAILABLE
±1,850-2,764 SF

RENT
\$28/SF

NNN'S
\$9.50/SF Estimated

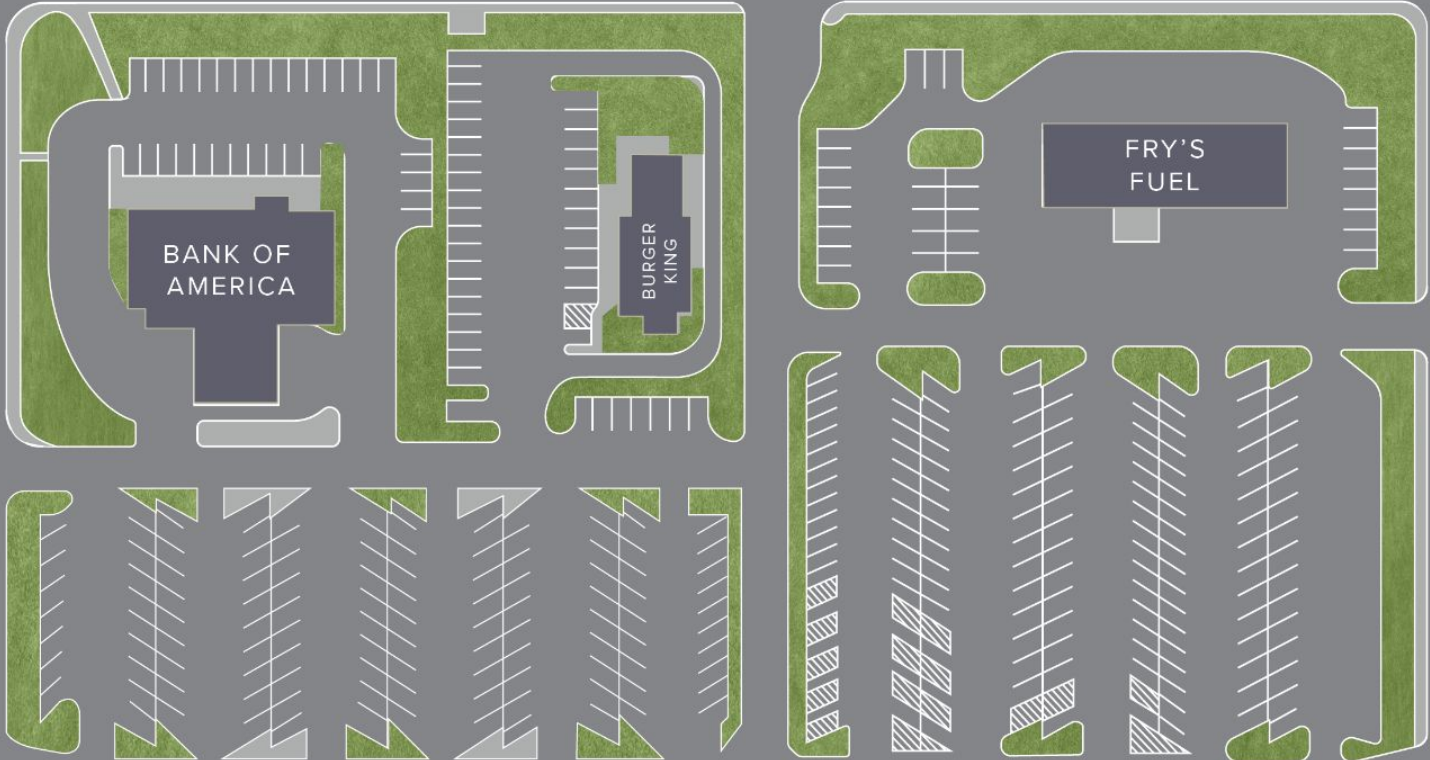


PROPERTY HIGHLIGHTS

- Over 11,000 daytime workers within ±1 mile
- Anchored by Fry's Food & Drug
- One mile from Arizona State University's West campus with 5,000 students and faculty
- Adjacent to Banner Thunderbird Medical Center and surrounding medical offices
- Located half a mile South of the new Arizona Christian University campus with 1,000 students and faculty



