

**BMO**



**NNN Corporate-BMO Lease**



**Priced at \$2,700,000**

**3100 W Indian School Rd.  
Phoenix, AZ 85017**

**6% Cap • First of 8 Five-Year Options Exercised  
Yearly 2% Increases Until Next Option in Early 2030**

**PARTNERS**  
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In Association with  
**Scott Reid & ParaSell, Inc.**  
A Licensed Arizona Broker #CO709902000



# NNN - Phoenix - Indian School Rd.

## Offering Summary

On offer is a **6.04% Cap Triple Net** Corporate Building Lease for a BMO Bank N.A. branch in Phoenix. BMO Bank N.A. boasts **\$290 Billion in Assets**, a **\$93 Billion Market Capitalization**, with this branch having **\$33.45 Million in Deposits**.

With a **long-term Tenant** on their first five-year Lease Extension, the Lease calls for seven more five-year Options. The property consists of a **5,965 SF building** on a **60,197 SF lot**, features **three drive-thru tellers**, and **70+ parking spaces**.

Positioned prominently on a signalized corner, the lot sits on a **high traffic count** road that is less than a mile to **Interstate 17** to the west and Highway 60 to the east. Car traffic at the property ranges from **51,000 to 55,000 per day** in front of the building.

While Phoenix ranks as the **5<sup>th</sup> largest U.S. city by population** as of 2024, the 2024 Population Estimate for a 5-Mile Radius boasts 504,000 people, with **2029 Population Projections pushing closer to 545,000 people**. This growth is driven in large part by the “Silicon Desert” expansion happening in the greater Phoenix area.

Available is another BMO Bank N.A. Branch seven miles to the north.

**\$2,700,000**  
Price

**6.04%**  
Cap

**5,965**  
Building SF per Assessor

**60,197**  
Lot SF

## Banking Center Lease

<b>NOI</b>	\$163,128.00
<b>Lease Type</b>	NNN - Building
<b>Lessee Type</b>	Corporate
<b>Current Lease Term</b>	4/2025 to 3/2030
<b>Renewal Options</b>	8 Five-Year Terms
<b>Renewal Options Remaining</b>	7
<b>Original Lease Term</b>	3/2015 to 3/2025

All details provided as a courtesy. Buyer and Buyer's Representatives to rely solely on their own investigations, assumptions and consultants for all sizes, estimates, fees, costs, projections and all other details. Agents have worked to provide the most accurate information available to them but make no guarantees or warranties. All parties to consider this information as a beginning for their own investigations and rely solely on their own investigations.

## Investment Overview

Property Features	
5,965	5,826
Building SF per Assessor	Building SF per Lease
3	70+
Drive-thru Tellers	Parking Spaces
1977	60,197
Year Built	Lot SF

Lease Information	
Tenant	BMO Bank N.A., a National Banking Association
Branch Name	Indian School Branch
Branch Number	519
Branch Deposits	\$33.45 Million
Date Established per FDIC	4/3/1972
Branch Address	3100 W. Indian School Rd., Phoenix, AZ, 85017
County	Maricopa
Assessor Parcel Number	154-24-074

Rent Schedule			
Lease Year of Extended Term	Annual Rate Per Rentable SF	Monthly Base Rent	Annual Base Rent
1	\$28.00	\$13,594.00	\$163,128.00
2	\$28.56	\$13,865.88	\$166,390.56
3	\$29.13	\$14,143.20	\$169,718.37
4	\$29.71	\$14,426.06	\$173,112.74
5	\$30.31	\$14,714.58	\$176,574.99

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## Tenant Information

### BMO Bank N.A., a National Banking Association

(Formerly known as BMO Harris Bank N.A.)

**BMO Bank National Association** operates as a full-service bank. The Bank provides personal, business, and corporate bank accounts along with banking, lending, investing, and wealth management solutions. BMO Bank serves individuals, families and businesses in North America.

**Founded - USA**

1882

**Headquarters - USA**

Chicago, Illinois

**Total Assets**

\$290 Billion

**Market Capitalization**

\$93 Billion

**Products**

Consumer Banking, Corporate Banking, Investment Banking, Mortgage Loans, Etc.

