

BACKYARD

1975 EAST WILLIAMS FIELD ROAD
GILBERT | ARIZONA 85295

TROPHY LOCATION IN
AFFLUENT AREA - PHOENIX MSA



ACTUAL SITE

ADVISORY TEAM

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Highlights



PRICE	CAP RATE	NOI
\$6,011,000	7.00%	\$420,750

B POINTS OF INTEREST

Retailers | Entertainment: Pad site to At Home Anchored Shopping Center with tenants such as Ashley Store, Trader Joe’s, Natural Grocers, Urban Air Trampoline & Adventure Park; across the street from Walmart, Sam’s Club, Old Navy, Marshalls, Kirkland’s Home, Ulta Beauty, DSW, Big Lots; near Costco, WinCo Foods, Kohl’s, Sprouts Farmers Market, Dollar Tree, Macy’s, Dillard’s, Dick’s Sporting Goods, Banana Republic, Best Buy, Barnes & Noble, Total Wine & More, Harkins Theatres, etc.

Higher Education: 4 miles from **Arizona State University (ASU) Polytechnic Campus** - a nexus for studies in interdisciplinary sciences, engineering, management, technology & education with 4,889 students (Fall 2025); 13½ miles from **Mesa Community College** - a public community college & is the largest of the 10 community colleges in the Maricopa County Community College District with 16,926 total enrollment (Fall 2025) - **Gilbert is an educated community with 45% of residents holding a Bachelor’s Degree or higher out of nearly 279,000 residents (vs 36% nationally)**

Legacy Park | Arizona Athletic Grounds: 9 miles east of the subject property - a one-of-a-kind, 320-acre world class family sports & entertainment park featuring a 3,000 seat outdoor stadium, indoor arena, soccer/football fields, baseball/softball fields, indoor volleyball courts, basketball courts, pickleball courts & much more. **The facility surpassed more than 4 million visitors per year.**

B LONG-TERM LEASE

8 years remaining on NN lease with attractive 10% rental escalations every 5 years with two 5-year options to renew

B OPERATOR | SUBSTANTIAL REMODEL

Operator has strategically placed 8 distinct brands with **11 locations in Arizona, Texas, Nevada & Tennessee** (7 in Arizona, 2 in Texas, 1 in Nevada & 1 in Tennessee). **Tenant just completed and paid for a full remodel (over \$1 million) to rebrand of the restaurant - reaffirming their commitment to this location!**

B TROPHY LOCATION | HIGH BARRIERS TO ENTRY

Well positioned on the hard corner/signalized intersection directly across the street from Santan Village (1,196,000 sf. ft. lifestyle center) hub for retail activity for Gilbert, Queen Creek & Pinal County trade areas. Adjacent to new Whole Foods & Dick’s House of Sport development!

B HIGH TRAFFIC COUNTS | VISIBILITY

Pad site to At Home/Trader Joe’s Anchored Shopping Center - situated on a large ±1.615-acre parcel on the SWC of E Williams Field Rd & S Santan Village Pkwy where traffic counts exceed 52,650 CPD!

B EXCEEDINGLY AFFLUENT 2025 DEMOGRAPHICS

Population (5-mi)	300,254
2030 Projected Population (5-mi)	306,083
Historical Annual Growth (2010-2020 1-mi)	3.2%
Households (5-mi)	103,458
Average Household Income (3-mi)	\$165,036

Gilbert is the #1 Place to Live in Arizona (Livability.com, 2024)
Within 10 miles of Santan Village, there are 44 private Elementary & High Schools with an average class size of 18 students & average tuition of \$11,496

Financial Analysis

SITE ADDRESS	1975 East Williams Field Road Gilbert, Arizona 85295
TENANT	EASTSAND, LLC
GROSS LEASABLE AREA	±9,987 SF (not including Patio)
LOT SIZE	±1.615 acres
YEAR BUILT REMODELED	2018 September 2024
OWNERSHIP	Fee Simple (Building & Land) This is a NN lease . Landlord is responsible for Roof, Structure & Parking Lot (replacement only). Per lease, Tenant pays to maintain.
EXPENSE REIMBURSEMENT	
LEASE TERM	8 years remaining
RENTAL INCREASES	10% every 5 years
RENT COMMENCEMENT DATE	June 16, 2017
EXPIRATION DATE	June 30, 2034
OPTIONS	Two 5-Year Renewal Options
FINANCING	All Cash or Buyer to obtain new Financing at Close of Escrow



