

FOR SALE BETHANY SQUARE SHOPPING CENTER

BETHANY HOME & NEC 43RD AVE, PHOENIX, AZ 85019

SALE PRICE: \$11,250,000 | PRICE/SF: \$112/SF | 82.86% OCCUPIED



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LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES

OFFERING DETAILS



SALE PRICE:
\$11,250,000 (\$112/SF)



LOT SIZE:
±7.98 AC



BUILDING SIZE:
±100,260 SF



ZONING:
C-2, Phoenix



PARKING:
502 Surface



OCCUPANCY:
82.86% Leased

PROPERTY HIGHLIGHTS:

- **Recently Signed Tenants-** Archwell Health, UPS, Metro PCS, Exotic Wholesale, and Ministerio International.
- **Leasing Opportunity-** We have had consistent leasing interest on the space and there is still ±20,000 SF of leasing opportunity.
- **Value Add Opportunities-** The center has two PAD value add opportunities along with a successful long term Reception Hall tenant with a renewal coming up. Negotiations can be passed off to new owner.
- **Shopping Center Improvements-** Owner has recently added brand new roof and HVAC on Exotic Wholesale.
- **Location and Traffic Counts-** Center has high traffic counts with 43rd Ave ±36,000 and Bethany Home Rd ±31,000. It is also across from a Fry's high occupancy center, close to freeways, and Walmart Superstore.

TENANT OVERVIEW

CLICK TENANT TO VIEW WEBSITE



Title Max stores provide residents support with title loans and personal loans within a timely manner. With nearly 100 stores in the state of Arizona, residents can count on Title Max® as a reliable and convenient lending option for car title loans, motorcycle title loans, and personal loans.



With approximately 164 UPS locations in Arizona, their mission is to grow their global business by serving the logistics needs of customers, offering excellence and value in all that they do/offer.



ArchWell Health is in pursuit of making excellence an everyday habit. They help their members lead healthier lives through superior senior primary care and stronger patient-to-doctor relationships. There are approximately 13 locations in Arizona.

EXOTIC WHOLESALE

Exotic Wholesale is one of the largest vape suppliers in America. They stock a huge range of vaping products, from more traditional box vape mods through to the latest pod vaping devices & disposables including Lucy, Evo Vape, SMOK, Vaporesso, GeekVape, Innokin, Vopoo and Aspire. With a range of e-Liquids is sourced from all over the world and includes high VG liquids great for sub-ohm vaping as well as higher PG liquids ideal for starter kits.



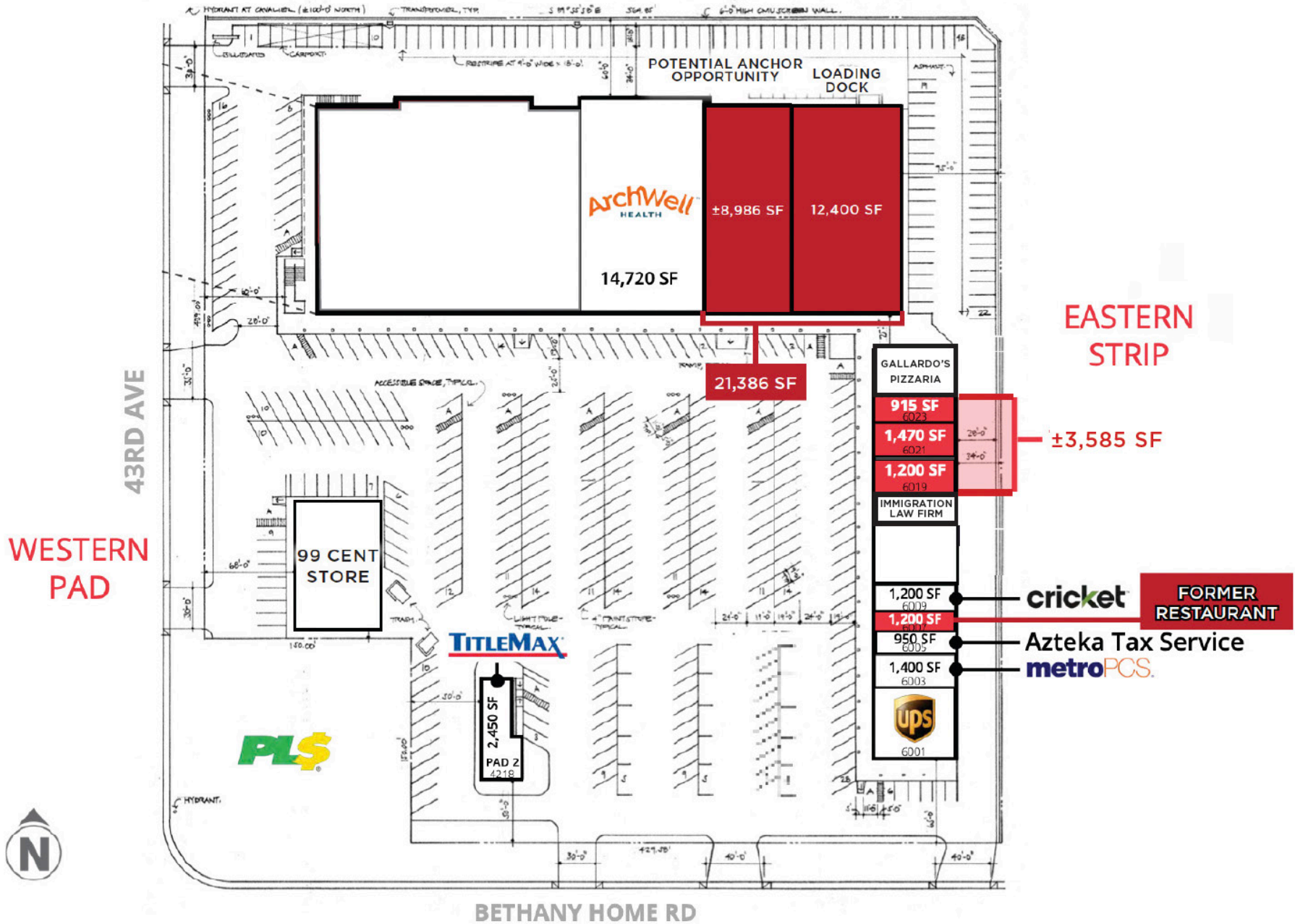
La Princesa is a local event hall that specializes in weddings and Quinceanera's, in addition to corporate gatherings, and anniversaries. La Princesa has 3 locations in Arizona.



