

3 LOTS FOR SALE - LC ZONED, RETAIL, HOSPITALITY, SERVICE



POWER SQUARE LOT 8 - PARCELS 8A, 8B & 8C

2039 SOUTH ROSLYN, MESA, AZ 85209



KW COMMERCIAL
830 South Higley Rd.
Gilbert, AZ 85296



Each Office Independently Owned and Operated

PRESENTED BY:

BROCK DANIELSON, CRE
Senior Director
O: (602) 881-8852
C: 6028818852
brock@brockdanielsonassociates.com
BR514988000, Arizona

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2039 SOUTH ROSLYN



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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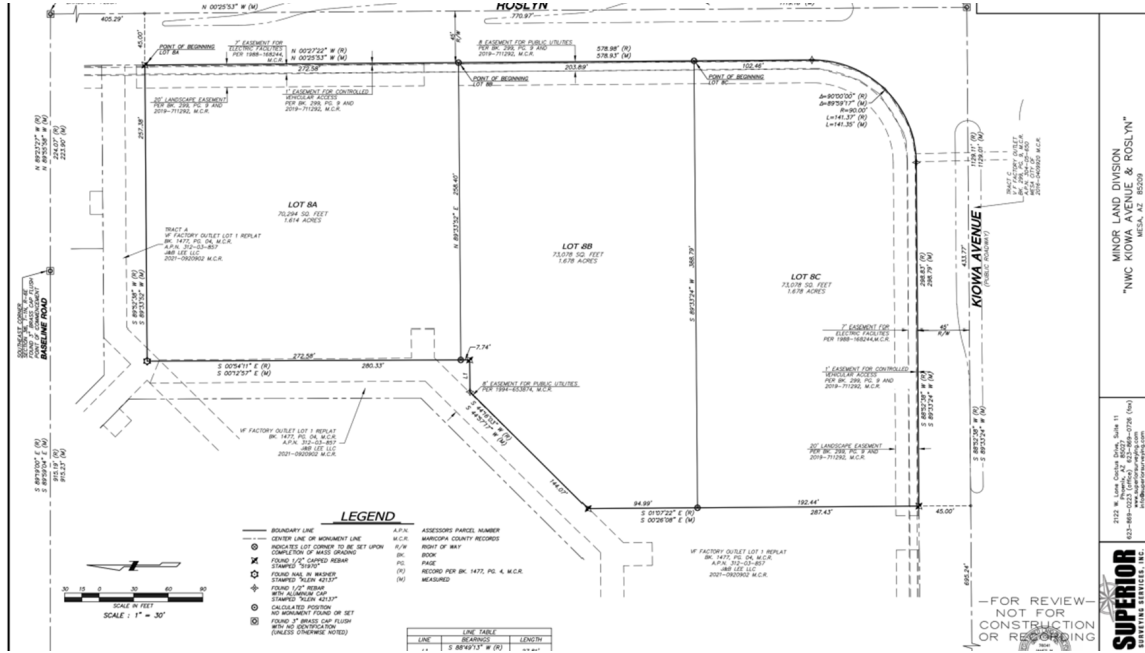
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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

EXECUTIVE SUMMARY - COMBINED LOTS

2039 SOUTH ROSLYN



OFFERING SUMMARY

PRICE: \$3,632,050 Combined or Lot 8a - \$1,179,550, Lot 8b - \$1,226,250, Lot 8c - \$1,226,250

LOT SIZE: 216,493 SF Combined or Lot 8a = 70,294 SF, Lot 8b = 73,076 SF, Lot 8c = 73,076 SF

