

Multi-Tenant Net Lease Investment

3434 W Anthem Way, Anthem, AZ 85086
Excellent 1031 Exchange Opportunity

Scott Hintze

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Zenith
Property
Sales



SITE

ACE
Hardware

anthem Ace
hardware

Grease Monkey

**GREASE
MONKEY**
Oil Changes & More



Circle K

Dog House Diner

Amped Coffee
Company

Wendy's



Copper State
CREDIT UNION

Ideal 1031 Exchange

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Price: \$8,122,323

Investment Summary

CAP Rate: 6.50%
Lessee(s): 11 Local Tenants
Building Size: ±20,610
Land Area: ±4.91 acres
NOI: *\$527,951
Lease Term: Varies - See Rent Roll
Lease Options: Varies
Increases: Most Tenants 3% Annual
Lease Type: Net Lease

*NOI includes 3 tenants increases scheduled to occur prior to 2/1/26, a proforma rent for a vacant space and an ev charger rent that has an executable lease

Investment Highlights

Ace Hardware (shadow anchored center)
94% Leased
Below Market Rents - Value Add Opportunity
Difficult to penetrate market
Huge Buildout in Bearded Barber
(estimated \$2.4M tenant improvement)



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Anthem Shops Rent Roll

Tenant	Size	Monthly	Annual Rent	Rent psf	Increases	Expiration
Berkshire	980	\$2,240.92	\$26,891.04	\$27.44	3.0%	11/30/2026
Amped	3,288	\$5,398.32	\$64,779.84	\$19.70	3.0%	12/31/2027
Anthem Ammo	1,673	\$2,884.53	\$34,614.36	\$20.69	3.0%	3/30/2026
Bearded Barber	3,986	\$8,166.77	\$98,001.24	\$24.59	3.0%	3/31/2027
Chill Out	978	\$2,117.94	\$25,415.28	\$25.99	3.0%	4/7/2027
Desert Strands	1,236	\$2,029.89	\$24,358.68	\$19.71	3.0%	9/30/2030
Mango Bliss	980	\$2,355.00	\$28,260.00	\$28.84	3.0%	8/7/2029
Quik Burrito	1,635	\$3,610.63	\$43,327.56	\$26.50	3.0%	3/31/2030
Princess Nails	1,600	\$3,433.33	\$41,199.96	\$25.75	3.0%	12/31/2031
Shanghai	2,947	\$6,753.54	\$81,042.48	\$27.50	.50 per year	12/31/2035
Vacant	1,307	\$2,505.08	\$30,061.00	\$23.00	TBD	
Ionna Chargers*	N/A	\$2,500.00	\$30,000.00		3.0%	
Totals	20,610	\$41,878.01	\$527,951.44	\$25.62		
*Lease is executable						

-Below market rents allow for increased potential rent income as leases are expiring

-Several Tenants (including Berkshire and Jian Zhon) have been part of the center for 15+ years

-Bearded Barber is a barber shop with a speak easy located behind it (through the bookcase). Huge patio, bar and restaurant located behind the barber shop (chef cuisine)

