



Northeast Corner of 67th
Avenue & Thomas Road
Phoenix, Arizona





ORION Investment Real Estate is a leading full-service brokerage firm based in the Western United States. With more than a billion dollars in recent transactions, the ORION team provides best-in-class service to the commercial real estate community.

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6544 WEST THOMAS ROAD
NEC 67TH AVE & THOMAS RD
PHOENIX, ARIZONA

PROPERTY HIGHLIGHTS



THE OFFERING

The West Highlands Shopping Center offering includes 82,515 square feet, built in 1979. The property is well-maintained and professionally managed and has had over \$1,300,000 in recent capital improvements.

Shadow anchored by a high-volume Food City, the property has maintained a historically high occupancy and is currently 100% occupied. Approximately 60% of the Center has been occupants have been in continuous operation for over 7 years and the average weighted tenure of the tenants of over 12 years.

With a daytime population exceeding 545,000 within 5 miles and 203,000 residents within three miles, West Highlands has attracted a wide array of recognizable tenant names, such as Family Dollar, Aaron's Rent to Own, Sherwin-Williams, Cricket Wireless, Pizza Patron, Jackson Hewitt, and Subway Sandwiches. These dynamics have yielded tremendous foot traffic to the center, evidenced by the success of Food City (Top 5% in Chain), Domino's (Top 4%) and Popeye's Louisiana Kitchen (Top 16%)

Located one mile from the Interstate 10 Freeway and 20 Minutes from Phoenix Sky Harbor International Airport, this centrally located neighborhood center has been professionally managed and maintained for over 20 years with the current ownership group. The property will continue to thrive.

- **GROCERY ANCHORED SHADOW SPACE**

High Volume Food City Anchored Center
Number 3 of 47 in Chain in Terms of Foot Traffic
Number 1 in Phoenix

- **WELL MAINTAINED PROPERTY with OVER \$1.3 MILLION in RECENT CAPITAL IMPROVEMENTS**

2024: \$880,970 in Roof Replacement
2024: \$440,000 in HVAC Replacements
2024: \$22,474 for Security Camera Installation
2024: \$12,505 for Mainline Plumbing Upgrade
2022: \$29,858 for Parking Lot LED Lighting Installation

- **HIGH TRAFFIC COUNTS**

Traffic Counts in Excess of 76,000 Vehicles per Day
Over 1,000 feet of frontage on Thomas Road
Domino's Pizza Outparcel is in Top 4% of Locations Nationwide
Popeye's Louisiana Kitchen Outparcel is in Top 16% of Locations Nationwide

- **DIVERSE AND STABLE TENANT BASE**

Strong Mix of Medical, Service, and Restaurant Users
Tenants Include Food City, Family Dollar, Aaron's Rent to Own, Sherwin-Williams, Centerwell/Humana, Jackson Hewitt, Subway Sandwiches, and more
60% of the Square Footage has been in continuous operation at the property for over 7 years

- **CENTRALLY LOCATED**

20 Minutes from Phoenix Sky Harbor International Airport - One Mile from the Interstate 10 Freeway

- **DENSELY POPULATED INFILL LOCATION**

Over 545,000 Daytime Population within 5 Miles
Over 425,000 people within 5 Miles
Over 200,00 people within 3 Miles
Over 32,000 people within 1 Miles

- **STRONG DEMOGRAPHICS**

Young Families within 3 Miles: Average Age of 29.1 |
Average Household Size of 3.5 | Average Household Income in excess of \$80,000