PRICE / ACRE: \$730,785

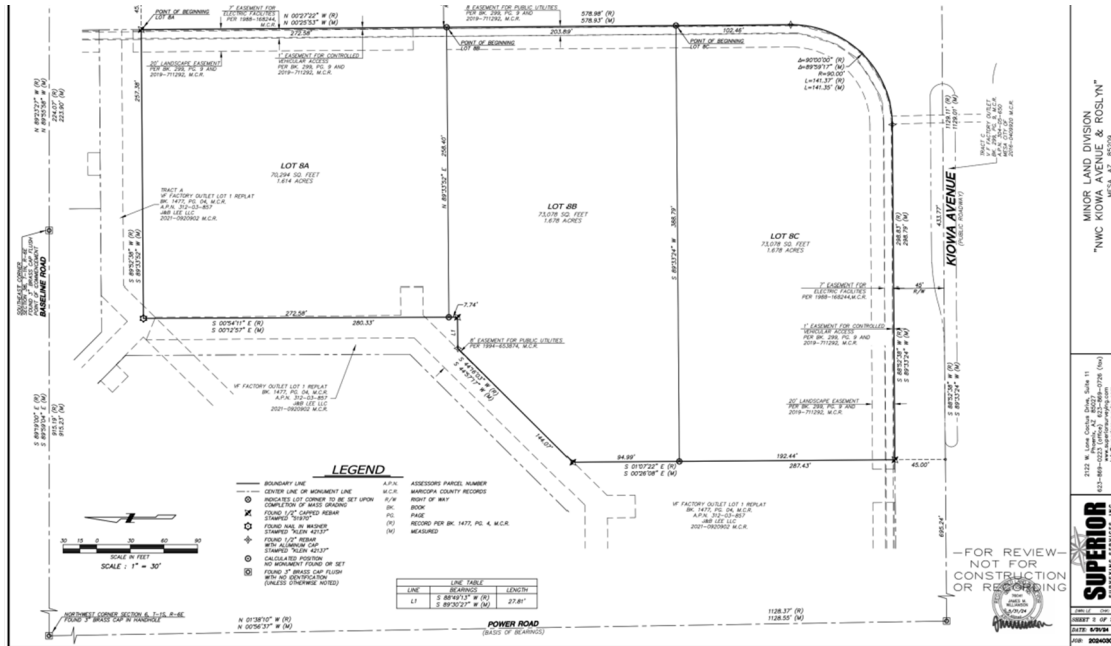
ZONING: LC Light Commercial

PERMITTED USES: Retail, Hospitality, Services

APN: 312-03-855 currently being split into 3 individual parcels

EXECUTIVE SUMMARY - LOT 8A

2039 SOUTH ROSLYN



MINOR LAND DIVISION
 "NMC KIOWA AVENUE & ROSLYN"
 MCDLA, AZ 85529
 2322 W. Linn, Chandler, AZ 85224
 480-881-8888
 SUPERIOR SURVEYING SERVICES, INC.
 2025-000000

FOR REVIEW
 NOT FOR
 CONSTRUCTION
 OR RECORDING

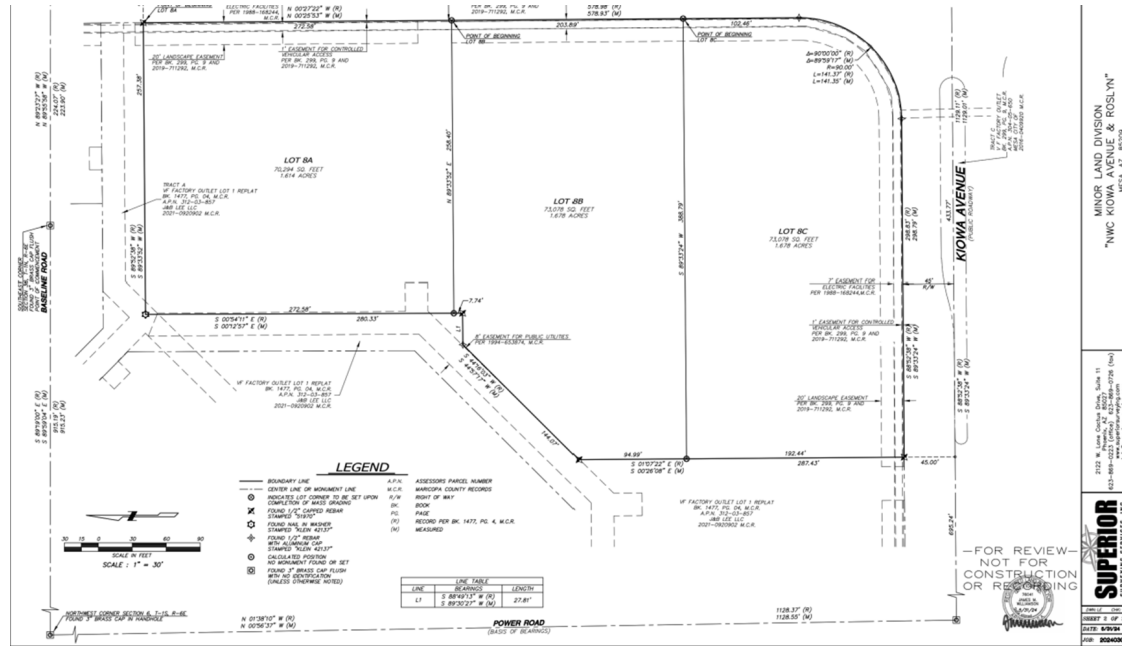


OFFERING SUMMARY

| | |
|-----------------|-------------------------------|
| PRICE: | \$1,179,550 |
| LEASE RATE: | |
| LEASE TERM: | |
| LOT SIZE: | 70,294 SF |
| PRICE / ACRE: | \$730,785 |
| ACCESS: | |
| FRONTAGE: | |
| ZONING: | LC Limited Commercial |
| PERMITTED USES: | Hospitality, Retail, Services |
| DRAINAGE: | |
| APN: | 312-03-855 to be split |