ACTUAL SITE

RENT ROLL

TERM		ANNUAL RENT	CAP RATE
Years 6-10	04/01/24 to 03/31/29	\$420,750	7.00%
Years 11-15	04/01/29 to 03/31/34	\$462,285	7.70%

7.44% AVG ANNUAL RETURN

RENEWAL OPTIONS

1st Option	04/01/34 to 03/31/39	\$509,150
2nd Option	04/01/39 to 03/31/44	\$559,980

Operator Profile

With more than 30 years of experience, **Evening Entertainment Group** has pioneered the art of dining, nightlife, and event planning in Arizona. Each of Evening Entertainment Group's venues, from restaurants, bars, nightclubs, and raw event space, features a distinct ambiance, advanced lighting systems, state-of-the-art sound installations, custom architecture, and world-class cuisine.

With every location steadfastly crafted to support the finest in events, entertainment and dining, Evening Entertainment Group's signature style unite sophistication and stimulation within each space.



LINEUP



A pup-friendly indoor/outdoor adult amusement bar & grill with 2 locations in Arizona & 1 in Texas



A casual Pizzeria + Beer Garden featuring games, large patio & craft beers with locations in Scottsdale & Las Vegas



A vibrant two-story spot in Old Town Scottsdale offering Mexican Cuisine, colorful decor, live music & a rooftop experience



Deep Ellum's go-to country bar with live music, rooftop views, and high-energy nightlife



Hi-Fi Kitchen & Cocktails is a trendy Scottsdale nightclub with live music & serving American fare



An Old Town Scottsdale hangout with vintage dive-bar vibe, perfect for pre-gaming, late nights & game-day watch parties



A stylish private space in Old Town Scottsdale featuring a sky-lit bar, private bowling lanes and interactive games



Goodnight Nashville is Jelly Roll's four-story Broadway bar with live music, bold style, and the highest rooftop views in Music City

