

BACKYARD

1975 EAST WILLIAMS FIELD ROAD
GILBERT | ARIZONA 85295

TROPHY LOCATION IN
AFFLUENT AREA - PHOENIX MSA



ACTUAL SITE

ADVISORY TEAM

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COMMERCIAL INVESTMENT ADVISORS

CIA BROKERAGE COMPANY

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Highlights

BACKYARD

PRICE
\$6,011,000

CAP RATE
7.00%

NOI
\$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



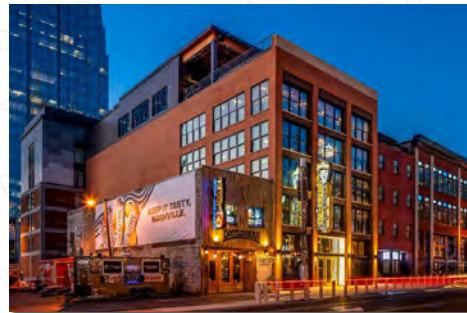
RENT ROLL

TERM	ANNUAL RENT	CAP RATE
Years 6-10	\$420,750	7.00%
Years 11-15	\$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.



BACKYARD



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

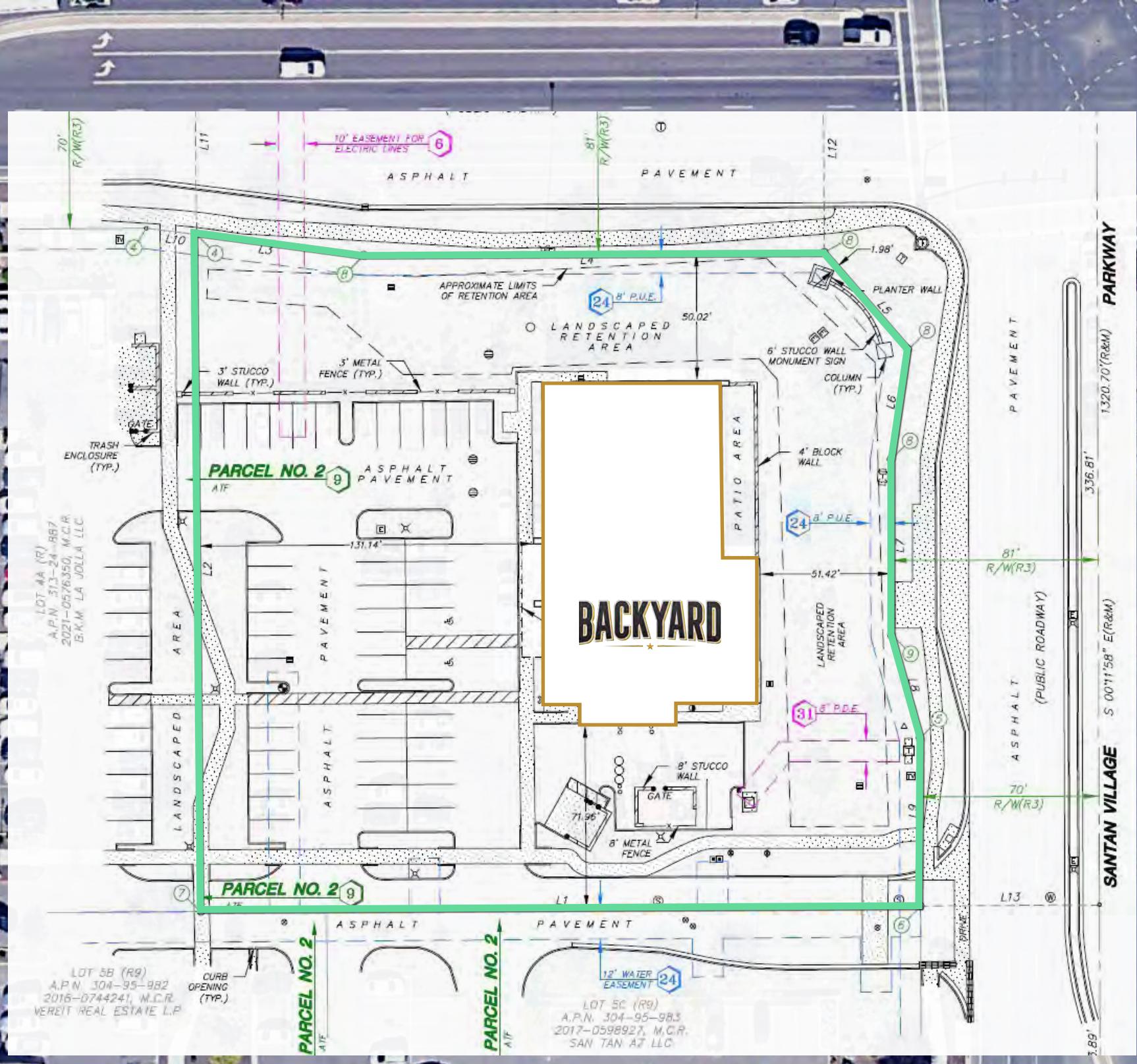


Site Plan



Property Specifications

Lot Size ±1.615 Acres
GLA ±9,987 SF



Northeast



Southeast



West

THE FLATS AT SAN TAN
319 UNITS

at home
The Home & Holiday Superstore

CLOVR
LIFE SPA

ANOTHER
Broken Egg Cafe.

urbanAir
ADVENTURE PARK

DESERET INDUSTRIES
Thrift Store & Donation Center

verizon

TRADER JOE'S

ASHLEY

KAZU
ラーメン
RAMEN

PLATO'S
CLOSET

BLACK ROCK
COFFEE BAR™
sleep number.

COLD STONE CREAMERY
CINNAHOLIC®
Gourmet Cinnamon Rolls
JELLY MILK BARS
DICKY'S BARBECUE PIT
FIVE GUYS
primp & blow

Rusty TACO
nekter JUICE BAR
PURE SWEAT
Panera BREAD

S SANTAN VILLAGE PKWY | 23,650 CPD

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