**Domestic Locations**

1,008

**Number of Employees**

55,767

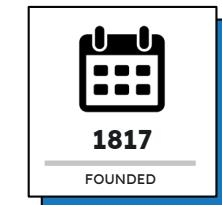



BMO (Bank of Montreal) is one of North America's largest and most established financial institutions, **serving more than 13 million** personal, commercial, and institutional customers.

Founded in 1817 in Canada, with the United States outpost founded in 1882, the bank operates over 1,000 branches across the U.S. and Canada and combined maintains more than **\$1 trillion in total assets**. BMO is recognized for its strong credit profile, disciplined risk management, and long-term financial stability.

In recent years, BMO has significantly expanded its U.S. presence, particularly through its BMO Bank N.A. division and its acquisition of Bank of the West. This growth has positioned the company as a major player in key metropolitan and suburban markets nationwide.

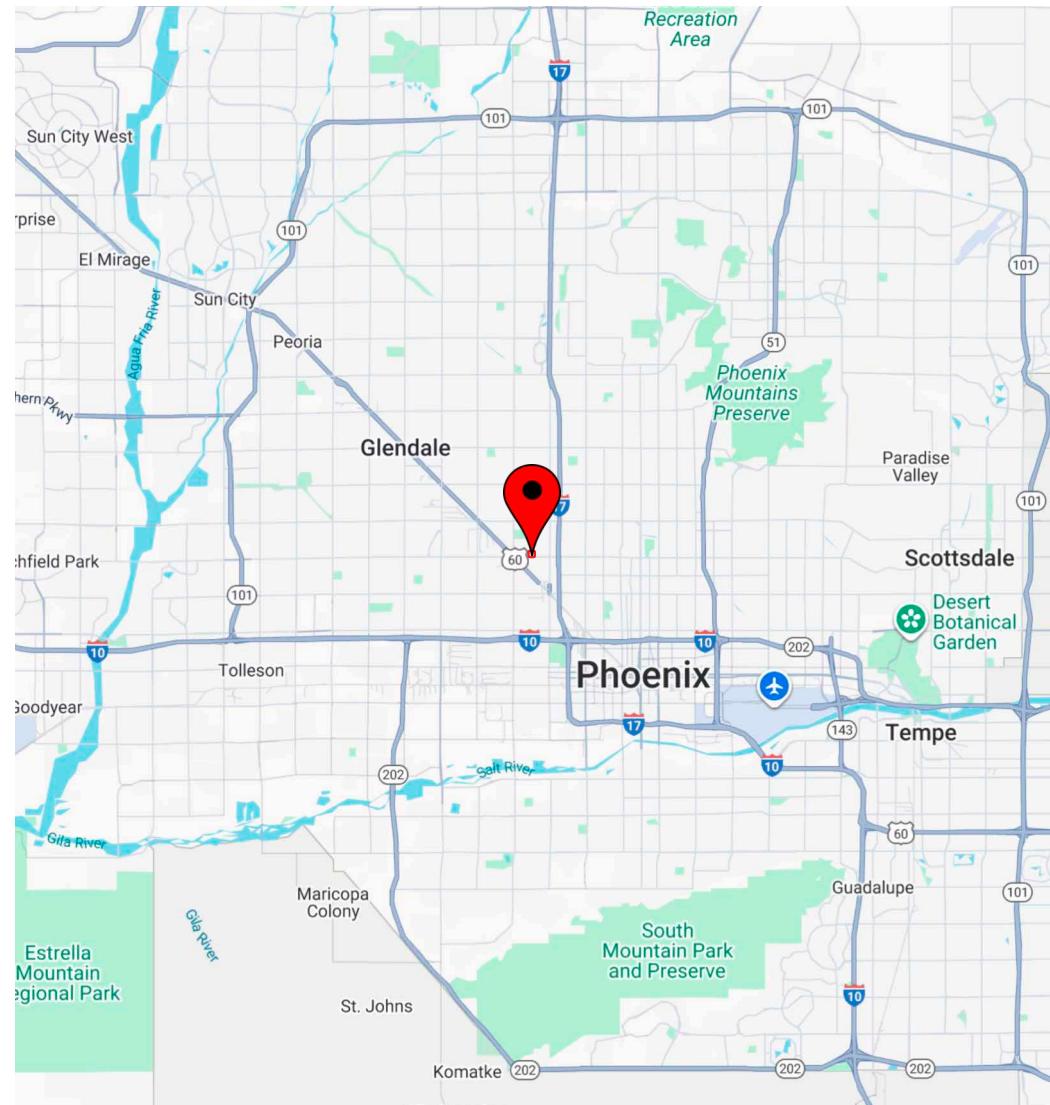
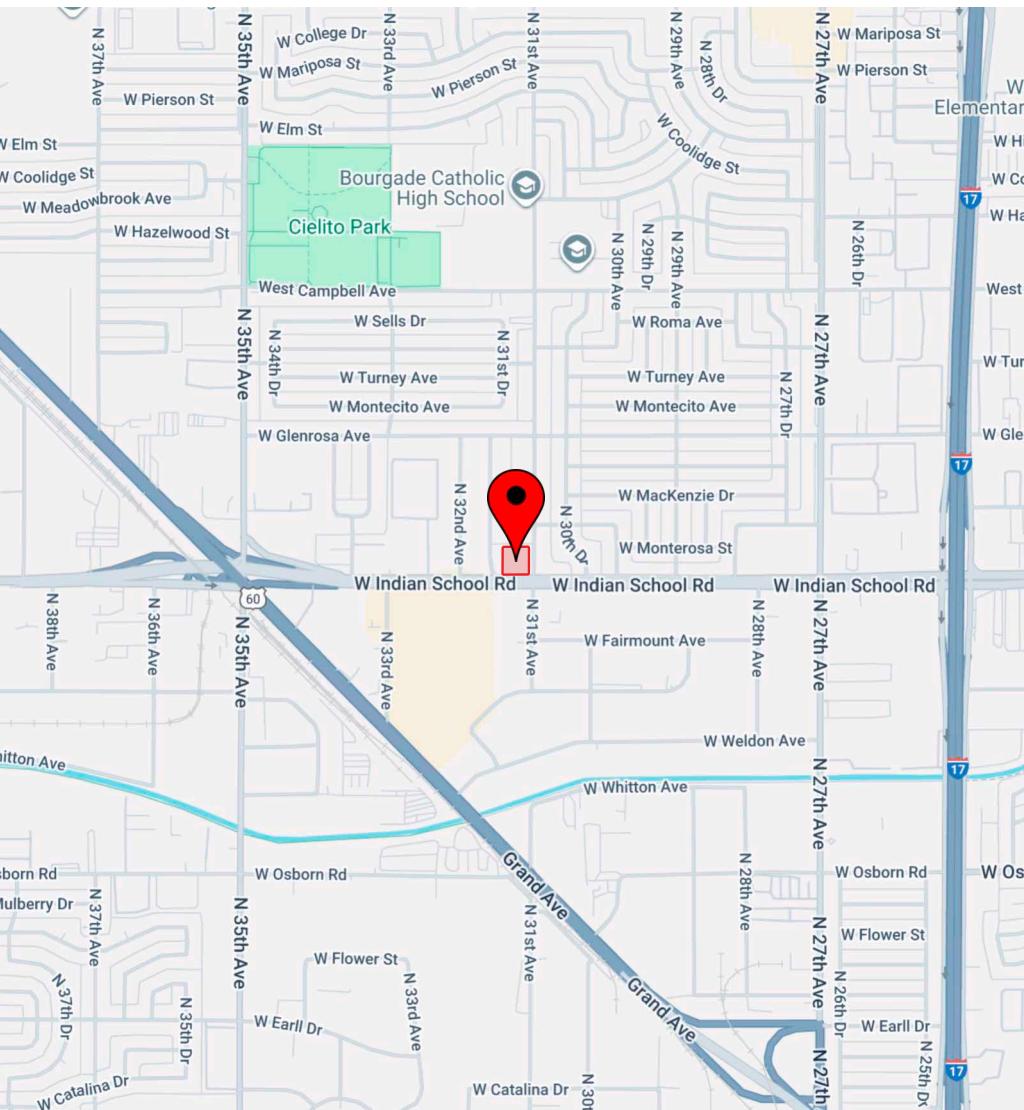
With investment-grade credit ratings and a long track record of honoring leases, BMO is widely regarded as a reliable, blue-chip tenant and an ideal anchor for long-term, income-producing real estate investments.