Exterior Photos



Interior Photos

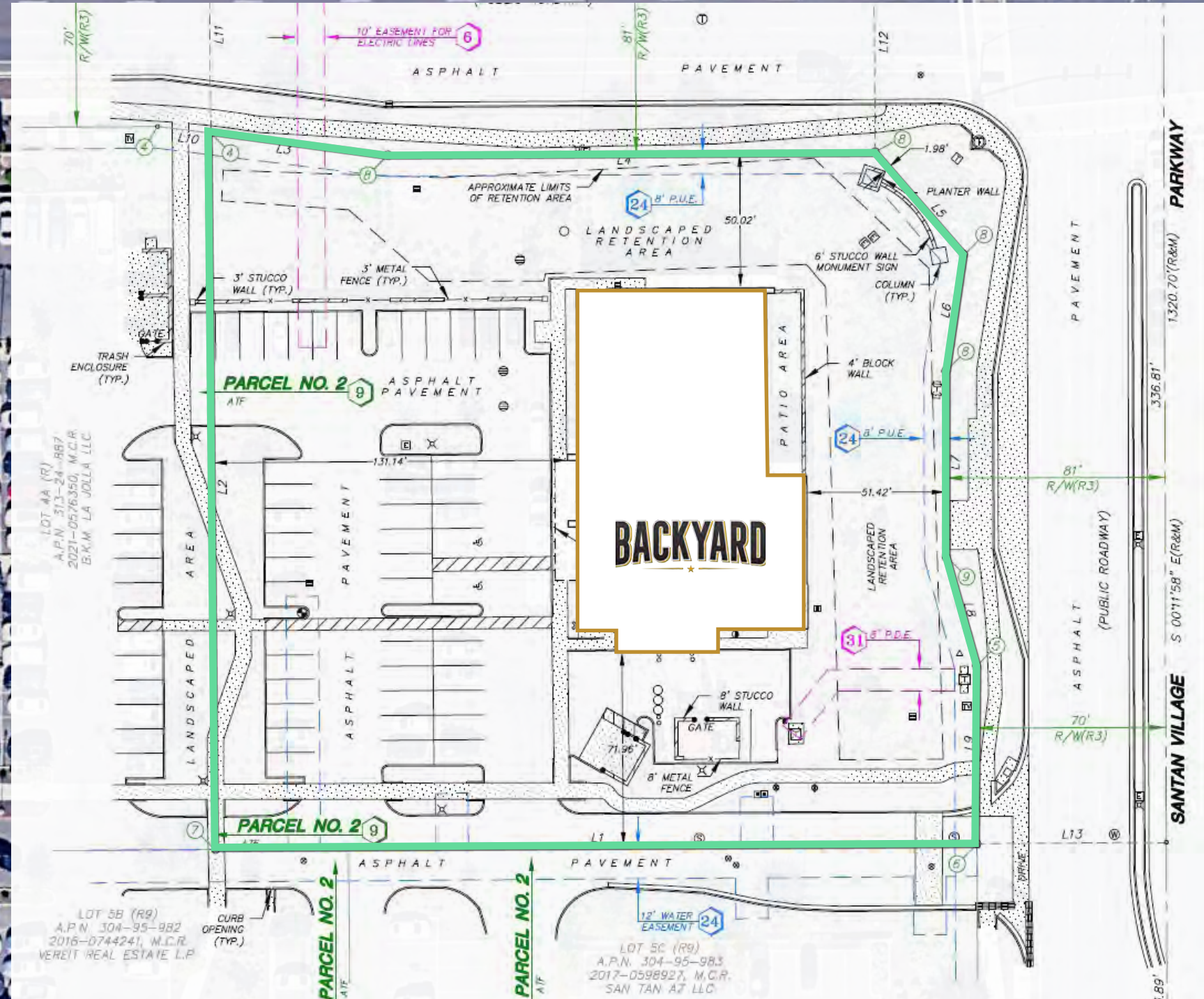


Site Plan

Property Specifications

Lot Size ±1.615 Acres

GLA ±9,987 SF



Northeast

**WILLIAMS FIELD
HIGH SCHOOL**
1,966 STUDENTS

SANTAN VILLAGE
Apple, Best Buy, Total Wine & More, Banana Republic, Coach New York, Sephora, Forever 21, Evereve, Athleta, Lane Bryant, Hollister, Bath & Body Works, Kay Jewelers, Pandora, Sunglass Hut, Hallmark, Yankee Candle, Vans, Massage Envy, Grimaldi's Pizzeria, Bourbon & Bones, The Keg, Kona Grill, State 48 Brewery

copenhagen
tru by Hilton
ELEVATION AT THE VILLAGE
214 UNITS
macys

Harkins
THEATRES

LOOP
202

AZ LOOP 202/SANTAN FWY | 121,671 CPD

Dillard's

DICK'S
SPORTING GOODS

**BARNES
& NOBLE**

Red Robin

HomeGoods **HARD FROM RACK**

IN-N-OUT
BURGER

COOPER'S HAWK
WINERY & RESTAURANTS

TORCHY'S
TACOS

SHAKE SHACK

E WILLIAMS FIELD RD | 29,006 CPD

NORTH FLOWER CHILD
ITALIA

SIGNATURE AT SAN TAN VILLAGE
A proposed 40,000 SF Whole Foods & 120,000 SF Dick's House of Sport will anchor the 31-acre ground-up development

S SANTAN VILLAGE PKWY | 23,650 CPD

BACKYARD

ANOTHER
Broken Egg Cafe

AZ LOOP 202/SANTAN FWY | 121,671 CPD



Barro's
Pizza
A Family Tradition

Someburros

DISCOUNT
TIRE



OUTBACK **CARRABBA'S**
STEAKHOUSES ITALIAN GRILL

Portillo's
HOT DOGS • BEEF • BURGERS • SALAD

NY PIZZA

ELEVATION SAN TAN
297 UNITS



An aerial photograph of a multi-lane highway, E Williams Field Rd, with a blue semi-transparent overlay. The text "E WILLIAMS FIELD RD" is written in large, white, bold, sans-serif capital letters along the top edge of the blue area. Below it, the number "29,006 CPD" is written in the same style. The background shows the road with white dashed lane markings and several cars driving. To the right of the road is a grassy area and a sidewalk.