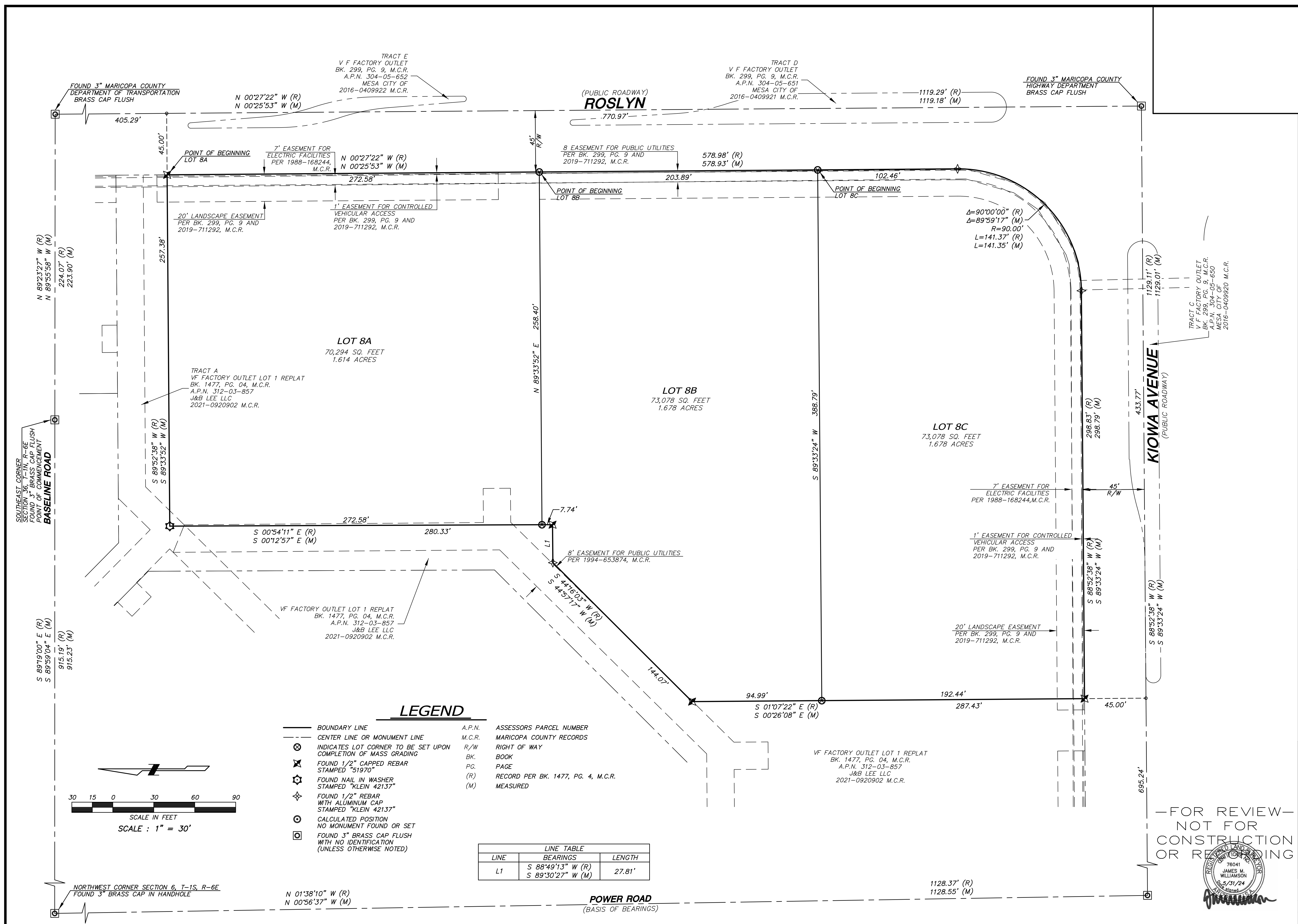
EXECUTIVE SUMMARY - LOT 8C

2039 SOUTH ROSLYN



OFFERING SUMMARY

| | |
|-----------------|-------------------------------|
| PRICE: | \$1,226,250 |
| LEASE RATE: | |
| LEASE TERM: | |
| LOT SIZE: | 73,078 SF |
| PRICE / ACRE: | \$730,785 |
| ACCESS: | |
| FRONTAGE: | |
| ZONING: | LC Limited Commercial |
| PERMITTED USES: | Hospitality, Retail, Services |
| DRAINAGE: | |
| APN: | 312-03-855 to be Split |

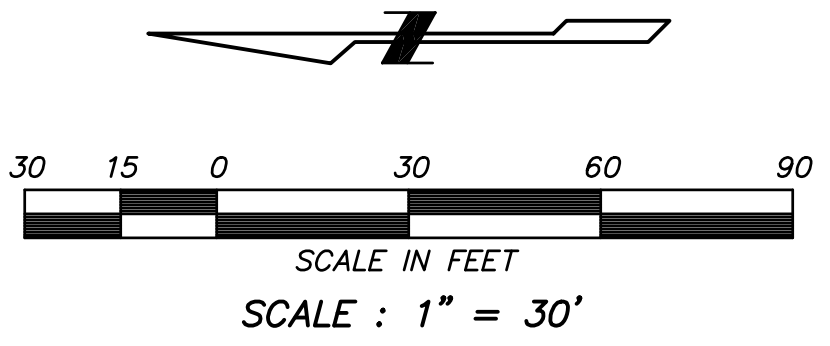


LEGEND

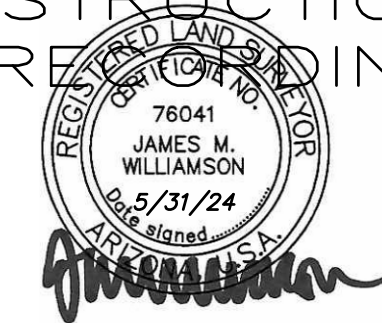
| | | | |
|-------|--------------------------------------------------------------------------|--------|------------------------------------|
| — | BOUNDARY LINE | A.P.N. | ASSESSORS PARCEL NUMBER |
| - - - | CENTER LINE OR MONUMENT LINE | M.C.R. | MARICOPA COUNTY RECORDS |
| ⊗ | INDICATES LOT CORNER TO BE SET UPON COMPLETION OF MASS GRADING | R/W | RIGHT OF WAY |
| ⊗ | FOUND 1/2" CAPPED REBAR STAMPED "51970" | BK. | BOOK |
| ⊗ | FOUND NAIL IN WASHER STAMPED "KLEIN 42137" | PG. | PAGE |
| ⊗ | FOUND 1/2" REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" | (R) | RECORD PER BK. 1477, PG. 4, M.C.R. |
| ⊗ | CALCULATED POSITION NO MONUMENT FOUND OR SET | (M) | MEASURED |
| ⊗ | FOUND 3" BRASS CAP FLUSH WITH NO IDENTIFICATION (UNLESS OTHERWISE NOTED) | | |

LINE TABLE

| LINE | BEARINGS | LENGTH |
|------|----------------------------------------|--------|
| L1 | S 88°49'13" W (R) S 89°30'27" W (M) | 27.81' |



