

LAVEEN SPECTRUM SHOPPING CENTER

LAVEEN, AZ (PHOENIX MSA)

SHOPS A

SHOPS A

7450 S. 59th Ave., Laveen, AZ



LEE & ASSOCIATES
COMMERCIAL REAL ESTATE SERVICES

NNN INVESTMENT GROUP
NET LEASED INVESTMENTS

OFFERED AT \$8,275,000
5.65% CAP RATE

2024 CONSTRUCTION | 20,186 SF | 100% LEASED RETAIL SHOPPING CENTER

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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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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OFFERING SUMMARY

LIST PRICE

\$8,275,000

CAP RATE

5.65%

PRICE/SF

\$816/SF

IN PLACE NOI

\$467,532



AERIAL NORTHWEST



LOOP 202 202 LOOP (60,444 VPD)

SHOPS B

SHOPS A

S. 59TH AVE

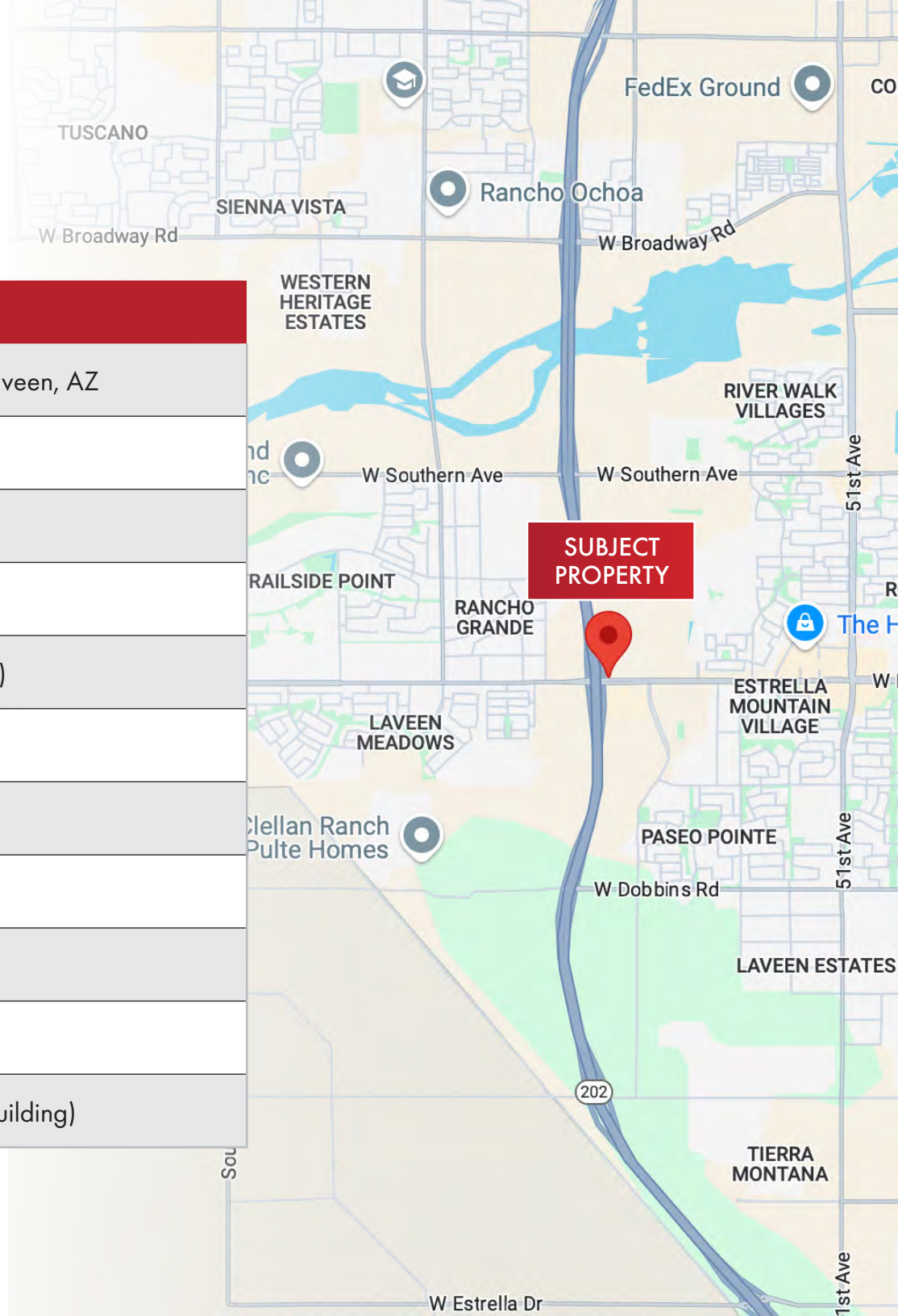
W. BASELINE RD. (21,303 VPD)