\$1,300,000 IN RECENT CAPITAL EXPENDITURES

**\$880,970 ROOF
REPLACEMENTS
IN 2024**

**\$440,000 HVAC
REPLACEMENTS
IN 2024**

**\$880,970 ROOF
REPLACEMENTS
IN 2024**

**\$12,505 MAINLINE
PLUMBING
UPGRADE IN 2024**

**\$22,474 SECURITY
CAMERAS INSTALLATION
IN 2024**

**\$29,858 PARKING
LOT LED LIGHTING
INSTALLATION IN 2022**





NORTH OF 67th AVENUE: **40,559 VPD**



EAST OF THOMAS ROAD: **35,729 VPD**



Phoenix, Arizona

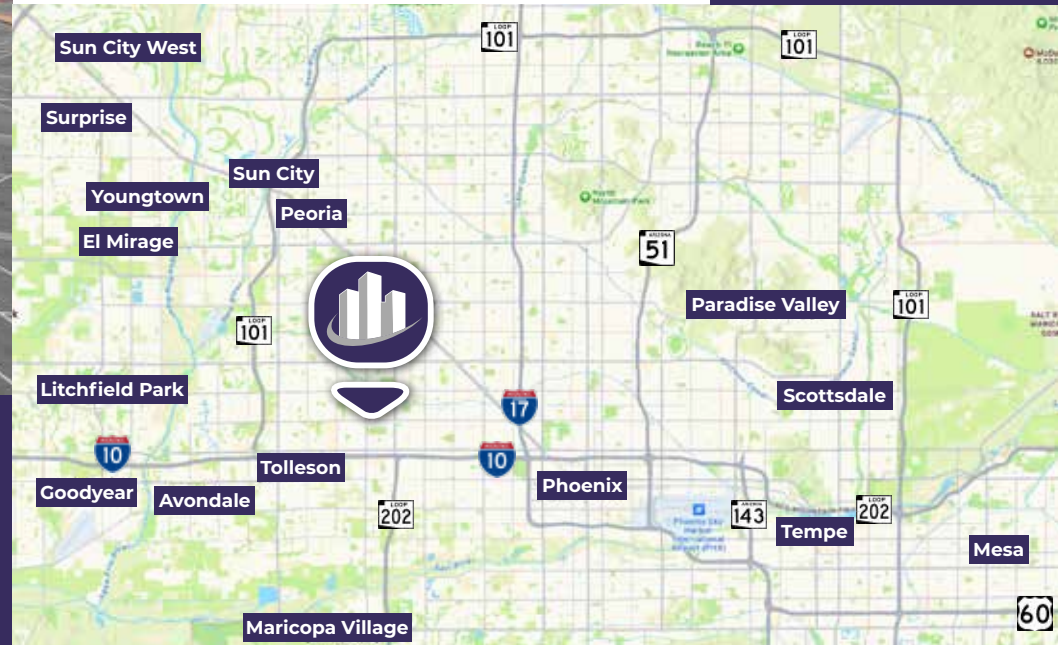


INVESTMENT OVERVIEW

SALE PRICE	\$17,450,000
BUILDING SIZE	82,515 SF
PRICE PER SF	\$217.24
OCCUPANCY	100%
PROFORMA CAP	7.00%
PARCEL SIZE	6.94 Acres
YEAR BUILT	1979

\$1,300,000 in
Recent Improvements between 2022 and 2024

ZONING	PSC, Phoenix
TRAFFIC COUNT	Over 76,000 VPD



NOTABLE TENANTS







OBLIQUE AERIAL VIEW



SUBJECT PROPERTY

N 67TH AVENUE 40,559 VPD

THOMAS RD 35,729 VPD



NORTH FACING



EAST FACING



SOUTH FACING



WEST FACING

PARCEL VIEW

103-02-003

103-02-004

PARCEL #	103-02-003,004
SIZE	6.94 Acres
2018 TAXES	\$163,036

AERIAL MAP



LIVE

WORK

PLAY



The West Valley is a distinct area of the greater Phoenix metropolitan area and comprised of over 10 cities, towns and communities that lie west of Interstate 17. It's no surprise that West Valley of Phoenix is one of the fastest growing areas in not just Arizona, but in the United States.

The West Valley is home to Arizona's major sports Teams and complexes such as the University of Phoenix Stadium (Arizona Cardinals), where spectators are offered the complete sports fan experience from pregame tailgating and live entertainment. The Gila River Arena (NHL Coyotes) in Glendale's Westgate, a premier and vibrant entertainment center that offers hundreds of stores, restaurants, concerts and so much more! The West Valley also features numerous outlet malls and shopping options. The area is also home to several Major League Spring Baseball Teams which hosts Spring Training Cactus and Fall Leagues), NASCAR Venue's Phoenix International Raceway, four major national parks, and Lake Pleasant to the North.