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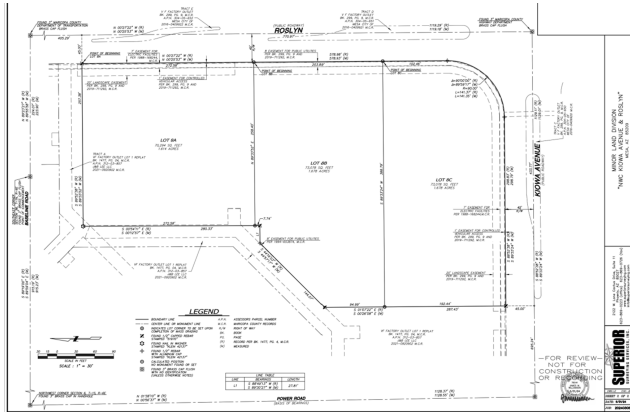
2122 W. Lone Cactus Drive, Suite 11
Phoenix, AZ 85027
623-869-0223 (office) 623-869-0726 (fax)
www.superiorsurveying.com
info@superiorsurveying.com

SUPERIOR
SURVEYING SERVICES, INC.

DWN:LE CHK:JW
SHEET 2 OF 2
DATE: 6/31/24
JOB: 202403058

LOCATION & HIGHLIGHTS

2039 SOUTH ROSLYN



LOCATION INFORMATION

| | |
|----------------------|-----------------------------------------------------------------|
| Building Name: | Power Square Lot 8a, Lot 8b, and Lot 8c |
| Street Address: | 2039 South Roslyn, new addressing to be assigned with lot split |
| City, State, Zip: | Mesa, Arizona |
| County: | Maricopa |
| Market: | Phoenix |
| Sub-market: | Mesa |
| Cross Streets: | Baseline Rd. & Power Rd. |
| Signal Intersection: | Yes |

LOCATION OVERVIEW

Mesa is one of Phoenix's smallest and sought after sub-markets. This location is adjacent to the Superstition Springs Master Plan and is one block south of Hwy 60 with easy access to Hwy 60 and Loop 202.

Conditions in the Phoenix retail market remain near the tightest level on record as the summer kicks off. Strong demographics, continued income growth, and healthy job gains fuel robust underlying tenant demand. These stout demand drivers, coupled with the modest construction pipeline and limited store closures, have kept space availability and rent growth near all-time bests. The Valley recorded 1.5 million SF of net absorption over the past 12 months, ranking Phoenix as one of the nation's top 10 strongest demand markets. Quick service restaurants, beverage shops, discount retailers, and experiential tenants have been the primary sources of new retail leases this year. 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 1.9 million SF delivered over the past 12 months, down from an average of 2.1 million SF from 2015 to 2019. Supply-side pressure is expected to remain limited over the near term, with 2.2 million SF currently under construction, just 15% of which is available for Lease.

This is an exceptional location for day care, fitness facility, dual branded hotel concept, specialty services.

The minor land division creating three separate parcels is in process and will be completed by the seller. Buy one or all three.

PROPERTY HIGHLIGHTS

- Great location for hotel use.
- Excellent location for day care facility
- Great Fitness Center location
- Well located for access and services
- Desirable East Mesa Location