S. 59TH AVE

OFFERING SUMMARY

PROPERTY SUMMARY

Address: Shops A	7450 S. 59th Ave., Laveen, AZ
Property Type	Multi-Tenant Retail
Parcel Numbers	104-86-017
Shops A Building Size	10,130 SF (1.90 AC)
Land Size (Shops A & B)	148,474 SF (3.41 AC)
Year Built	2024
Occupancy	100%
Tenants	9
Parking Ratio (Shops A)	4.94/1,000 SF
Parking Ratio (Shops B)	6.07/1,000 SF
Ownership	Fee Simple (Land & Building)



INVESTMENT HIGHLIGHTS



LAVEEN SPECTRUM – BRAND NEW CLASS “A” SHOPPING CENTER (2024 CONSTRUCTION)

- LOCATED IN NEXT DOMINANT RETAIL INTERSECTION OF SOUTHWEST VALLEY (PHOENIX)
- ADJACENT TO NEW 202 LOOP EXPANSION PROJECT (90,000 VPD)
- BASELINE ROAD FRONTAGE TO 21,000 VEHICLES PER DAY
- DAYTIME POPULATION OF 100,000 PEOPLE WITHIN 5-MILE RADIUS



BEST IN CLASS TENANT MIX – CONSISTENT & PROVEN TRAFFIC DRIVERS

- PADS: IN & OUT BURGER, SALAD & GO, RAISING CANES, CHILI’S, BRAKE MASTERS
- ANCHOR TENANT: EOS FITNESS – DRIVES CONSISTENT FOOT TRAFFIC
- SHOPS A: PANERA (DRIVE THROUGH) NOTHING BUNDT CAKES, MATTRESS FIRM
- SHOPS B: WABA GRILL, THAI CHILI GRILL, CRAFT JUICE BAR

INVESTMENT HIGHLIGHTS



LOCATED DIRECTLY ACROSS AND ADJACENT TO 3 HIGH PERFORMING RETAIL SHOPPING CENTERS – PROVIDES CRITICAL RETAIL SYNERGY TO SUBJECT PROPERTY

- LAVEEN PARK PLACE (100,000 SF) - ANCHORED BY SPROUTS & ALDI (2.2M VISITORS/YR*)
 - LAVEEN VILLAGE MARKETPLACE (300,000 SF) – ANCHORED BY HOME DEPOT & FRY’S GROCERY (3.2M VISITORS/YR*)
 - LAVEEN RANCH MARKETPLACE (70,000 SF) - ANCHORED BY SAFEWAY (895,000 VISITORS/YR*)
- *(source: placer.ai)



SOUTHWEST VALLEY OF PHOENIX- UNPRECEDENTED POPULATION GROWTH & DEVELOPMENT

- EXPLOSION IN HOUSING GROWTH - 8,000 ADDITIONAL SINGLE-FAMILY HOMES PLANNED
- LESS THAN ½ MILE FROM PLANNED LAVEEN MULTI-FAMILY PROJECT – 536 UNITS
- ADJACENT TO PLANNED NEW MARICOPA COMMUNITY COLLEGE CAMPUS
- ACROSS THE STREET FROM PLANNED BANNER HEALTH LAVEEN – 4 STORY, 330,000 SF MEDICAL

NET OPERATING INCOME

	<u>PSF</u>	<u>Current (1)</u>	<u>PSF</u>	<u>Stabilized (2)</u>
Base Rental Revenue	46.73	473,342	46.96	475,712
Expense Reimbursement Revenue	13.03	132,008	13.44	136,099
Sign Income	0.53	5,400	0.53	5,400
Potential Gross Revenue	60.29	610,750	60.93	617,210
(less) Vacancy	0.00	0	0.00	0
Effective Gross Revenues	60.29	610,750	60.93	617,210
Operating Expenses				
Management Fee	1.81	18,323	1.83	18,516
Real Estate Taxes	4.10	41,510	4.18	42,340
Insurance	0.36	3,621	0.36	3,693
CAM	7.87	79,765	8.03	81,360
Total Operating Expenses	14.14	143,219	14.40	145,910
Net Operating Income	46.15	467,532	46.53	471,300

(1) Current NOI assumes that any tenant with a year 1 expiration continues to occupy throughout the first 12 months of the analysis at their same rate upon their expiration.

(2) Stabilized NOI assumes lease up to 100% occupancy and any free rent has been satisfied; for purposes of illustration, the amount shown above is equal to a SECOND year projected NOI.

NAP





MARKET AERIAL RETAIL TRADE

SOUTHERN AVE.

51ST AVE.

47,339 VPD

67TH AVE.

490 UNITS
RESIDENTIAL

SUBJECT PROPERTY

BASELINE RD.

20,000 VPD

DOBBINS RD.

■ ABOUT PHOENIX, CONT.

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.



19.5M

**VISITORS
(2022)**

160+

**GOLF
COURSES**

48M

**PASSENGERS AT SKY HARBOR
INT'L AIRPORT (2023)**

#10

**MOST POPULATED CITY
(5 MILLION IN 2023)**

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