SANTAN VILLAGE PKWY | 23,650 CPD

ANOTHER
Broken Egg Cafe

THE FLATS AT SAN TAN


 ANOTHER
Broken Egg Cafe

CLOVR.
LIFE SPA

BACKYARD

West

THE FLATS AT SAN TAN
319 UNITS

UrbanAir
ADVENTURE PARK

DESERET INDUSTRIES
Thrift Store & Donation Center

verizon

TRADER JOE'S

ASHLEY

KA
ZU
ラーメン

PLATO'S
CLOSET

BLACK ⚡ ROCK sleep number.

COLD STONE CINNAHOLIC
DICKY'S FIVE GUYS primpblow

at home
The Home & Holiday Superstore

CLOVR.
LIFE SPA

Rusty TACOS nékter PURE Panera
JUICE BAR SWEAT BREAD

ANOTHER
Broken Egg Cafe

BACKYARD

SANTAN VILLAGE PKWY | 23,650 CPD

2025 AVERAGE HOUSEHOLD
INCOME (3-MI)
\$165,036

LIVING
SPACES

FIREBIRDS
WOOD FIRED GRILL

NORTH FLOWER
ITALIA CHILD

**CHAPARRAL
ELEMENTARY
872 STUDENTS**



City View



Hwy 60/SUPERSTITION FWY | 191,162 CPD

60

LOOP 202

JPMORGAN CHASE & CO.
CORPORATE OFFICE

Dillard's
DISTRIBUTION CTR

Walmart

Town of
GILBERT

Banner Health.
GATEWAY
MEDICAL CENTER
286 Private Rooms
9 Operating Suites
43 Private Emergency Rooms

SUPERSTITION SPRINGS
CENTER
Dillard's, Macy's, Ross, T.J. Maxx,
JC Penney, Bath & Body Works, Hollister,
Kay Jewelers, Zales, Buckle, Hot Topic,
Journey, Rue 21, Finish Line, Shoe Dept.,
Foot Locker, Vans, Spencers, Claire's,
Tilly's, Ulta Beauty, Picture Show

SUPERSTITION SPRINGS
ELEMENTARY
755 STUDENTS

APPLE DATA
CENTER

SAFeway
Auto Zone
Great Clips
Public Storage
CHASE
SUPER STAR
CAR WASH
STRETCH LAB
pet planet
FAS
TRAINING

HIGHLAND
JUNIOR HIGH
1,038 STUDENTS

SANTAN CHARTER
RECKER CAMPUS
853 STUDENTS

amazon
FULFILLMENT CTR

Dignity Health.
ARIZONA GENERAL
HOSPITAL MESA
50 BEDS

MERIDIAN
ELEMENTARY
708 STUDENTS

CHANDLER FASHION CENTER
Scheels, Dillard's, Macy's, H&M, Best Buy,
Apple, Kendra Scott, Pottery Barn, Forever 21,
Anthropologie, Lucky Brand, Lululemon, Eddie
Bauer, Express, Francesca's, Hollister, Victoria's
Secret, Urban Outfitters, Zumiez, Journeys, Free
People, Barnes & Noble, Yankee Candle, Zales,
Kay Jewelers, La-Z-Boy, Harkins Theatres

MESQUITE
HIGH SCHOOL
1,411 STUDENTS

BACKYARD

GILBERT
HIGH SCHOOL
2,295 STUDENTS

HIGHLAND
HIGH SCHOOL
3,146 STUDENTS

TOPGOLF

ASU
Arizona State
University
Ira A. Fulton Schools of Engineering
The Polytechnic School
4,889 STUDENTS

Phoenix-Mesa
Gateway
Airport

MAIN EVENT

WILLIAMS FIELD
HIGH SCHOOL
1,966 STUDENTS

LEGACY SPORTS COMPLEX | ARIZONA ATHLETIC GROUNDS
Arizona's Premier Sports & Entertainment Complex is a 320 acre World Class family sports and entertainment park. The one-of-a-kind park features a 3,000 seat outdoor stadium, eSports arena, indoor arena, (35) Soccer/Lacrosse/Football fields, (57) Indoor Volleyball Courts, (8) Baseball & Adult Softball Fields and (16) Fastpitch Softball and Little League Baseball Fields, (20) Basketball Courts, (41) Pickleball Courts, (12) Beach Volleyball Courts, Obstacle Course Racing Park, (23) Futsal Courts, Gymnastics Center, Dance Studio, Cheer Center, Sports Performance Center, Family Fitness Center, Wellness Center, Kids Play Center, 2.7 acre Great Lawn for concerts and events, & 17,000 SF Sports Restaurant and Bar. The facility surpassed more than 4.3 million visitors in 2022.