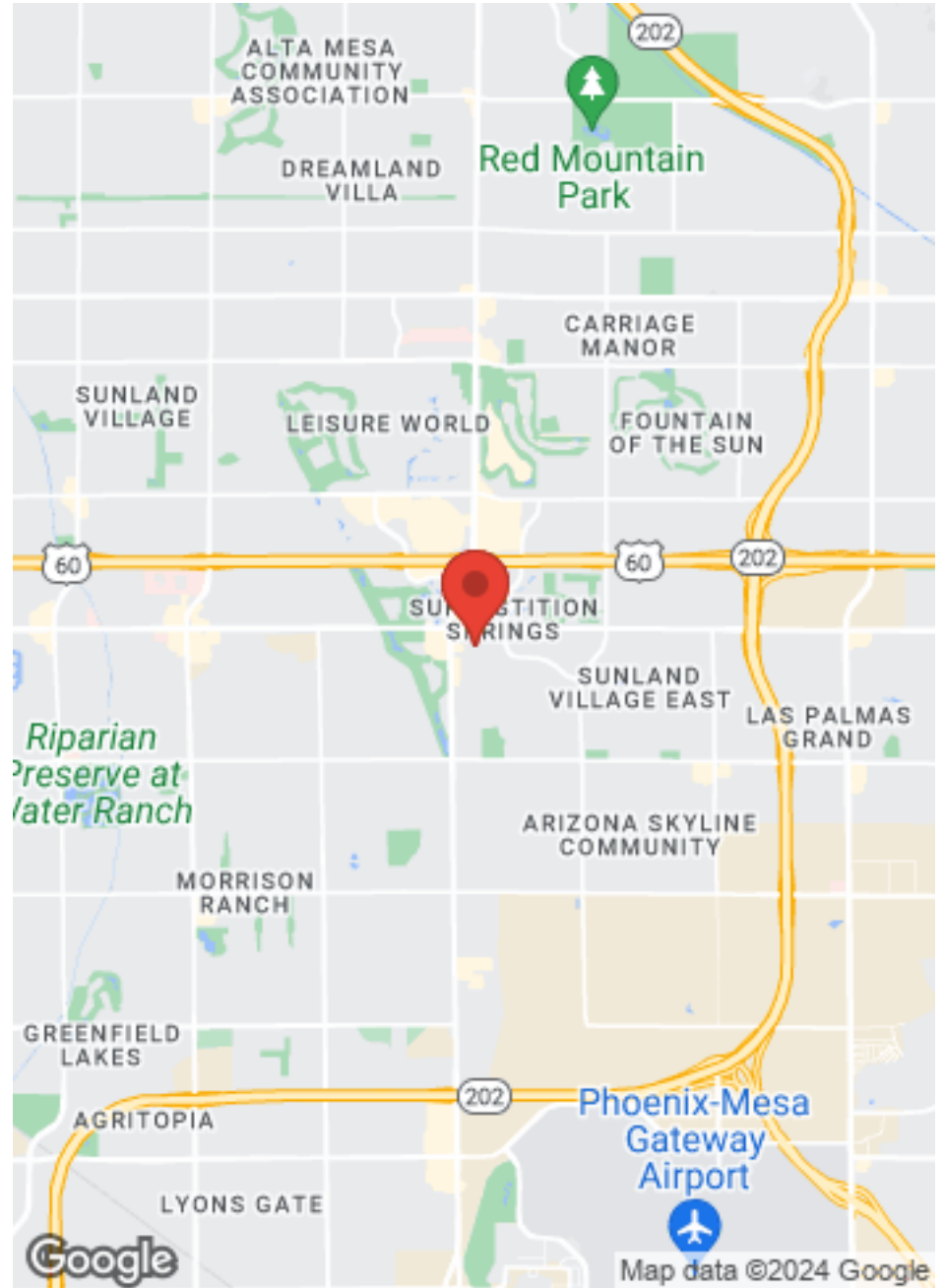
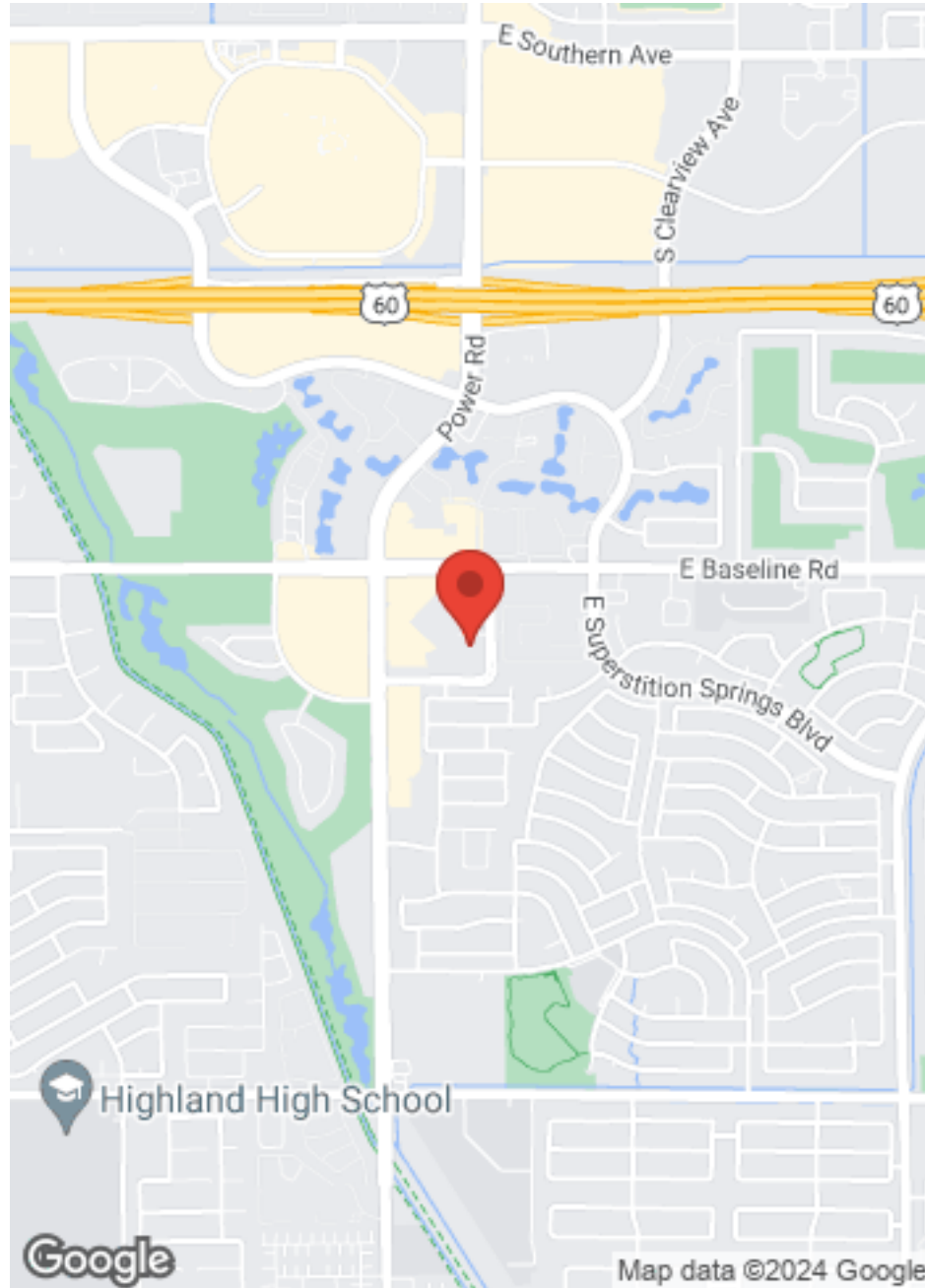
PROPERTY PHOTOS