W THUNDERBIRD RD



N 59TH AVE

N 57TH DR

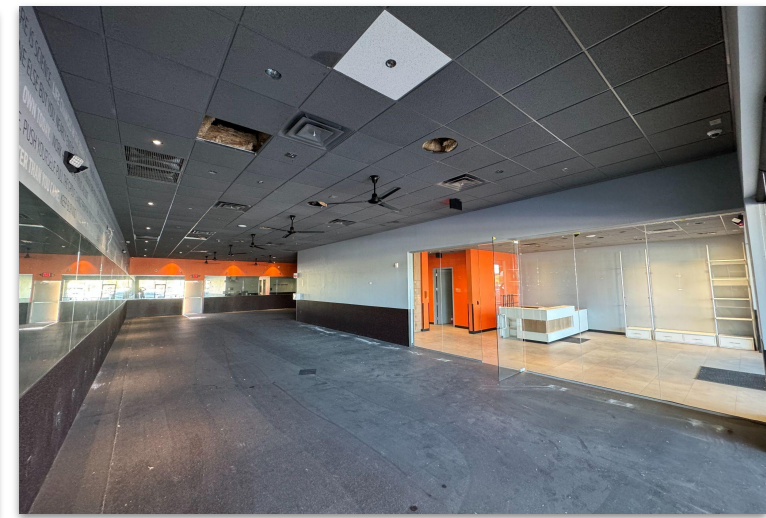
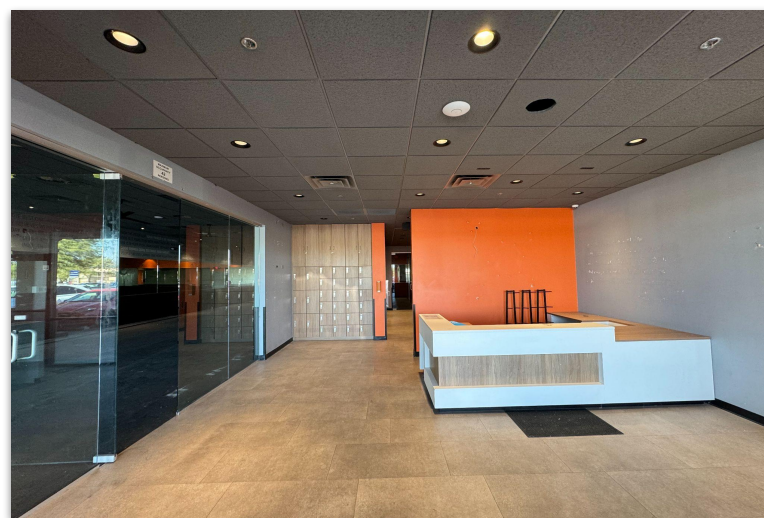
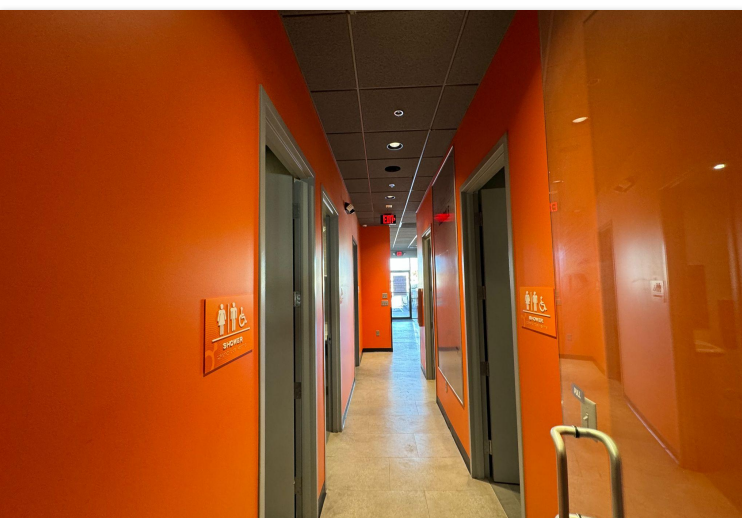
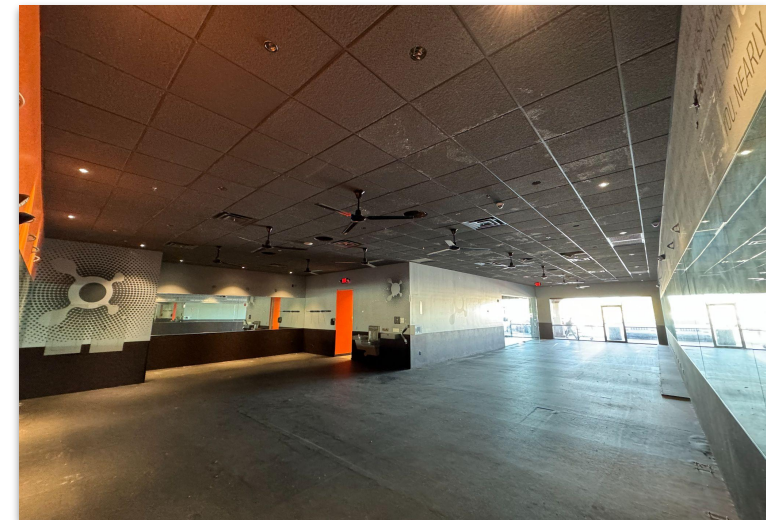
SUITE A102



