



# PHOENIX, AZ



**TROPHY A+ REAL ESTATE CORNER**  
**\$209,000 AVG HH INCOME**



\*Architectural Rendering



**LEE &  
ASSOCIATES**

COMMERCIAL REAL ESTATE SERVICES



**NNN INVESTMENT  
GROUP**

NET LEASED INVESTMENTS

**OFFERED AT \$9,158,000**  
**4.64% CAP RATE**

**15 YEAR NNN LEASE | CORPORATE LEASE GUARANTY**



EXCLUSIVELY LISTED BY

No warranty or representation is made as to the accuracy of the foregoing information. Terms of sale, lease, and availability are subject to change or withdrawal without notice.



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Lee & Associates hereby advise all prospective purchasers of Net-Leased Investment property as follows:

The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Lee & Associates has not and will not verify any of this information, nor has Lee & Associates conducted any investigation regarding these matters. Lee & Associates makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Like all real estate investments, this investment carries significant risks. Buyer and Buyer’s legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant’s past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant’s projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his/her own investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer’s legal ability to make alternate use of the property.

By accepting this Marketing Brochure you agree to release Lee & Associates and hold them harmless from any kind of claim, cost, expense, or liability arising out of your investigation and/or purchase of this investment property.

Confidentiality: Tenant requires that all terms and conditions of this Lease shall be held in confidence, except as necessary to obtain financing and potential buyers of the property. Accordingly, the information herein is given with the understanding that those receiving it shall similarly hold it in confidence.

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# EXECUTIVE SUMMARY

## OFFERING SUMMARY

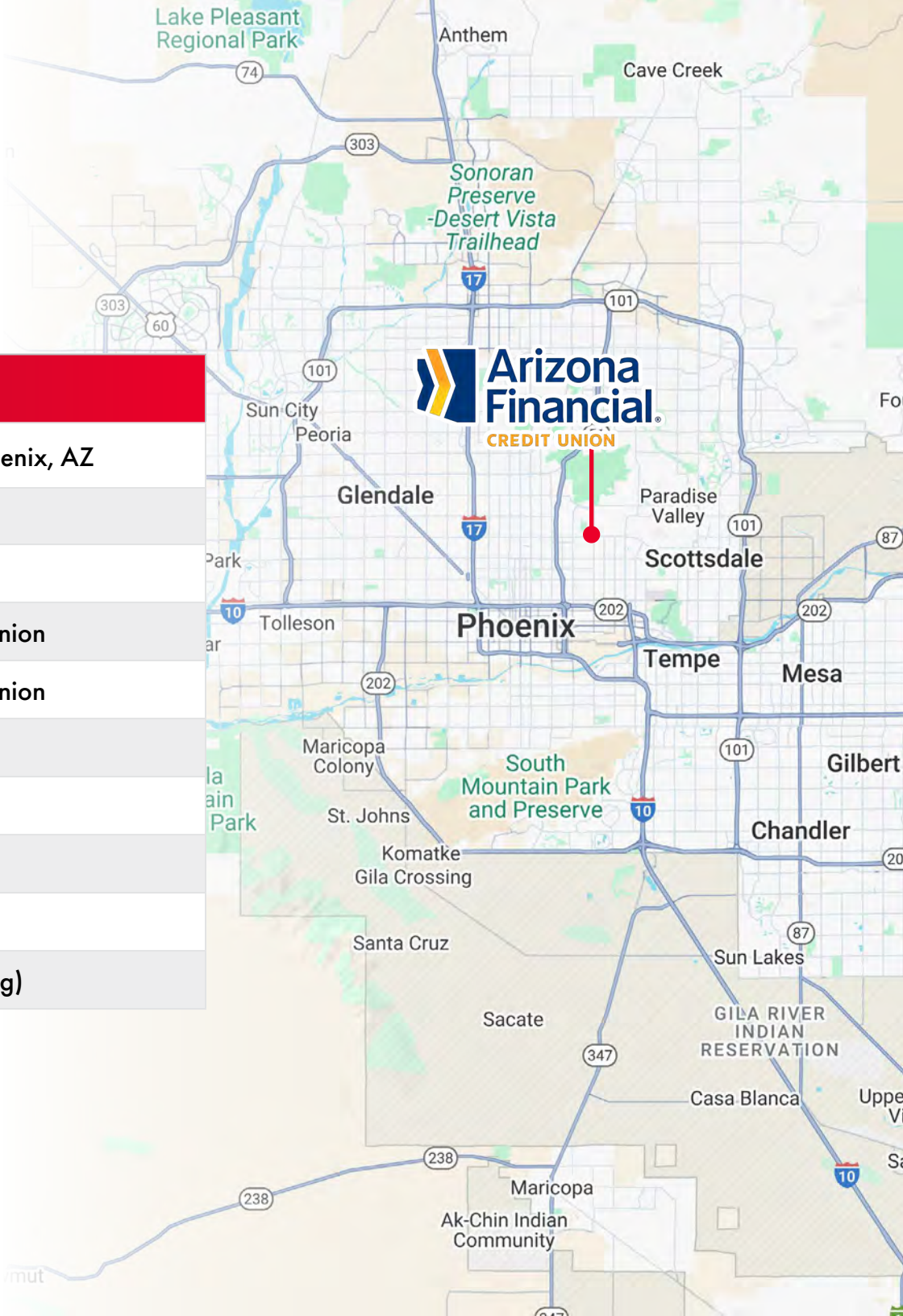
<b>LIST PRICE</b> \$9,158,000	<b>CAP RATE</b> 4.64%	<b>RENT/MO</b> \$35,416	<b>NOI</b> \$425,000
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OFFERING SUMMARY