2039 SOUTH ROSLYN



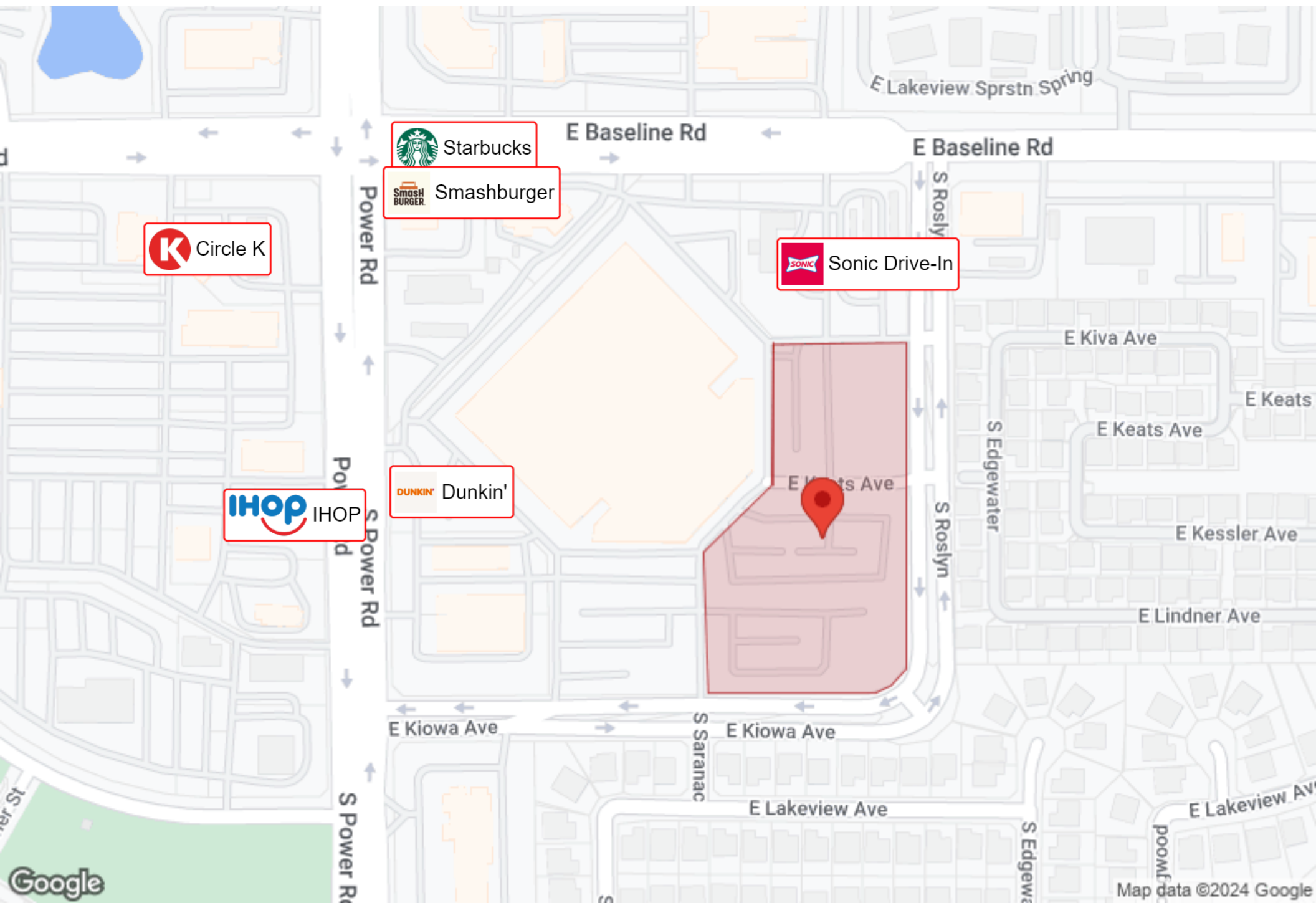
LOCATION MAPS

2039 SOUTH ROSLYN



BUSINESS MAP

2039 SOUTH ROSLYN



Starbucks

Smashburger

Circle K

Sonic Drive-In

Dunkin'