W EUGIE AVE



SUITE 102-103 (FORMER ORANGE THEORY)



SUITE 107 (FORMER DRY CLEANER DRIVE UP)



TENANT PROFILES



» Company Name	» Year Occupied
Wingstop	2004
» Total Locations	» Industry
2,000+	Restaurant

Founded in 1994 and headquartered in Dallas, TX, Wingstop Inc. (NASDAQ: WING) operates and franchises over 2,000 locations worldwide. The Wing Experts are dedicated to Serving the World Flavor through an unparalleled guest experience and offering of classic wings, boneless wings and tenders, always cooked to order and hand sauced-and-tossed in fans' choice of 11 bold, distinctive flavors. Wingstop's menu also features signature sides including fresh-cut, seasoned fries and freshly-made ranch and blue cheese dips. Wingstop has been a tenant of the center for 20 years.



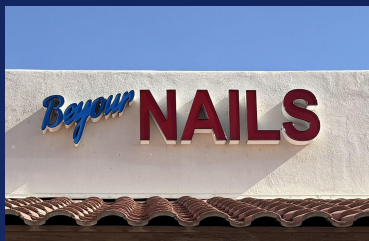
» Company Name	» Year Occupied
Golden Rice Express	2019
» Total Locations	» Industry
1	Restaurant

Golden Rice Express is a culinary destination that delivers mouthwatering Chinese cuisine alongside expertly crafted hibachi and teriyaki meals, offering a delightful dining experience for all. Known for its vibrant menu, the restaurant combines traditional flavors with a modern twist, catering to a diverse array of palates. Whether craving classic Chinese dishes, sizzling hibachi creations, or perfectly seasoned teriyaki specialties, guests are guaranteed a flavorful and satisfying meal.



» Company Name	» Year Occupied
The Nest Sports Grill	2023
» Total Locations	» Industry
5	Bar / Restaurant

The Nest Sports Grill is a vibrant and welcoming destination that brings together the best of American cuisine, refreshing cocktails, and an impressive selection of draft beers. Designed as the ultimate game day spot, it features a spacious and relaxed atmosphere perfect for gathering with friends, family, or fellow fans to enjoy exciting sports action while indulging in great food and drinks. The owner's deep roots in the area—growing up just a mile from Heatherwood Plaza and still living nearby—highlight his dedication to the community. His 10-year lease underscores his confidence in the location and commitment to enhancing the center with a dynamic, inviting venue.



» Company Name	» Year Occupied
Be Your Nails & Spa	2004
» Total Locations	» Industry
1	Nail Salon

Be Your Nails provides a one-of-a-kind beauty and wellness experience designed to cater to each client's individual needs, ensuring a personalized and rejuvenating journey. This modern and thoughtfully designed salon combines contemporary aesthetics with comfort, creating an inviting space that promotes relaxation and self-care. Specializing in premium spa services, the salon offers a wide range of signature pedicure and manicure treatments that are meticulously crafted to enhance both beauty and well-being. Clients can enjoy an array of exquisite nail designs, from timeless classics to the latest trends, all executed with precision and artistry.



» Company Name	» Year Occupied
Water 'N' Ice	2012
» Total Locations	» Industry
1	Retailer

Water 'N' Ice is a trusted provider of high-quality mineral-infused alkaline water and ice, offering customers a healthier hydration option with a focus on purity and taste. Beyond its flagship water and ice products, the store has become a beloved neighborhood staple, serving a delightful selection of Thrifty ice cream, refreshing shaved ice, and an assortment of nostalgic old-fashioned candies and treats. Having been a tenant of the shopping center for over 12 years, Water 'N' Ice has demonstrated stability and longevity, contributing to the center's appeal as a reliable and welcoming destination.



» Company Name	» Year Occupied
Heatherwood Dental	1984
» Total Locations	» Industry
1	Dentistry

Heatherwood Dental offers comprehensive and cosmetic dental care for patients of all ages, delivering exceptional service in a relaxed and caring environment. Led by Dr. Brian Tolman, the practice is known for its friendly and professional approach, ensuring every patient feels comfortable and confident in their care. Dr. Tolman and his highly skilled staff bring years of expertise to address a full range of dental needs, from routine cleanings to advanced cosmetic procedures. Heatherwood Dental has proudly served the community from its current location for over 40 years, building a reputation for quality, trust, and personalized care.