PROPERTY SUMMARY	
Address	3178 E Camelback Rd, Phoenix, AZ
Property Type	Single Tenant
Parcel No.	164-12-073D
Tenant	Arizona Financial Credit Union
Guaranty	Arizona Financial Credit Union
Credit Rating	Private
Building Size (GLA)	5,165 SF
Land Size	1.3 AC
Year Built	2025
Ownership	Fee Simple (Land & Building)

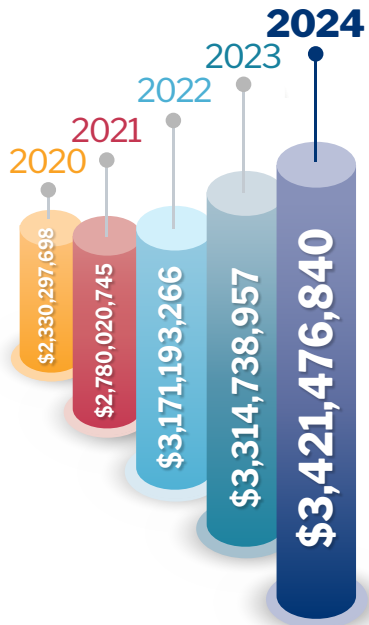


Trade Name:	Arizona Financial Credit Union
Industry:	Financial Institution
Total Assets:	\$3.42 Billion
Net Income:	\$28 Million
Total Net Worth:	\$420 Million (2024)
Net Worth Ratio:	12.23%
Total Members	171,000
Area Served:	Arizona
Locations:	20
Employees:	650+
Corporate Headquarters:	Phoenix, AZ
Website:	<a href="http://www.arizonafinancial.org">www.arizonafinancial.org</a>

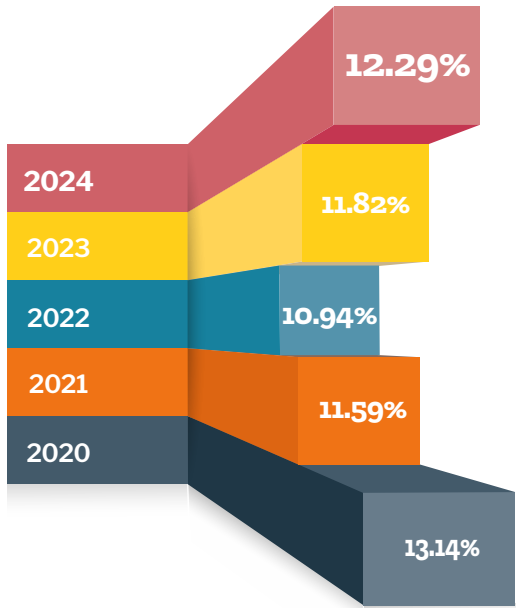


\$3.42 BILLION  
IN ASSETS

Total Assets



Capital Ratio/Net Worth



ArizonaFinancial.org | 602-683-1000





## INVESTMENT HIGHLIGHTS



### ARIZONA FINANCIAL CREDIT UNION -#1 FORBES RATED CREDIT UNION IN ARIZONA - STRONG CORPORATE LEASE GUARANTY - #1 SBA LENDER IN ARIZONA

- \$3.42 BILLION IN TOTAL ASSETS (2024)
- \$28MM IN NET INCOME & \$420MM IN TOTAL NET WORTH (2024)
- \$3.03 BILLION IN TOTAL MEMBER DEPOSITS (10.2% INCREASE FROM 2023)
- 20 LOCATIONS AND 650 EMPLOYEES SERVING THE STATE OF ARIZONA
- ARIZONA FINANCIAL IS WELL-CAPITALIZED WITH A 12.23% NET WORTH RATIO