IHOP

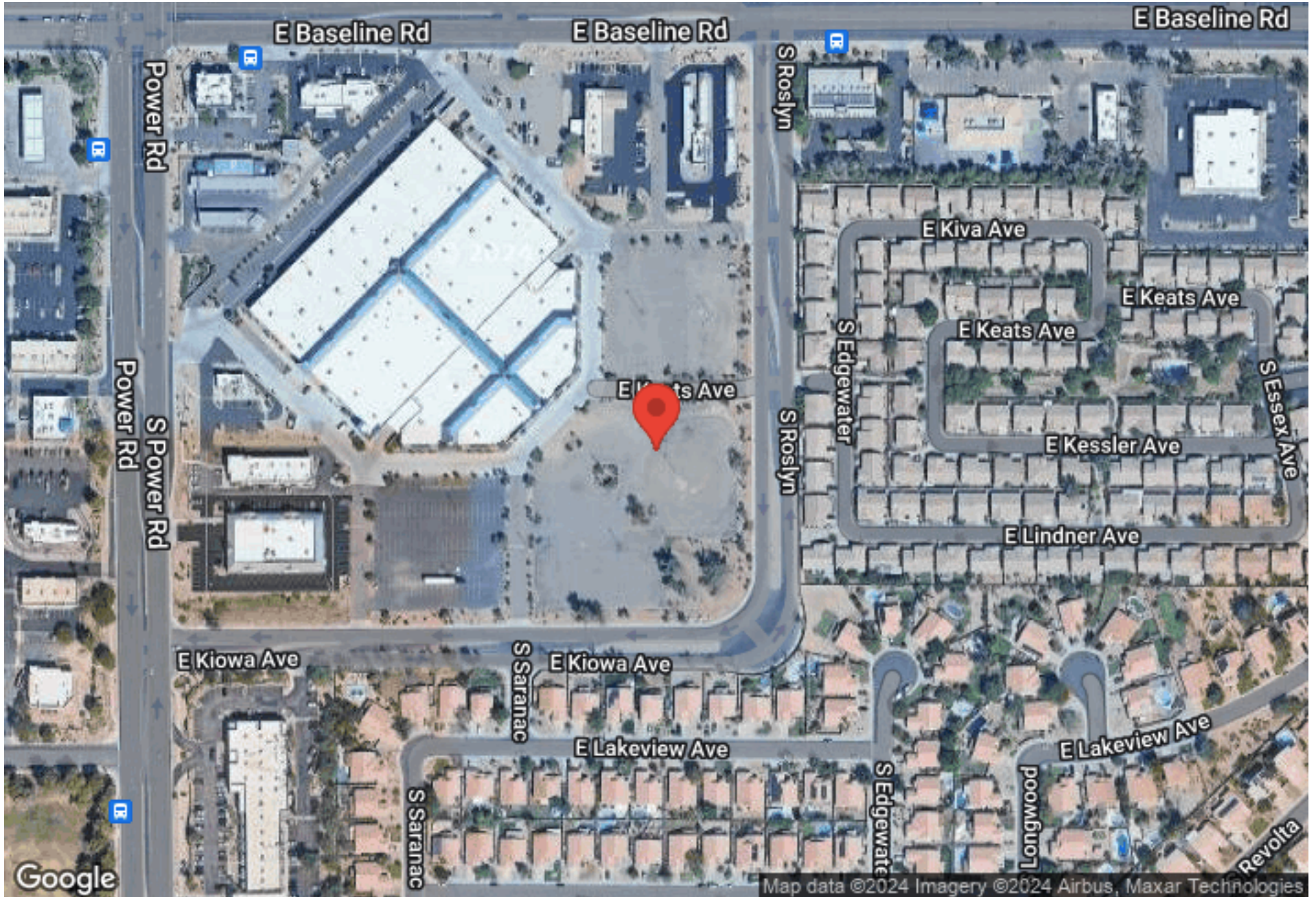
REGIONAL MAP

2039 SOUTH ROSLYN



AERIAL MAP

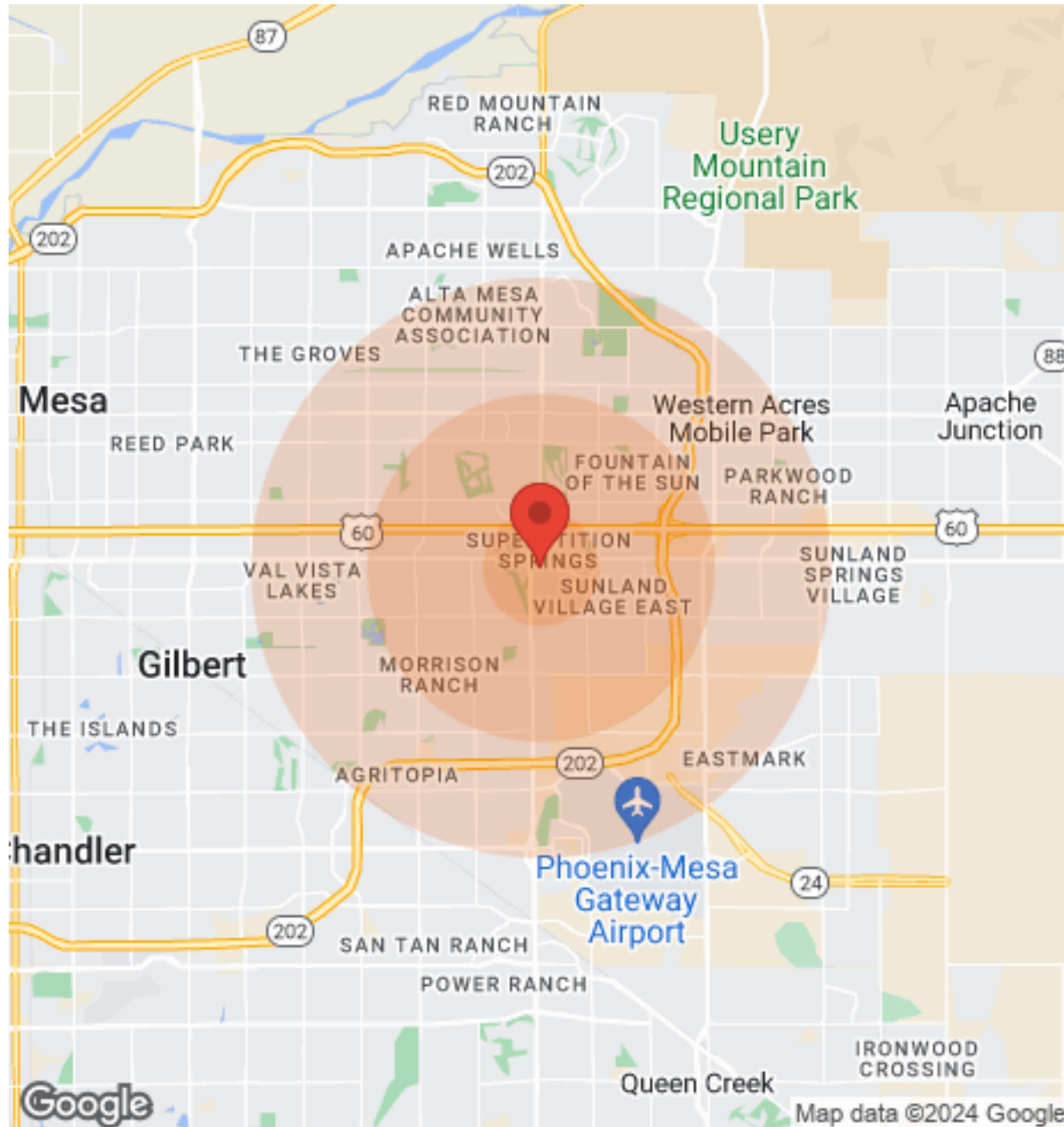
2039 SOUTH ROSLYN



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DEMOGRAPHICS

2039 SOUTH ROSLYN



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 5,934 | 44,393 | 122,168 |
| Female | 6,099 | 49,250 | 131,342 |
| Total Population | 12,033 | 93,643 | 253,510 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 2,534 | 18,734 | 52,576 |
| Ages 15-24 | 1,806 | 12,196 | 34,119 |
| Ages 25-54 | 5,023 | 30,411 | 86,581 |
| Ages 55-64 | 1,301 | 8,258 | 24,188 |
| Ages 65+ | 1,369 | 24,044 | 56,046 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 10,266 | 80,958 | 221,011 |
| Black | 305 | 1,826 | 4,828 |
| Am In/AK Nat | 20 | 348 | 887 |
| Hawaiian | 10 | 41 | 109 |
| Hispanic | 1,937 | 14,932 | 40,710 |
| Multi-Racial | 2,290 | 16,802 | 43,092 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$71,999 | \$49,441 | \$57,207 |
| < \$15,000 | 400 | 3,320 | 8,048 |
| \$15,000-\$24,999 | 275 | 3,825 | 9,688 |
| \$25,000-\$34,999 | 303 | 4,394 | 10,190 |
| \$35,000-\$49,999 | 722 | 6,037 | 15,721 |
| \$50,000-\$74,999 | 1,233 | 7,896 | 19,938 |
| \$75,000-\$99,999 | 653 | 4,990 | 14,480 |
| \$100,000-\$149,999 | 716 | 4,876 | 14,027 |
| \$150,000-\$199,999 | 137 | 1,173 | 3,761 |
| > \$200,000 | 58 | 623 | 2,215 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 5,343 | 48,848 | 127,253 |
| Occupied | 4,730 | 38,931 | 102,127 |
| Owner Occupied | 2,791 | 27,350 | 74,591 |
| Renter Occupied | 1,939 | 11,581 | 27,536 |
| Vacant | 613 | 9,917 | 25,126 |

PROFESSIONAL BIO

2039 SOUTH ROSLYN



BROCK DANIELSON, CRE

Senior Director



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BR514988000, Arizona

Brock Danielson: Senior Director / Owner / Broker

Brock Danielson is the founder of Brock Danielson & Associates and founder of Industrialized Development Partners. He has over forty years of extensive experience in Commercial and Residential Real Estate sales and development; specializing in creative real estate marketing techniques, targeted advertising, investment analysis, acquisitions, development management, disposition management, detail oriented due-diligence processes and comprehensive research capabilities.

Throughout his career, Danielson has been known as an innovator in the real estate marketplace, including his comprehensive approach to the marketing of real property, development innovation practices and asset analysis. Brock is well known in his field as one of the top expert Real Estate financial analysts active in the marketplace. His favorite quote and guiding light of his daily activities is: "If you haven't got time to do it right, when you will find time to do it over? – "Jeffery L Mayer".