Metro by T Mobile brings simple and affordable connected solutions to prepaid consumers. Metro by T Mobile has approximately 6,841 locations in the United States.

SITE PLAN

NORTH ANCHOR BUILDING



RENT ROLL

SUITE	TENANT NAME	LEASE TYPE	SF	LEASE START	LEASE EXPIRE	TERM (MONTHS)	MONTHLY RENT	MONTHLY RENT \$/SF	ANNUAL RENT	ANNUAL RENT S/SF	ANNUAL INCREASES	LEASE OPTIONS
4216	La Princessa Reception Hall	Retail Triple	-	11/1/16	10/31/24	96.00	7,079.68	0.76	84,956.16	9.18	-	No
4218	TitleMax of Arizona, Inc.	Retail Triple	-	5/30/12	5/29/27	180.00	5,929.00	2.42	71,148.00	29.04	-	No
4220	ArchWell Health LLC	Retail Triple	-	1/26/22	7/31/32	127.00	12,266.67	0.83	147,200.04	10.00	-	Yes
4232, 6049-LV1	Exotic Wholesale LLC	Retail Triple	-	1/27/23	1/26/30	84.00	14,855.00	0.50	178,260.00	6.00	5% ANNUAL INCREASES	Yes
6049-LV2	Exotic Wholesale LLC	Retail Triple	-	1/27/23	1/26/30	84.00	2,153.50	0.25	25,842.00	3.00	5% ANNUAL INCREASES	Yes
6001	Wepac 5 LLC (UPS Store)	Retail Triple	-	4/30/21	11/30/31	128.00	4,717.50	1.36	56,610.00	16.32	-	Yes
6003	Metro by T-Mobile	Retail Triple	-	9/1/20	11/30/23	39.00	1,381.33	0.92	16,575.96	11.02	-	No
6007	Azteka Tax Service	Retail Triple	950.00	12/1/03	12/31/24	253.00	1,045.00	1.07	12,540.00	12.82	-	Yes
6009, 6011	Ministerio International Rios de Agua Viva Inc	Retail Triple	-	3/10/22	2/28/27	60.00	2,500.00	0.75	30,000.00	9.00	-	Yes
6013	Maggie's Salon	Retail Triple	900.00	7/1/13	10/31/25	148.00	1,114.25	1.20	13,371.00	14.42	-	Yes
6015	Cessil Company (99 Cent Store)	Retail Triple	-	12/1/16	3/27/27	123.00	5,494.50	0.99	65,934.00	11.85	-	No
SIGN	CBS Outdoor, Inc	Retail Triple	0.00	7/1/97	12/31/99	1,230.00	0.00	0.00	0.00	0.00	-	Yes
6025	Pizzeria	-	-	5/13/24	5/12/31	84.00	3,347.50	1.43	40,170.00	17.13	3% ANNUAL INCREASES	Yes
6017	Alexandra Lozano Immigration Law	-	-	-	-	36.00	1,600.00	1.33	19,200.00	16.00	3% ANNUAL INCREASES	-
4210	VACANT	-	-	-	-	0.00	0.00	0.00	0.00	0.00	-	-
6005	VACANT	-	-	-	-	0.00	0.00	0.00	0.00	0.00	-	-
6023	VACANT	-	-	-	-	0.00	0.00	0.00	0.00	0.00	-	-
TOTALS	--	--	100,260.00	--	--	--	63,483.93	0.63	761,807.16	7.60	--	--