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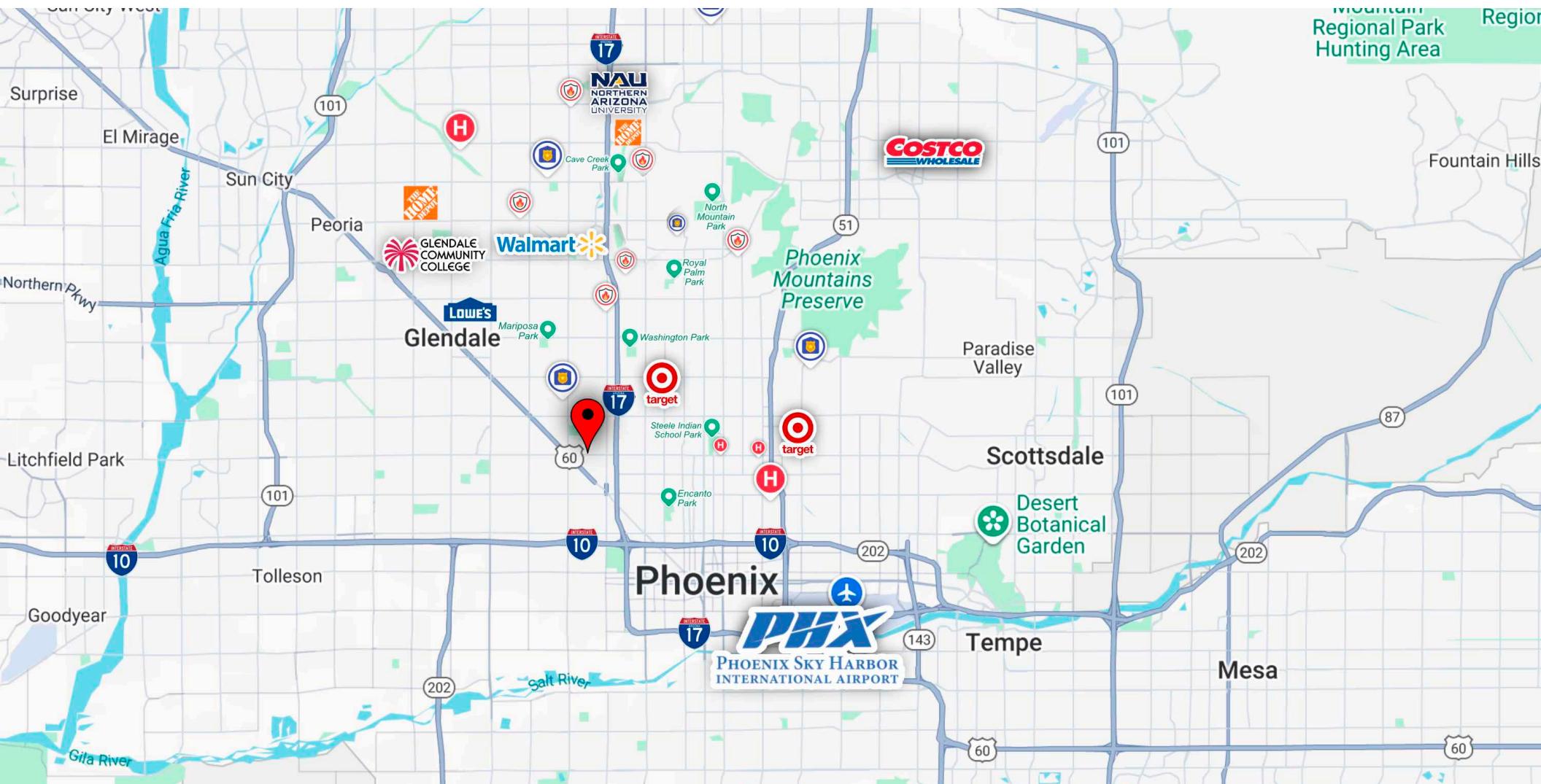
## Maps