» Company Name	» Year Occupied
Trulieve	2016
» Total Locations	» Industry
192	Dispensary

Trulieve is a top-tier, vertically integrated cannabis company and a prominent multi-state operator in the U.S., holding leading market positions in Arizona, Florida, and Pennsylvania. With a focus on accelerated growth, Trulieve leverages its hub strategy to expand retail and distribution networks in both new and existing markets. The company is dedicated to delivering innovative, high-quality products across its diverse brand portfolio, enhancing customer experiences and expanding access to cannabis. By helping patients and customers live without limits, Trulieve continues to set industry standards. It is publicly traded on the CSE under the symbol TRUL and on the OTCQX market under the symbol TCNNF.



» Company Name	» Year Occupied
Firehouse Subs	2015
» Total Locations	» Industry
1,250+	Restaurant

Firehouse Subs® is a restaurant chain known for its hearty, flavorful food, exceptional service, and commitment to public safety. Established in Jacksonville, Florida, in 1994 by two former firefighting brothers, the brand specializes in hot, satisfying subs made with high-quality meats and cheeses. Beyond serving great food, Firehouse Subs is dedicated to giving back through the Firehouse Subs Public Safety Foundation, which provides lifesaving equipment and resources to first responders and public safety organizations. As a subsidiary of Restaurant Brands International Inc. (RBI), one of the largest quick-service restaurant companies globally, Firehouse Subs joins iconic brands like Burger King®, Tim Hortons®, and Popeyes®. RBI operates approximately 30,000 restaurants in over 100 countries, generating over \$35 billion in annual system-wide sales.



» Company Name	» Year Occupied
Great Clips	1991
» Total Locations	» Industry
4,400+	Salon

Great Clips, Inc., founded in 1982 in Minneapolis, has grown to become the world's largest salon brand, with over 4,400 locations across the United States and Canada. Operating as a 100% franchised business, nearly 700 local franchisees own and manage the salons, collectively employing more than 29,000 skilled stylists. Great Clips is renowned for offering value-priced, high-quality hair care services for men, women, and children. With a strong community presence, the Great Clips at this location has proudly served the area for over 33 years, delivering reliable and accessible haircare for generations of customers.