### TROPHY A+ REAL ESTATE CORNER LOCATION WITHIN THE-PRESTIGIOUS CAMELBACK CORRIDOR – PHOENIX’S PREMIER BUSINESS & LIFESTYLE DISTRICT – AFFLUENT DEMOGRAPHICS (\$209,000 AHH INCOMES)

- THE SUBJECT PROPERTY IS LOCATED IN THE PRESTIGIOUS CAMELBACK CORRIDOR, WIDELY CONSIDERED THE “WALL STREET OF THE WEST”
- HOME TO CLASS “A” INSTITUTIONAL OFFICE SPACE (BILTMORE CENTER), LUXURY RETAIL (BILTMORE FASHION PARK) & HIGH-END HOSPITALITY (ARIZONA BILTMORE RESORT)
- SURROUNDED BY SOME OF THE WEALTHIEST ZIP CODES IN THE STATE (PARADISE VALLEY, ARCADIA, BILTMORE)
- \$209,000 AVERAGE HOUSEHOLD INCOME WITHIN 1 MILE OF THE SUBJECT PROPERTY



### BRAND NEW 15 YEAR NNN LEASE – FULL INTERIOR/EXTERIOR BUILDING REMODEL - DEC 2025 ESTIMATED COMPLETION DATE

- NEW 15 YEAR NNN PASSIVE LEASE TO PROMINENT ARIZONA FINANCIAL INSTITUTION
- FULL INTERIOR & EXTERIOR BUILDING REMODEL TO TENANT’S LATEST SPECIFICATION
- NEW ROOF, PARKING LOT, HVAC UNITS, DRIVE THROUGH LANES, ATM’s, & FULL INTERIOR REMODEL EXPECTED TO BE COMPLETED IN AUGUST 2025.
- NNN LEASE - PASSIVE OWNERSHIP STRUCTURE
- COMMITMENT TO SITE – THE TENANT IS SPENDING SIGNIFICANT CAPITAL TO FULLY RENOVATE BOTH THE INTERIOR & EXTERIOR OF THE BUILDING

## INVESTMENT HIGHLIGHTS



### VISIBILITY AND FRONTAGE TO OVER 79,000 VEHICLES PER DAY ON SIGNALIZED HARD CORNER OF E. CAMELBACK ROAD & NORTH 32ND STREET – CRITICAL EAST/WEST & NORTH/SOUTH AERIALS

- SIGNALIZED HARD CORNER LOCATION - VISIBILITY TO OVER 79,000 VEHICLES PER DAY
- E. CAMELBACK ROAD & NORTH 32ND STREET – CRITICAL NORTH/SOUTH & EAST/WEST AERIALS
- LOCATED A SHORT 15 MINUTE DRIVE FROM SKY HARBOR AIRPORT
- INFILL LOCATION – OVER 118,000 PEOPLE WITHIN A 3-MILE RADIUS OF PROPERTY & 313,000 PEOPLE WITHIN A 5-MILE RADIUS



### OUTPARCEL TO BUSY SAFEWAY ANCHORED BILTMORE PLAZA SHOPPING CENTER- OVER 1.7 MILLION VISIT PER YEAR (SOURCE: PLACER.AI)

- LOCATED ON ARGUABLY THE MOST VISIBLE OUTPARCEL WITHIN THE BILTMORE PLAZA SHOPPING CENTER, BOASTING OVER 1.7 MILLION VISITORS PER YEAR (SOURCE: PLACER.AI)
- 100% LEASED & ANCHORED BY TOP RANKED SAFEWAY IN THE STATE OF ARIZONA - TOP 32% IN CUSTOMER VISITS ACCORDING TO PLACER.AI
- OVER 20 SYNERGISTIC CO-TENANTS SUCH AS SAFEWAY, WELLS FARGO, HAVA JAVA, DRYBAR, BANFIELD PET HOSPITAL, STARBUCKS, MOLINA FINE JEWELERS, SUSHI 32, THE COLLINS SMALL BATCH KITCHEN, BOBBY-Q STEAKHOUSE, & BLACKS, STARR, & FROST FINE JEWELERS

Source: Placer.ai



1.7 MILLION  
ANNUAL VISITS

Biltmore Plaza





# LEASE SUMMARY

TERMS, BASE RENT & OPTIONS	
Annual Base Rent	\$425,000*
Rent Commencement	7/3/2025
Lease Expiration	7/31/2040
Original Lease Term	15 Years
Lease Term Remaining	15 Years
Options to Renew	(2)-5 Year
Rent Increases	10% Every 5 Years in Option Periods
CAM	Tenant
Taxes	Tenant
Insurance	Tenant
Roof/Structure	Landlord (Tenant Reimburses)
Parking Lot	Tenant
HVAC	Tenant