FINANCE OPTIONS/ESTIMATES

*FOR DISCUSSION PURPOSES ONLY

SUBJECT PROPERTY: 4216 W BETHANY HOME ROAD - BETHANY SHOPPING CENTER

Conventional Loan			
Project Costs and Financing Estimates			
Base Project Costs	Cost	Lender	Borrower
Purchase Price	\$11,500,000		
Total Base Costs	\$11,500,000	\$6,900,000	\$4,600,000
Financing Costs			
Appraisal (Estimated)		\$6,900,000	
Environmental/Phase I (Estimated)			\$4,500
Documentation Fee			\$2,000
Legal Fees (Estimated)			\$600
Title Fees (Estimated)			\$2,000
Origination Fee (Estimated)			\$5,000
Flood & UCC Filing Fee (Estimated)			\$17,250
Total Financing Costs			\$100
Total		\$6,900,000	\$4,631,450
\$ First Trust Deed			
Monthly Payment Estimate: \$47,542			
Loan Terms			
Loan to Value	60%		
Interest Rate	6.72%		
Maturity	10 year term, 5 year fixed rate		
Rate Adjustments	1x adjustment after the 1st 5 years		
Amortization	25 years		
Prepayment Penalty	1st year = 3%, 2nd year = 2%, 3rd year = 1%		
Collateral	FDOT on property Address		
Additional Collateral	TBD		
Other			

If you would like to discuss the finance estimates above, please call:

Name: Cathie L. Kelly

Title: Sr. Business Relationship Manager

Department: Business Services/Commercial Lending

Email: Cathie.kelly@desertfinancial.com

Direct Phone: (602) 695-9057

*These rates, terms, fees and finance options are for discussion purposes only; they are not all inclusive and do not represent a commitment to lend. All borrowers must qualify. All rates and terms are subject to change.