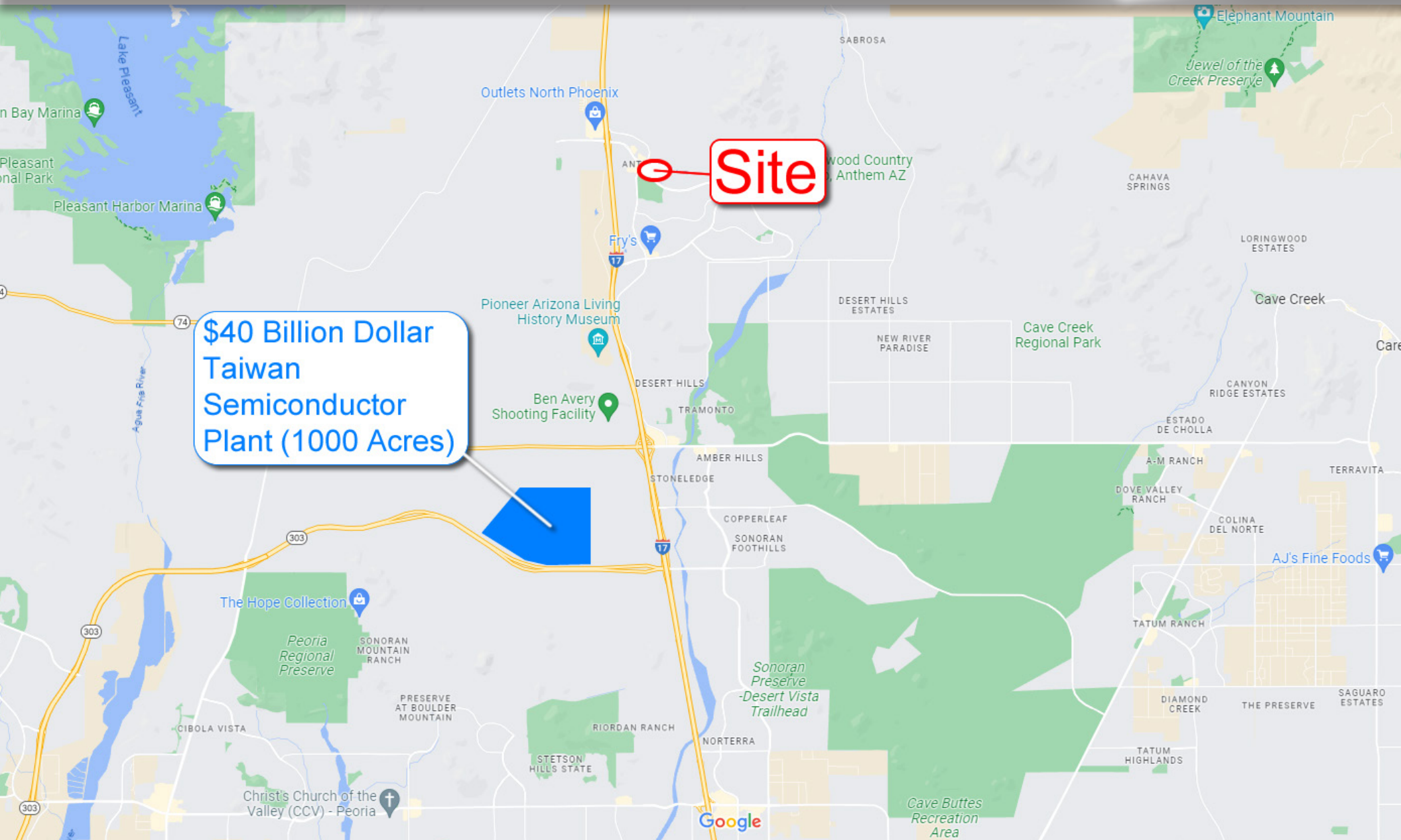
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The Bearded Barber