LIVING
SPACES

FIREBIRDS
WOOD FIRED GRILL

NORTH FLOWER
ITALIA
CHILD

BACKYARD



Gilbert



Phoenix Metro



DESERT DIAMOND CASINOS



WEST CAMPUS
6,648 STUDENTS

Phoenix Mountains
Preserve



AT TALKING STICK



Banner Health.
ESTRELLA
MEDICAL CENTER
317 ALL-PRIVATE BEDS



11,062 STUDENTS



DOWNTOWN PHOENIX
10,325 STUDENTS

Town of
PARADISE
VALLEY



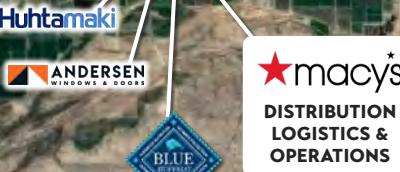
7,565 STUDENTS



Falcon Field
Airport



Luke AFB is the largest fighter wing in the United States Air Force. It trains 75% of the world's F-35 pilots. Luke is home to the 56th Fighter Wing, the epicenter of airpower, with more than 300 fighter pilots & 100 F-35 maintenance technicians trained each year. The base population is approx. 6,000 military members, plus 15,000 family members, with about 1,200 civilian workers & 80,000 military retirees. Luke's annual economic impact is \$2.4 billion & growing.



Golf Club
of Estrella

Estrella Mountain
Regional Park



vee quiva

South Mountain Park
& Preserve



This airport sits on 3,400 acres with 3 runways. Airlines servicing PHX include Alaska, Air Canada, British, Condor, Delta, United, Hawaiian, Lynx, WestJet, Spirit & more. It is a hub for American Airlines and operating base for Frontier & Southwest Airlines. There were a total of 48.8 million travelers in 2023.