Prepared on: Date: 6/21/23

DesertFinancial.com
 Federally insured by NCUA | Equal Housing Lender

ADDITIONAL PHOTOS



LEV ROSE
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AERIAL VIDEO



AERIAL



GLENDALE
MEDICAL CLINIC

MASTER'S SMOKE SHOP
ANA'S BEAUTY SALON

GLENVIEW
COLLEGE PREPATORY
HIGHSCHOOL
315 STUDENTS

PARK WEST APARTMENTS
84 UNITS

CVS Health

AutoZone

EXOTIC
WHOLESALE

ArchWell
HEALTH

LA PRINCESA
EVENT VENUE

99 CENT STORE

metro

ups

TITLEMAX

PL\$

BETHANY HOME RD - 30,836 VPD



LoanMax

Pollo Loco

boostmobile

FAMILY DOLLAR

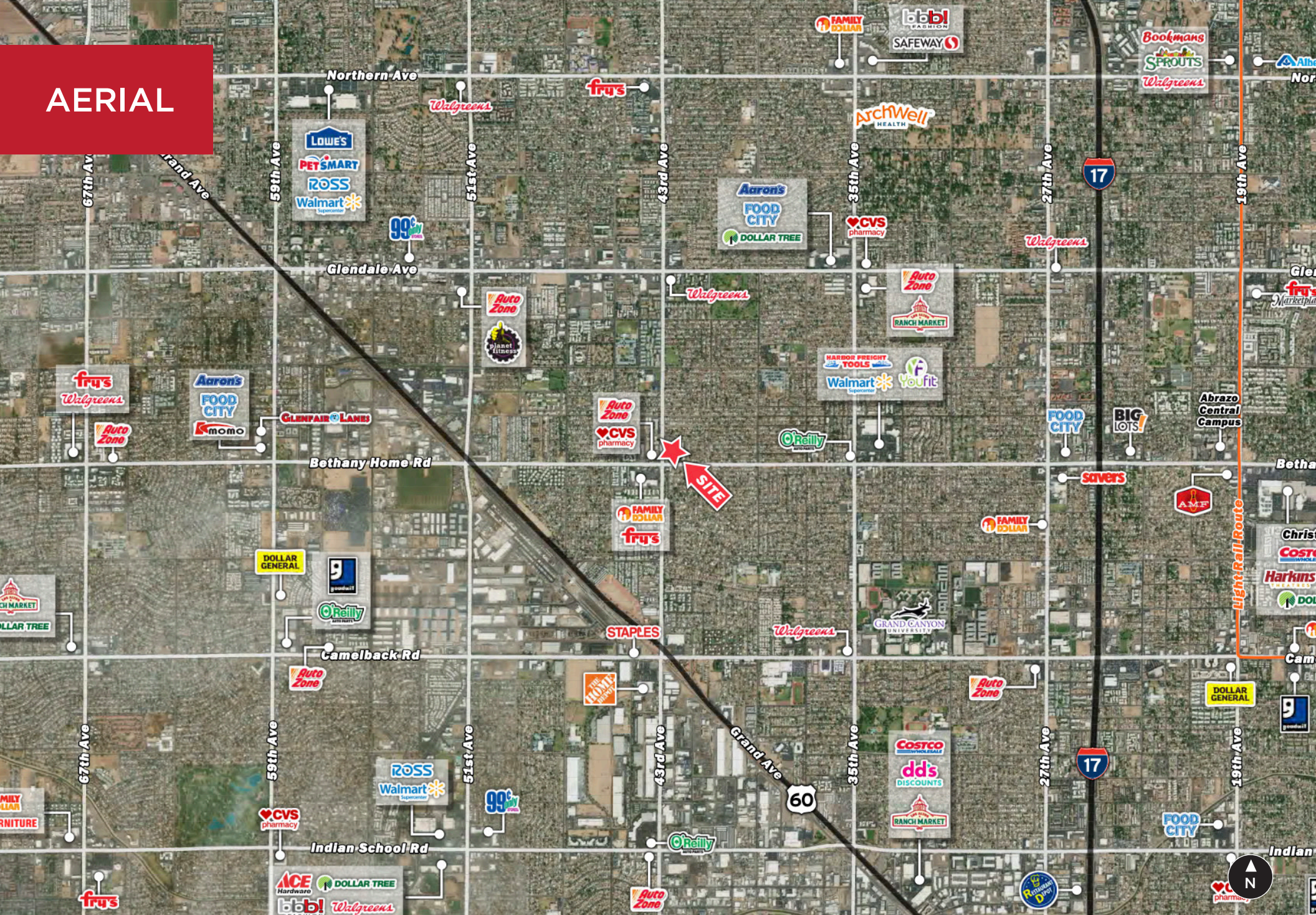
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PANDA EXPRESS

43RD AVE - 35,926 VPD



AERIAL



DEMOGRAPHICS

BETHANY SQUARE SHOPPING CENTER



POPULATION

	1 MILE	3 MILES	5 MILES
2022	30,158	227,344	584,574
2027	33,791	254,649	654,612



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2022	3,085	53,905	159,009



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2022	9,251	70,703	190,304
2027	10,354	79,152	213,032



BUSINESSES

	1 MILE	3 MILES	5 MILES
2022	363	5,095	15,520



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2022	\$54,057	\$53,323	\$62,186



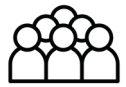
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2022	\$147,384	\$165,336	\$197,079

Info gathered via Costar.com



PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



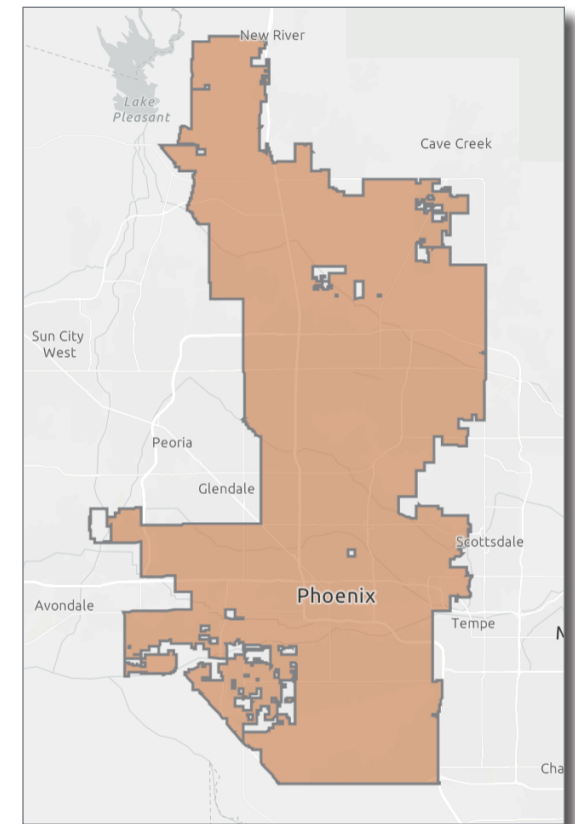
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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