Dignity Health.
CHANDLER REGIONAL
429 BEDS

CHANDLER-GILBERT
COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
14,725 STUDENTS
in all 4 campuses

Walmart

AZ 202 Loop | 121,671 CPD

WELLS FARGO
CONTINUUM
CORPORATE OFFICE

WinCo
FOODS

KOHL'S

Chandler
Municipal
Airport

CAMPO VERDE
HIGH SCHOOL
1,946 STUDENTS

Dignity Health.
MERCY GILBERT
MEDICAL CENTER
197 BEDS

amazon
WAREHOUSE

FERGUSON
DISTRIBUTION CTR

SPROUTS
FARMERS MARKET

SAFEWAY

COSTCO
WHOLESALE

SOSSAMAN
MIDDLE SCHOOL
1,096 STUDENTS

STUDAMM
FREIGHT LTD.

FUJI FILM
Value from Innovation

MATHESON
The Gas Professionals

BRIDGESTONE
BIORUBBER PROCESS
RESEARCH CTR

COMBS
HIGH SCHOOL
1,427 STUDENTS

RANCH
ELEMENTARY
501 STUDENTS

WELLS FARGO
WELLS FARGO & CO.
CHANDLER CAMPUS

HAMILTON
HIGH SCHOOL
3,926 STUDENTS

Bashas'
DISTR CTR

Target
THE HOME DEPOT
LOWE'S
PETSMART
BIG 5
DOLLAR TREE
LA FITNESS
Staples
ROSS
petco
DRESS FOR LESS

BASHA
HIGH SCHOOL
2,632 STUDENTS

RIGGS
ELEMENTARY
800 STUDENTS

CASTEEL HIGH SCHOOL
3,242 STUDENTS

AUXIER ELEMENTARY
746 STUDENTS

CUBESMART
self storage

NEWELL BARNEY
JUNIOR HIGH
601 STUDENTS

TRACTOR
SUPPLY CO.

QUEEN CREEK
MARKETPLACE
Super Target, Kohl's, Burlington,
T.J. Maxx, Ross Dress for Less,
Joann, Kirkland's, Dollar Tree, Old
Navy, Maurices, Skechers, Boot
Barn, Tilly's, Famous Footwear,
Ulta Beauty, Total Wine & More,
PetSmart, Mountaintop Fitness
Harkins Theatres