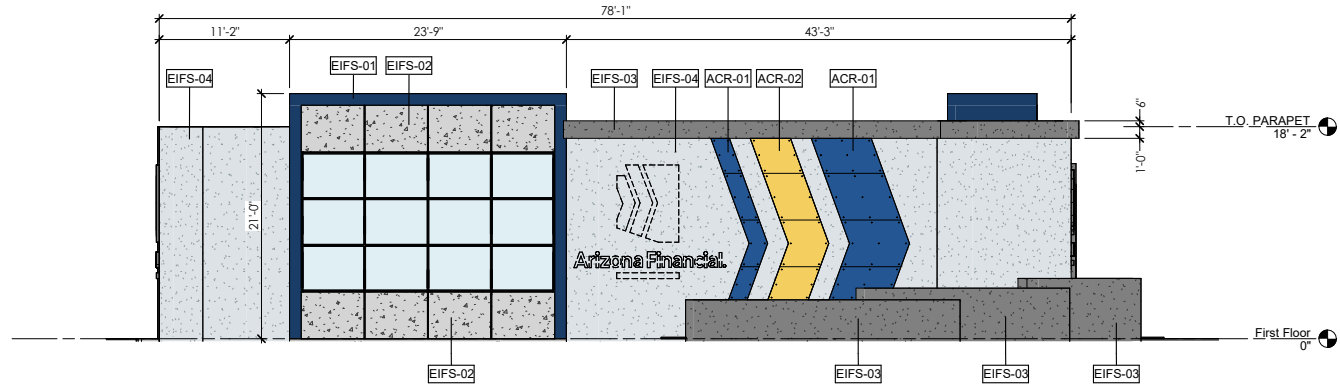
\* There is an additional lease in place that runs with the land for the outdoor patio of the adjacent property. This lease runs through May 31, 2031 and pays the landlord \$3,960 annually. This income stream is not capitalized in the current asking price. See broker for details.

# RENT SCHEDULE

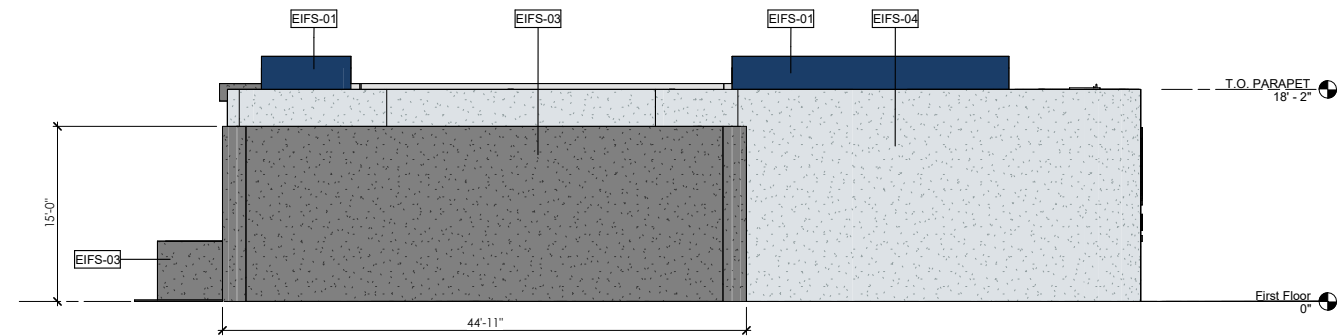
RENT SCHEDULE - PRIMARY TERM						
	TERM	START DATE	END DATE	NOI/YR	NOI/MO	RENT INCREASES
Current Term	Years 1-15	7/3/2025	7/31/2040	\$425,000.00	\$35,416.67	-
RENEWAL OPTIONS - (2) 5-YEAR OPTIONS REMAINING						
	TERM	START DATE	End Date	NOI/YR	NOI/MO	RENT INCREASES
	Option 1	7/1/2040	7/31/2045	\$476,000.00	\$39,666.67	10%
	Option 2	7/1/2045	7/31/2050	\$533,120.00	\$44,426.67	10%