Size: 3,986 square feet

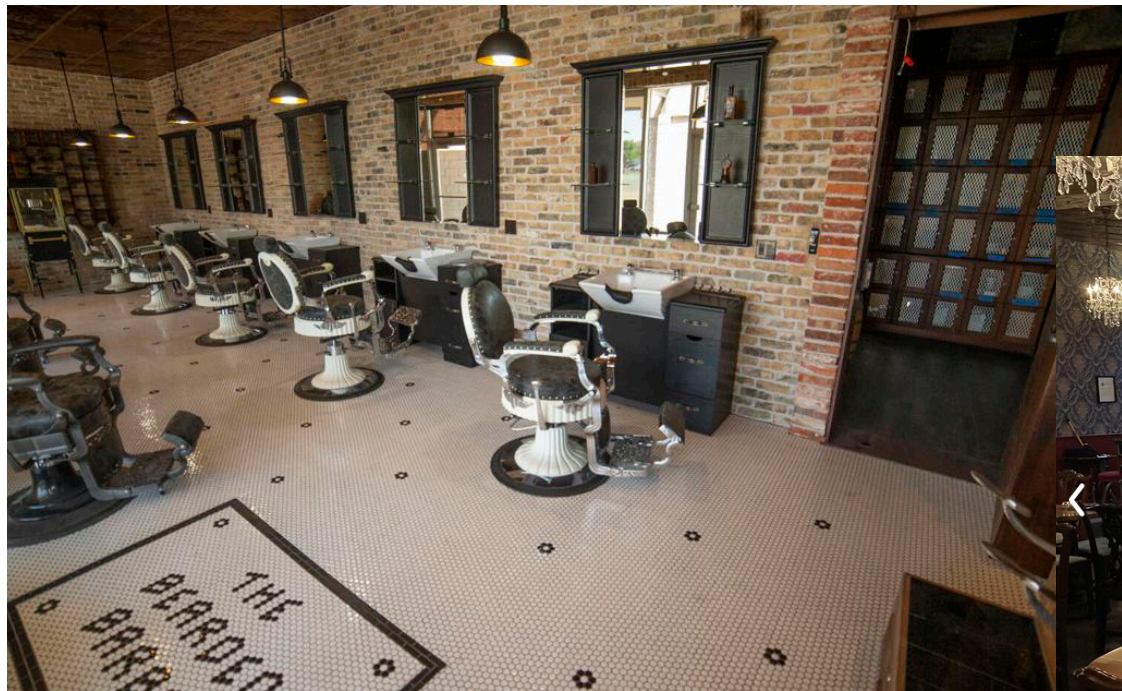
Annual Rent: \$92,376

Increases: \$3% Annual Increases

Tenant spent ±\$2.4 M on buildout



Speak Easy with exquisite buildout - Behind the Barber Shop - Through the bookcase



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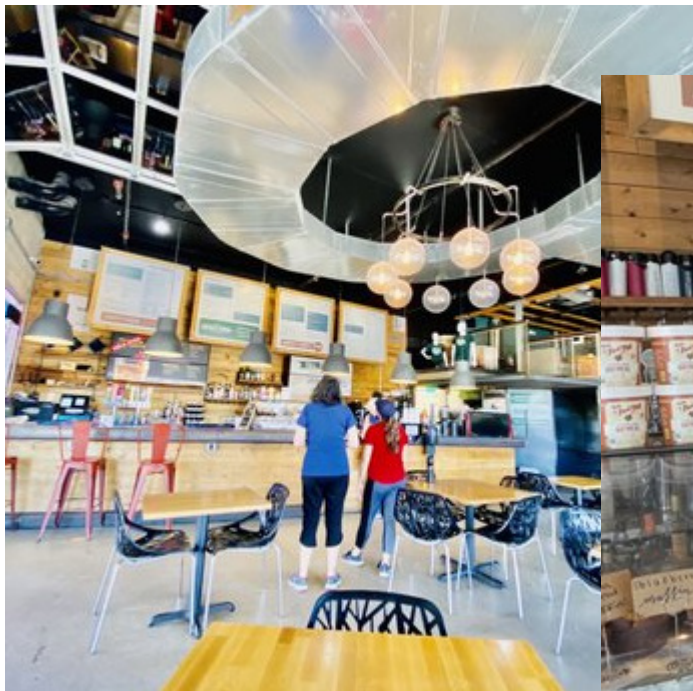
Amped Coffee

Size: 3,288 square feet

Annual Rent: \$59,283

Increases: \$3% Annual Increases

Tenant has live music and a mezzanine level. Additionally, they opened a healthy salad place adjacent to the coffee shop



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1 mi radius

3 mi radius

5 mi radius

Population

Estimated Population (2025)	8,961	31,421	49,523
Projected Population (2030)	8,569	30,259	48,339
Census Population (2020)	8,848	30,783	48,077
Census Population (2010)	7,863	28,519	43,736

Average Household Income

Estimated Average Household Income (2025)	\$151,799	\$161,126	\$164,282
Projected Average Household Income (2030)	\$149,554	\$158,698	\$161,865
Census Average Household Income (2010)	\$87,915	\$94,787	\$96,506
Census Average Household Income (2000)	\$73,876	\$66,856	\$67,494
Projected Annual Change (2025-2030)	-\$2,244 -0.3%	-\$2,429 -0.3%	-\$2,417 -0.3%
Historical Annual Change (2000-2025)	\$77,923 4.2%	\$94,270 5.6%	\$96,788 5.7%

Median Household Income

Estimated Median Household Income (2025)	\$110,683	\$122,511	\$126,045
Projected Median Household Income (2030)	\$109,522	\$121,423	\$124,892
Census Median Household Income (2010)	\$71,223	\$78,036	\$78,782
Census Median Household Income (2000)	\$66,585	\$59,228	\$60,051