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## Area Map



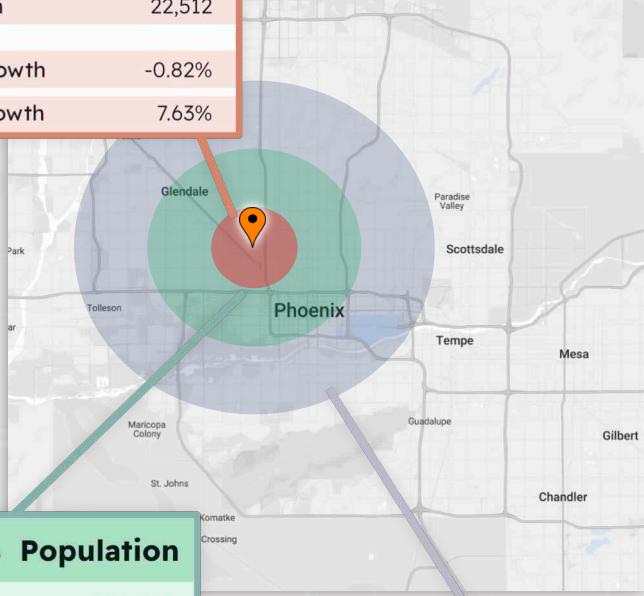
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## Demographics and Traffic Count

### 1 Mile Radius Population

2020 Census	21,088
2024 Estimate	20,916
2029 Projection	22,512
2020 - 2024 Growth	-0.82%
2024 - 2029 Growth	7.63%

### Population by Radius



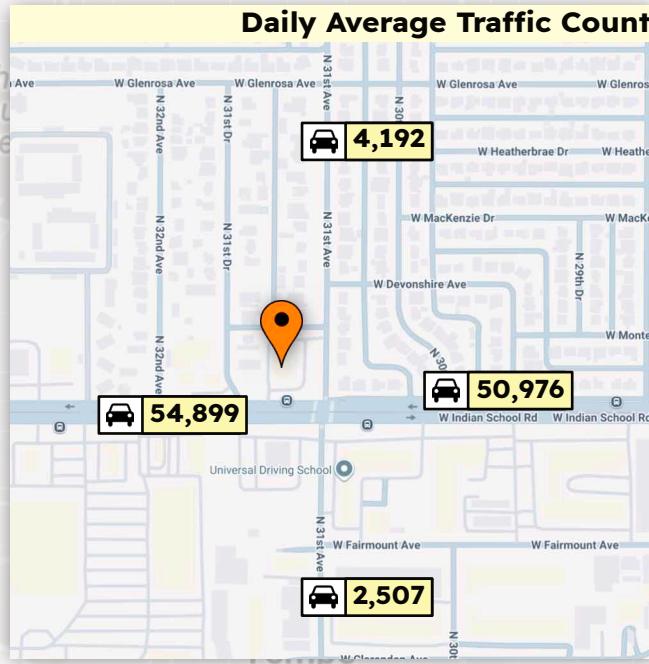
### 3 Mile Radius Population

2020 Census	201,486
2024 Estimate	200,439
2029 Projection	215,351
2020 - 2024 Growth	-0.52%
2024 - 2029 Growth	7.44%

### 5 Mile Radius Population

2020 Census	497,176
2024 Estimate	504,723
2029 Projection	544,942
2020 - 2024 Growth	1.52%
2024 - 2029 Growth	7.97%

### Daily Average Traffic Count















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