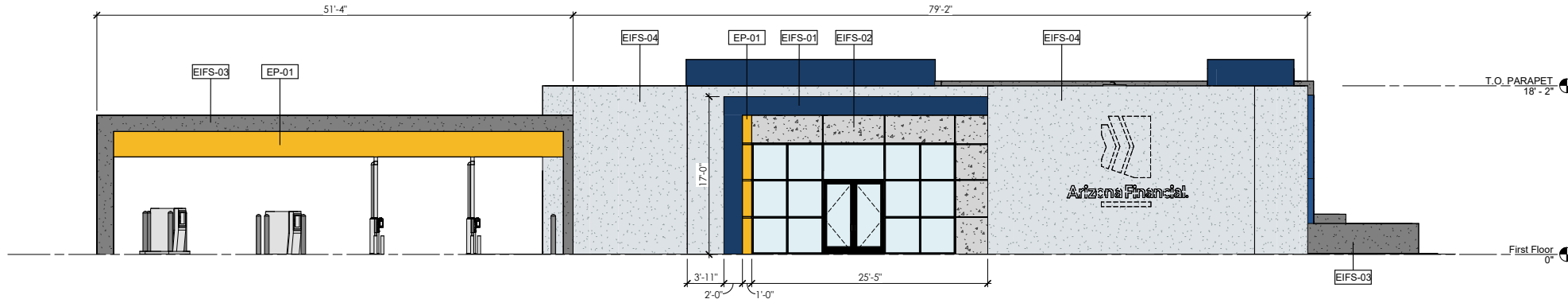
# ELEVATIONS



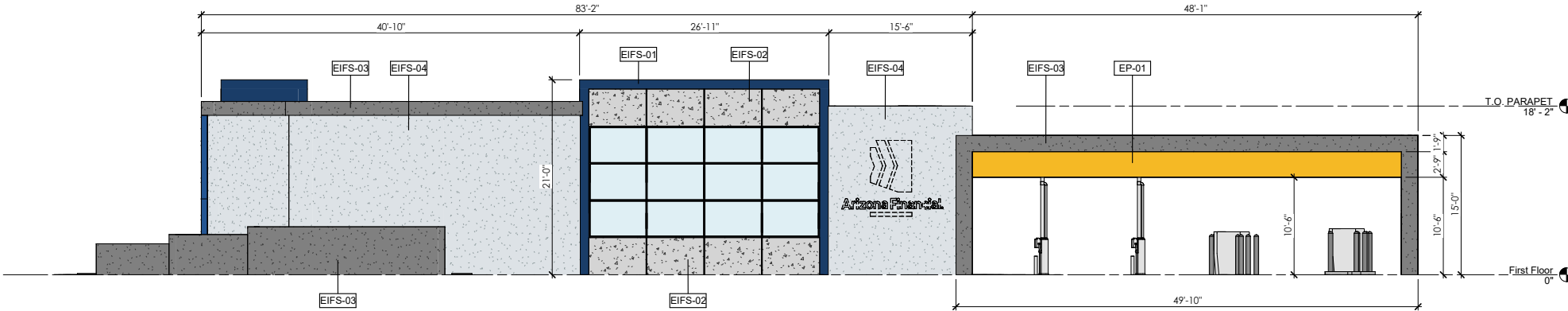
2 SOUTH ELEVATION (COLORED)  
1/8" = 1'-0"