MAIN CAMPUS
56,643 STUDENTS



16,926 STUDENTS

BACKYARD



lone butte



wild horse pass



City of
CHANDLER



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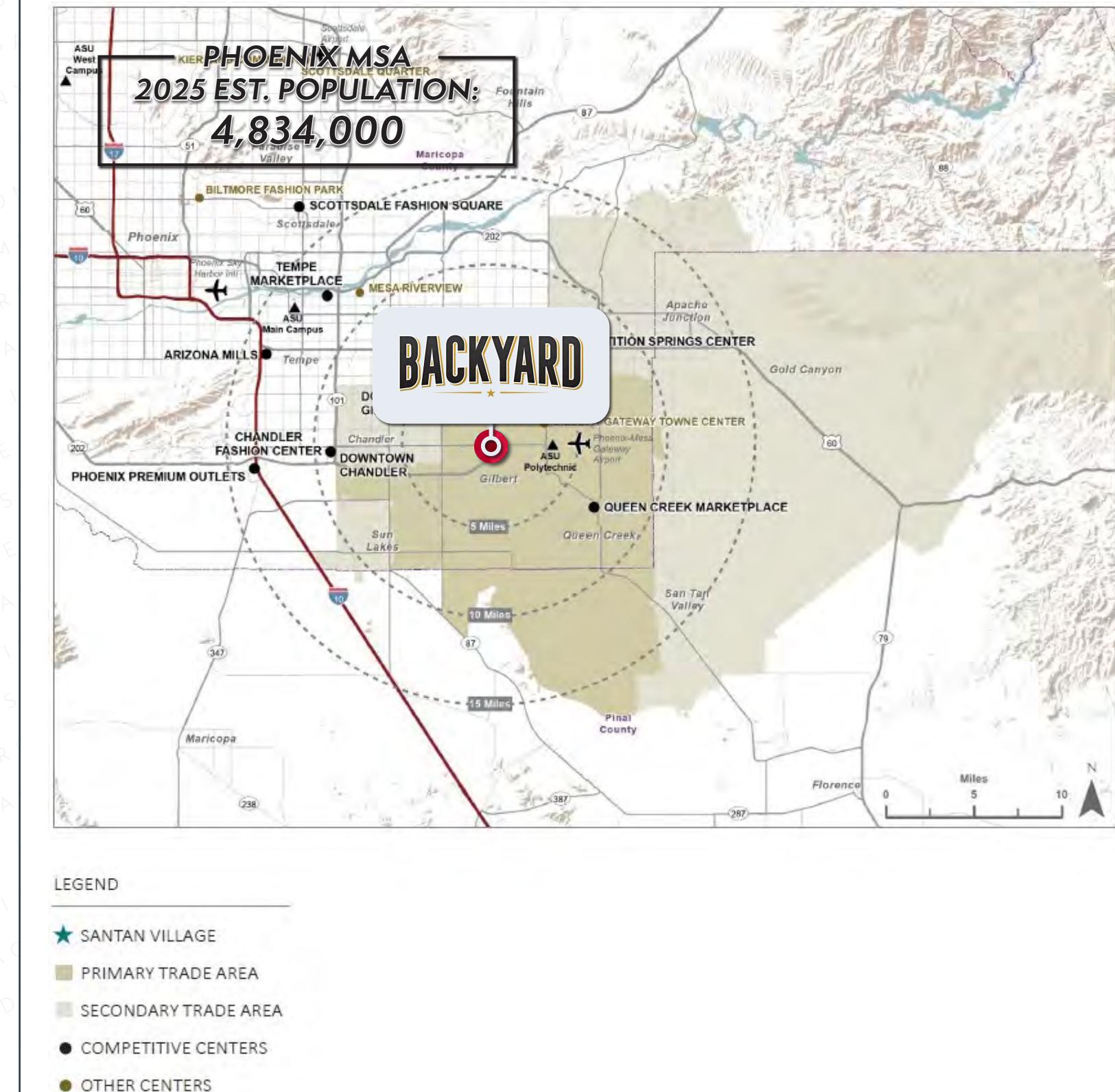
Gilbert Synopsis

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



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