CRISMON
HIGH SCHOOL
1,350 STUDENTS

QUEEN CREEK
OLIVE MILL
ARIZONA
FARM • MARKET • BAKERY

ELLSWORTH
ELEMENTARY
563 STUDENTS

JACK HARMON
ELEMENTARY
458 STUDENTS

J.O. COMBS
MIDDLE SCHOOL
659 STUDENTS

Phoenix Metro



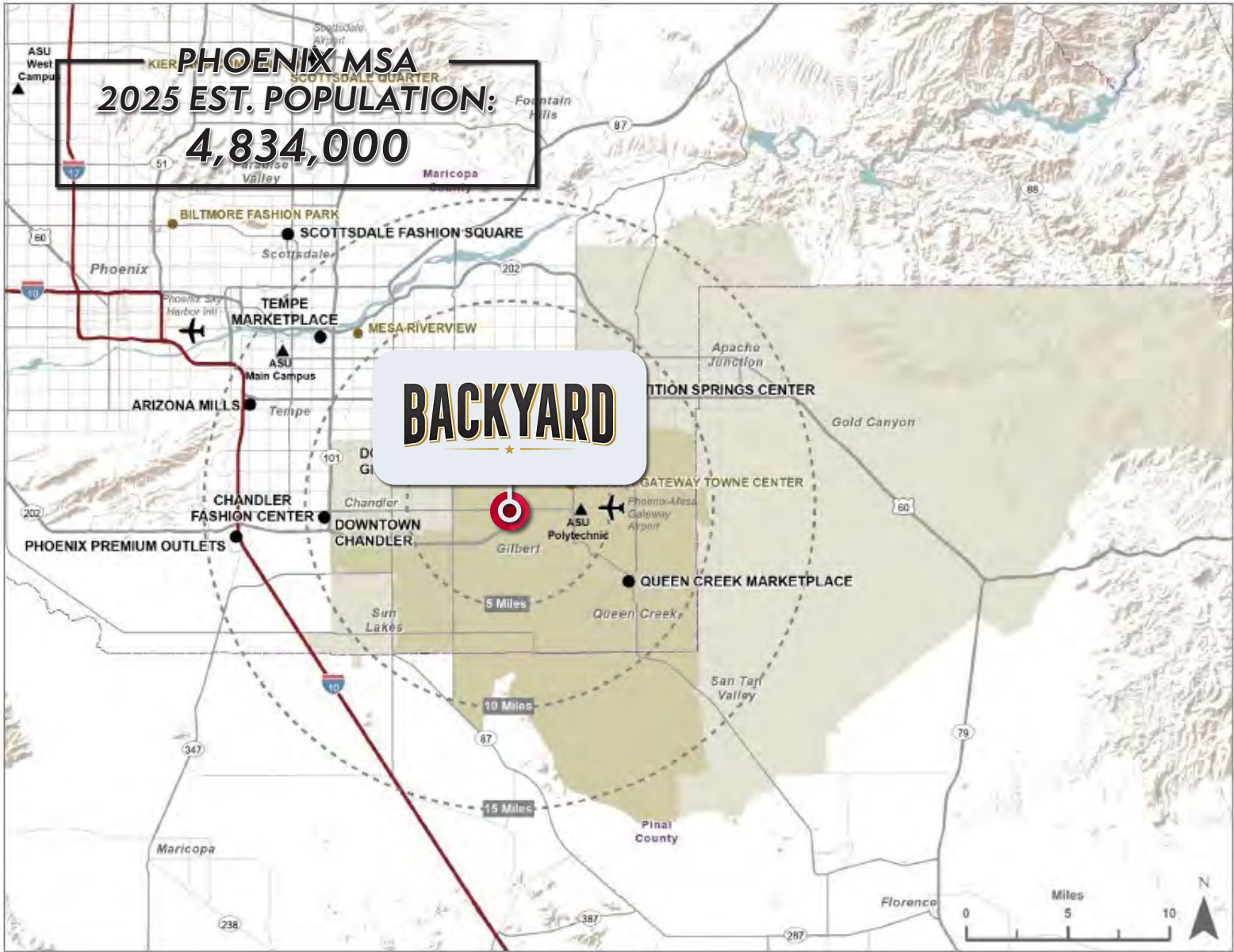
Gilbert Synopsis

Gilbert is a city in Arizona’s Maricopa County. It is known for its family-friendly atmosphere and strong community spirit. Among its top employers are companies like **Banner Health**, which operates healthcare facilities and employs a significant portion of the local workforce. **Intel Corporation** also plays a pivotal role, contributing to the area’s technological advancements and job market. Additionally, **Deloitte**, a global professional services firm, has a presence in Gilbert, providing employment opportunities in various sectors. Other major employers include **Isagenix International**, a health and wellness company, and **GoDaddy**, a prominent internet domain registrar and web hosting company.

Phoenix (aka the Valley of the Sun) is the state capital & most populous city in Arizona. Phoenix is home to four Fortune 500 companies: electronics corporation **Avnet**, mining company **Freeport-McMoRan**, retailer **PetSmart**, and waste hauler **Republic Services**. **Honeywell’s Aerospace Division** is headquartered in Phoenix, and the valley hosts many of their avionics and mechanical facilities. **Intel** has one of their largest sites in the area, employing about 12,000 employees, the second largest Intel location in the country. The city is also home to the headquarters of **U-HAUL International**, **Best Western**, and **Apollo Group**, parent of the University of Phoenix.

2025 DEMOGRAPHICS

	1-MI	3-MI	5-MI
Population	15,329	114,902	300,254
2030 Projected Population	16,685	120,727	306,083
Historical Annual Growth (2010-2020)	3.2%	2.9%	2.6%
Households	6,436	39,819	103,458
Labor Population Age 16+	12,079	88,129	231,794
Median Age	33.0	35.3	36.1
Average Household Income	\$128,133	\$165,036	\$159,719



LEGEND

- ★ SANTAN VILLAGE
- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- OTHER CENTERS

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