Danielson has provided Real Estate advertising and marketing, development management, acquisition and disposition services to institutional buyers and sellers, private owners, and lenders. His experience has included the acquisition, lease up, disposition, rehabilitation and development management of, multifamily, storage, office, industrial, land, subdivisions, residential, entertainment venues, retail and specialty properties, via a variety of sales initiative methods, including auctions and sealed bids, portfolio sales, as well as conventional real estate marketing methodologies. Danielson's talents and experience include the re-positioning and marketing of troubled assets. Danielson has developed a reputation as a real estate problem solver and visionary who is consistently able to generate high disposition values and rates of return for his clientele. Also known as a savvy negotiator, Danielson has personally successfully negotiated the sale of a wide variety of asset types, including multifamily, industrial, office, residential, land, retail, entertainment venues, development sites, specialty properties, distressed properties and businesses.

Danielson is President and CEO of Brock Danielson & Associates, a commercial investment real estate firm operating within KW Commercial and he is the owner of Industrialized Development Partners, a firm specializing in development and development management utilizing industrialized development means and methods. Danielson's brokerage activities primarily focus on asset disposition, investment acquisition and development management services. Investment activities primarily focus on acquiring income properties and development opportunities. Development activities primarily focus on Multifamily, Storage, Office, Luxury Assisted Living Communities, and Residential subdivisions. Site selection representation has included residential subdivisions, multifamily development, Storage facilities, assisted living developments, office development, RV Resorts and professional organizations.

Danielson is an accredited Certified Land Sales Specialist, Certified Negotiation Expert, Certified Luxury Home Marketing Specialist and a licensed Real Estate Broker who has managed offices with as many as 300+ agents. He is known by his clientele as a visionary able to identify the type of finished product that compliments a developer's land parcel and neighborhood and city plan. When built, the products he recommends draw strong consumer demand.

Danielson's passions beyond Real Estate are children, people, family, golf and other outdoor activities. Brock is a major contributor of time and money to several children's organizations, including The Pediatric Brain Tumor Foundation of the US, Local Child Crisis Centers, and The Miracle League of Arizona.