1 NORTH ELEVATION (COLORED)  
1/8" = 1'-0"



4 WEST ELEVATION (COLORED)  
1/8" = 1'-0"



3 EAST ELEVATION (COLORED)  
1/8" = 1'-0"



■ EXTERIOR RENDERINGS



EXT. CONCEPT



EXT. CONCEPT

■ EXTERIOR RENDERINGS



EXT. CONCEPT

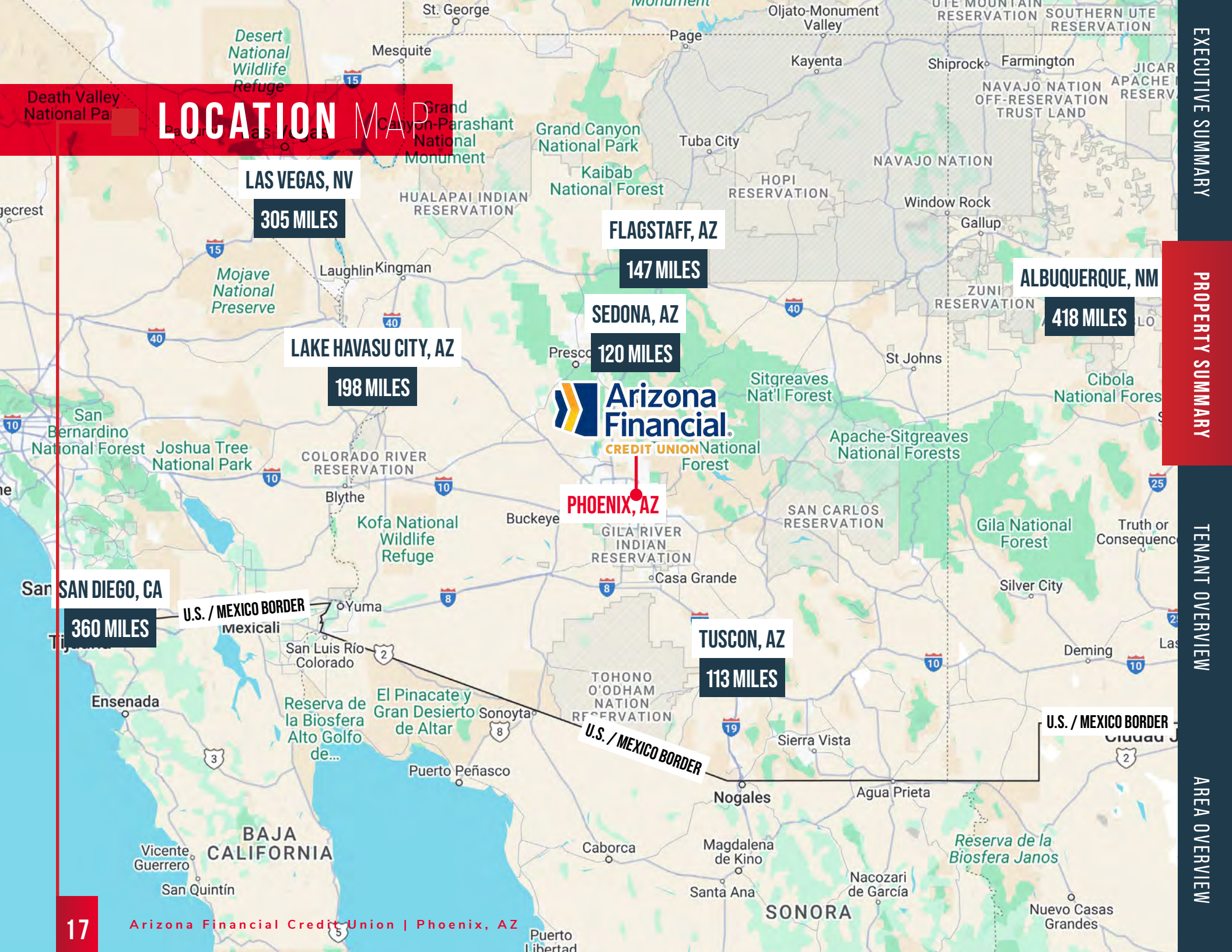


EXT. CONCEPT





# PROPERTY SUMMARY















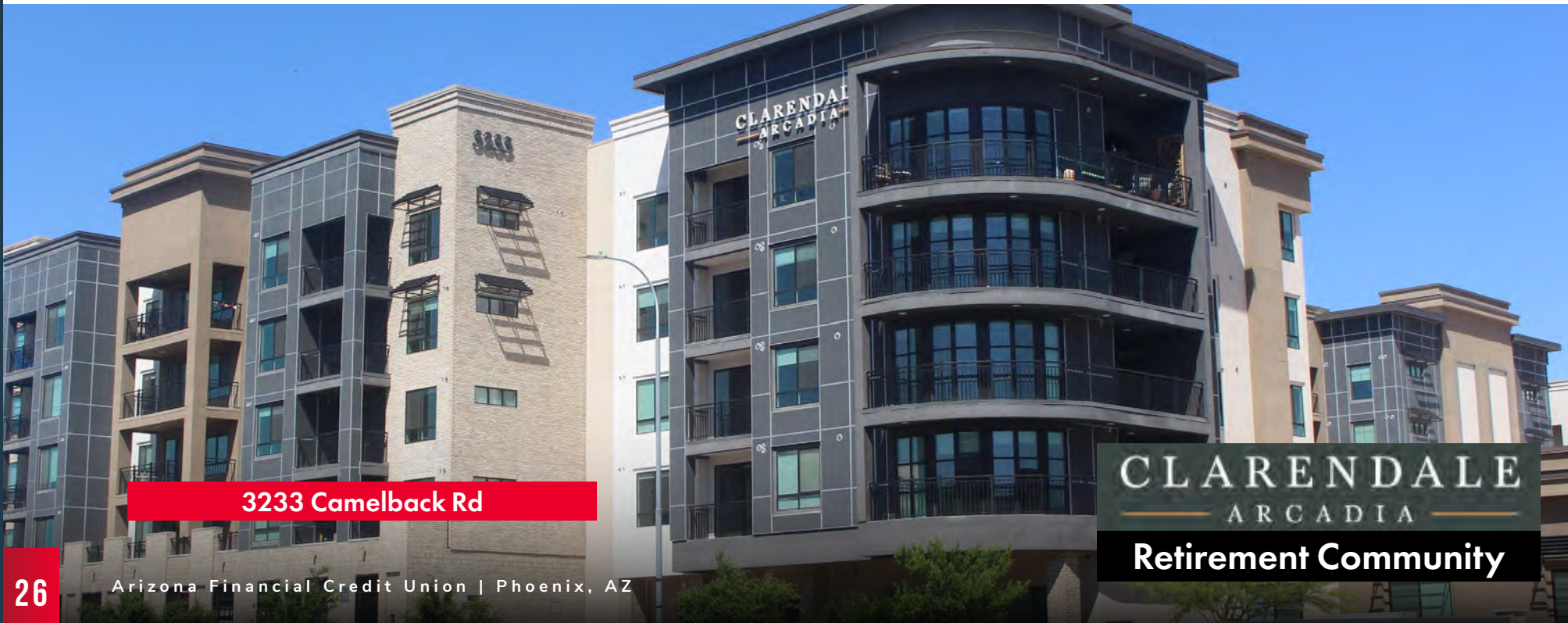




CO-TENANT PHOTOS









**Source: Placer.ai**

## 1.7 MILLION ANNUAL VISITS

# Biltmore Plaza



## 20+ Retail

## 10 Retail

## 7 Retail



WELLS  
FARGO



MOLINA



**Arizona**  
**Financial**  
**CREDIT UNION**




**\$209,000 AVG HH INCOME**

**N 32ND ST**

**22,300 VPD**

**BOND**  
**Class A Office**



**79,000 VPD**

# E CAMELBACK RD

**56,700 VPD**



# MARKET AERIAL

51

ARIZONA BILTMORE™  
**Luxury Resort**

Source: Placer.ai

**1.7 MILLION  
ANNUAL VISITS**

2 **Biltmore Fashion Park**

★ macy's MAC   
POTTERY BARN  LAUREN The Cheesecake Factory  
ARHAUS  gorjana 

**50+ Retail**

**3**

## Town & Country

WHOLE FOODS MARKET

TRADER JOE'S

LA | FITNESS

NORDSTROM  
rack

noodles  
company

BANANA  
REPUBLIC

**30+ Retail**

**Madison No. 1 Middle**  
**850+ Students**



ARIZONA  
**BILTMORE**  
GOLF CLUB

**N-32ND ST**

# 4 Camelback Colonnade



Camelback Colonnade is a large shopping center featuring a variety of retail stores. The image shows an aerial view of the center, with a dark blue banner at the top displaying the number '4' and the name 'Camelback Colonnade'. Below the banner, a grid of store logos is shown, including Fry's Electronics, Best Buy, IHOP, Floor & Decor, Ulta Beauty, T-Mobile, Ike's, Marshalls, and Staples. The bottom of the image features a dark blue banner with the text '25+ Retail'.