ARIZONA CHRISTIAN UNIVERSITY
1,033 STUDENTS



SUNBURST ELEMENTARY
559 STUDENTS

SPROUTS
FARMERS MARKET



tropical CAFE
SMOOTHIE



SUBJECT
PROPERTY

MEDICAL
OFFICES

W THUNDERBIRD RD ± 38,000 VPD

N 59TH AVE ± 38,500 VPD

N 51ST AVE ± 33,800 VPD

N 43RD AVE ± 25,000 VPD



ARIZONA STATE UNIVERSITY
WEST VALLEY CAMPUS
1,033 STUDENTS



BANNER THUNDERBIRD MEDICAL CENTER
595 BEDS



PASEO PARK APARTMENTS
480 UNITS



IRONWOOD HIGH SCHOOL
1,922 STUDENTS

MARSHALL RANCH ELEMENTARY
700 STUDENTS

W SWEETWATER AVE ± 25,600 VPD

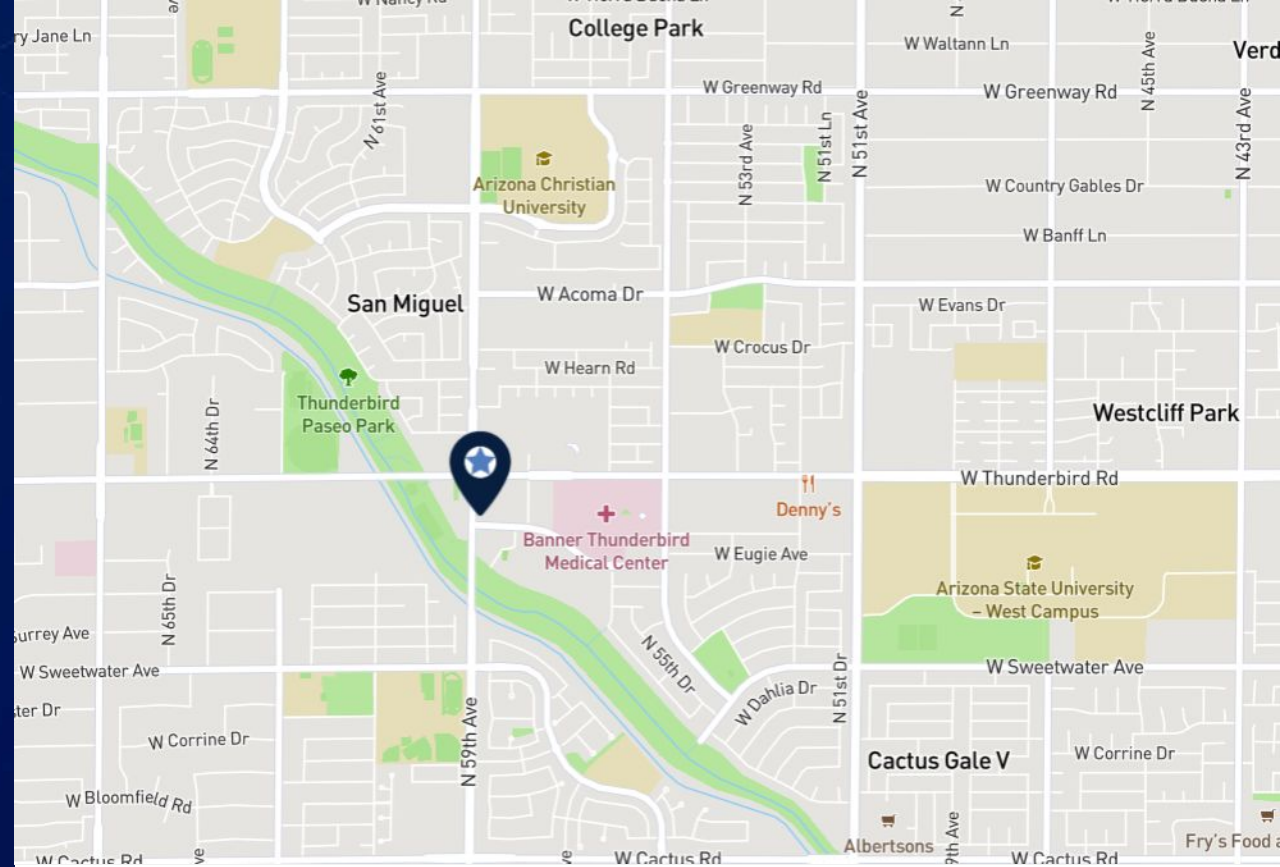
GLENDALE, AZ

Glendale, Arizona, located just northwest of Phoenix, offers a unique blend of history, culture, and modern attractions. Established in the late 19th century, Glendale grew from an agricultural hub into a thriving urban center, supported by the Arizona Canal and the Santa Fe Railroad.

Its Historic Downtown area showcases this heritage with vintage architecture, locally-owned boutiques, and antique shops, drawing both residents and visitors to its cultural events and festivals.

The city is a premier destination for sports and entertainment, featuring State Farm Stadium, home to the Arizona Cardinals and host to major events such as the Super Bowl and national concerts.

The nearby Desert Diamond Arena adds to the city's appeal with live performances and community gatherings. For outdoor enthusiasts, Thunderbird Conservation Park offers hiking and scenic views of the surrounding desert. Glendale's economy is bolstered by sectors like healthcare, education, and retail, while its vibrant attractions make it a popular stop for tourists seeking both history and modern experiences.



DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
Current Year Estimate	14,668	134,185	384,220
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
Current Year Estimate	5,713	49,476	148,439
INCOME	1-MILE	3-MILE	5-MILE
Average Household Income	\$108,131	\$109,821	\$98,652



ECONOMY

Glendale's economy is diverse, supported by key sectors such as healthcare, education, retail, and tourism. Major medical institutions like Banner Health and Abrazo Arrowhead Campus play a significant role in providing jobs and essential services to the community. Educational institutions, including Glendale Community College and Midwestern University, contribute to workforce development by offering specialized training and professional programs.

Retail thrives in areas like the Westgate Entertainment District, which draws shoppers and visitors from across the region, while venues like State Farm Stadium and Desert Diamond Arena drive economic activity through events and tourism. Additionally, Glendale continues to grow in light manufacturing and logistics, benefiting from its strategic location near transportation networks and the broader Phoenix metropolitan area.

MAJOR EMPLOYERS

- Glendale Community College
- State Farm Stadium
- ABC7
- IHOP Corp.
- DreamWorks Animation
- Walt Disney Company and Walt Disney Imagineering
- Baxter BioScience

CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **13631 N 59th Ave, Glendale, AZ, 85304** ("Property"). The 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 Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, 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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services 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 Matthews Real Estate Investment Services 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 of this Offering Memorandum.

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VP & ASSOCIATE DIRECTOR

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