**Fry's** ELECTRONICS

**BEST BUY**

**ihop**

**FLOOR & DECOR**  
TILE • WOOD • STORE

**ULTA**  
BEAUTY

**T**

**IKE'S**  
ICE CREAMERY

**Marshalls**

**Staples**

**25+ Retail**

5

## Arcadia Village







10 Retail

6 Camelback Rd & 44th St

urbAna  $\frac{\text{Steak}}{44}$  CHASE 

AJ's FINE FOODS 

30+ Retail


**140,000+ VPD** **51**

 **\$209,000 AVG HH INCOME**

 **Arizona  
Financial®**  
CREDIT UNION

**EMBASSY  
SUITES**

# E CAMELBACK RD



**79,000 VPD**

**56,700 VPD**

**22,300 VPD**

**Biltmore Preparatory**  
**500+ Students**

**Camelback High School**  
**2,200+ Students**

**E Highland Ave**

51

30

31



# AERIAL SOUTHWEST

# DOWNTOWN PHOENIX

E Indian School Rd

SPROUTS FARMERS MARKET

ROSS DRESS FOR LESS

MCDONALD'S

FIREHOUSE SUBS

POPEYES

CHIPOTLE MEXICAN GRILL

50+ Retail

PHOENIX CHILDREN'S Hospital

533 Beds

Camelback High School

2,200+ Students

\$209,000 AVG HH INCOME



Esplanade

AMC THEATRES

HEARSAY

THE MERCER

BMO

HARRIS BANK

90+ Tenants

CAMBY

PHOENIX | HOTEL | BILTMORE

5 Star Hotel

Biltmore Fashion Park

MACYS

POTTERY BARN

RALPH LAUREN

THE CECILIA FACTORY

ARHAUS

GORJANA

STARBUCKS

50+ Retail

Biltmore Apartments

EMBASSY SUITES

3 Star Hotel

BILTMORE LAKES

Offices

Camelback East Village

THE UPS STORE

VAN'S GOLF SHOPS

THE TAVERN

8 Retail

3131 3133

Class A Office

N 32ND ST

22,300 VPD

BOND

Class A Office

79,000 VPD

E CAMELBACK RD

56,700 VPD

Arizona Financial CREDIT UNION

Office

MIDFIRST BANK

WELLS FARGO

4 Retail

Biltmore Plaza

SAFeway

Arizona Financial CREDIT UNION

HAVA JAVA

32

WELLS FARGO

20+ Retail

10 Retail

Source: Placer.ai

1.7 MILLION ANNUAL VISITS

SAFeway

32

7 Retail

HAVA JAVA

4 Retail

Meridian Condominiums



# AERIAL NORTHWEST

 \$209,000 AVG HH INCOME



**BILTMORE LAKES**  
Offices

 **MIDFIRST BANK**

Biltmore Terrace Condominiums

Del Prado Apartments

Meridian Condominiums

 **WELLS FARGO**

10 Retail



**SAFeway**



7 Retail

*Hava Java*

4 Retail



2 Retail

**Biltmore Plaza**



20+ Retail

 **1.7 MILLION ANNUAL VISITS**  
Source: Placer.ai

**3131 3133**  
Class A Office



**E CAMELBACK RD**

56,700 VPD

**N 32ND ST**

22,300 VPD



79,000 VPD

**BOND**  
Class A Office



# AERIAL NORTHEAST

Mummy Mountain

Camelback Mountain

 \$209,000 AVG HH INCOME



PARADISE VALLEY  
Country Club

Arcadia Village

10 Retail

Camelback Rd & 44th St

30+ Retail

BOND

Class A Office

Source: Placerai

 1.7 MILLION  
ANNUAL VISITS

Biltmore Plaza

20+ Retail

N 32ND ST

22,300 VPD

7 Retail

Hava Java

4 Retail



2 Retail

 79,000 VPD

E CAMELBACK RD  
56,700 VPD

CLARENDALE  
ARCADIA  
Retirement Community

Camelback East Village

8 Retail











# TENANT OVERVIEW

## ■ ABOUT ARIZONA FINANCIAL CREDIT UNION

Trade Name:	Arizona Financial Credit Union
Industry:	Financial Institution
Total Assets:	\$3.42 Billion
Net Income:	\$28 Million
Total Net Worth:	\$420 Million (2024)
Net Worth Ratio:	12.23%
Total Members:	171,000
Area Served:	Arizona
Locations:	20
Employees:	650+
Corporate Headquarters:	Phoenix, AZ
Website:	<a href="http://www.arizonafinancial.org">www.arizonafinancial.org</a>



VIEW 2024  
ANNUAL REPORT





171,000  
Members



\$3.42 B  
Assets



\$420 M  
Total Net Worth



650+  
Employees



\$3.03 B  
Member Deposits





# AREA OVERVIEW

## DEMOGRAPHICS



### POPULATION

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION	11,882	118,955	313,449
HOUSEHOLDS	6,222	56,709	146,241
EMPLOYEES	18,234	87,229	221,356



### HOUSEHOLD INCOME

RADIUS	1 MILE	3 MILE	5 MILE
AVERAGE	\$209,999	\$149,750	\$139,053
MEDIAN	\$123,328	\$95,711	\$93,389

DRIVE TIMES	DOWNTOWN PHOENIX 15 MIN	SCOTTSDALE, AZ 15 MIN	TUSCON, AZ 1 HR 50 MIN



# ABOUT PHOENIX

**PHOENIX** is the capital city of Arizona and is located in the central region of the state. People may know it for its year-round sun, desert beauty, and world-class resorts and golf, but as the fifth-largest city in the U.S., it also offers sophisticated urbanscapes, southwest culture and lots of outdoor adventure.

The “Valley of the Sun” to locals, invites you to enjoy major destinations for recreation and relaxation, must-visit venues in the culinary and cocktail kingdoms, and long-standing arts, civic and cultural institutions. And that just scratches the surface of things to do in Phoenix.

The region’s gross domestic product reached over \$362 billion by 2022. The city averaged a four percent annual population growth rate over a 40-year period from the mid-1960s to the mid-2000s.



## Chase Field

Home to Chase Field which holds 48,519 people



## Attractions

Phoenix Zoo, Camelback Mountain, Desert Botanical Gardens & More



## Growth

Population has increased by 3.98% since 2020



## \$90,481

Estimated Average Household Income

# HOME TO TEN FORTUNE 500 COMPANIES

(Avnet, Carvana, Freeport-McMoRan, Insight Enterprises, Knight-Swift Transportation, On Semiconductor, Opendoor Technologies, Reliance Steel & Aluminum, Republic Services, and Taylor Morrison Homes)

The iconic Camelback Mountain provides a picturesque backdrop to the urban landscape, while the Desert Botanical Garden showcases the region’s unique flora. Phoenix is also a major hub for sports enthusiasts, home to professional teams like the Arizona Cardinals (NFL), Arizona Diamondbacks (MLB) and the Phoenix Suns (NBA). As one of the fastest-growing cities in the United States, Phoenix continues to evolve, embracing its Southwestern roots while embracing modernity and innovation. With a thriving economy, a burgeoning arts scene, and a welcoming community, Phoenix remains a dynamic destination for residents and visitors alike.



5.2M

MSA POPULATION

160+

GOLF COURSES

52M

PASSENGERS AT SKY HARBOR INT’L AIRPORT (2024)

#5

LARGEST CITY IN THE UNITED STATES





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