RENT ROLL



Unit	Lease	Area		Lease Term		Current Rent		Annual Rent		CAM RECAPTURE						Security	Next Rental Increase		Options	
				From	To	Month	PSF		Rent	PSF		CAM	Taxes	Insurance	Mgmt	TOTALS	CAM PSF	Deposit		
01	Sherwin Williams	5,000	6.07%	5/1/94	4/30/29		\$4,000.00	\$0.80	\$48,000.00	\$9.60	14,921.13	10,494.01	2,375.86	1,492.11	\$ 29,283.11	\$ 5.86	\$0.00			
02	Cricket (Optimal Wireless)	2,930	3.56%	9/1/21	8/31/26		\$3,296.25	\$1.13	\$39,555.00	\$13.50	8,743.78	6,149.49	1,392.25	1,492.11	\$ 17,777.64	\$ 6.07	\$0.00	9/1/25	\$ 3,418.33	Two, 5-Year Options with \$0.50 Annual Increases
03	Abacus Staffing Services	1,600	1.94%	12/1/21	11/30/26		\$2,200.00	\$1.38	\$26,400.00	\$16.50	4,774.76	3,358.08	760.28	1,492.11	\$ 10,385.23	\$ 6.49	\$4,249.77	12/1/25	\$ 2,266.67	
04	Smoke Shop (N & H Investments)	1,200	1.46%	2/6/06	5/31/26		\$2,026.87	\$1.69	\$24,322.44	\$20.27	3,581.07	2,518.56	570.21	1,492.11	\$ 8,161.95	\$ 6.80	\$2,712.44	6/1/25	\$ 2,087.68	
05	Century Nails	1,200	1.46%	4/1/13	3/31/28		\$2,068.76	\$1.72	\$24,825.12	\$20.69	3,581.07	2,518.56	570.21	1,492.11	\$ 8,161.95	\$ 6.80	\$2,108.00	4/1/2025 4/1/2026 4/1/2027	\$2,130.82 \$2,194.74 \$2,260.58	
07	Cellular Choice	1,800	2.18%	5/1/21	10/31/26		\$2,325.00	\$1.29	\$27,900.00	\$15.50	5,371.61	3,777.84	855.31	1,492.11	\$ 11,496.87	\$ 6.39	\$5,350.00	5/1/2026 5/1/2027 5/1/2028 5/1/2029 5/1/2030 5/1/2031	\$2,475.00 \$2,550.00 \$2,625.00 \$2,700.00 \$2,775.00 \$2,850.00	
08	Lucas & Marianne Brimley (Dentist)	1,800	2.18%	12/1/16	11/30/29		\$3,292.09	\$1.83	\$39,505.08	\$21.95	5,371.61	3,777.84	855.31	1,492.11	\$ 11,496.87	\$ 6.39	\$3,000.00	12/1/2025 12/1/2026 12/1/2027 12/1/2028	\$3,390.85 \$3,492.58 \$3,597.36 \$3,705.28	One, 5-Year Option with 3% Annual Increases
09&10	Mid K Beauty Salon	5,465	6.63%	2/1/16	1/31/26		\$6,558.14	\$1.20	\$78,697.68	\$14.40	16,308.79	11,469.95	2,596.82	1,492.11	\$ 31,867.67	\$ 5.83	\$3,000.00			
11	Centerwell Senior Primary Care/Humana	6,774	8.22%	7/18/22	7/31/29		\$6,774.00	\$1.00	\$81,288.00	\$12.00	20,215.14	14,217.28	3,218.82	2,021.51	\$ 39,672.76	\$ 5.86	\$3,871.00	8/1/27	\$ 7,338.50	Two, 5-Year Options with 10% Increases per Option Period
12	Aaron's LLC	6,226	7.56%	6/1/24	7/31/29		\$6,000.00	\$0.96	\$72,000.00	\$11.56	17,905.35	12,592.81	2,851.03	1,790.54	\$ 35,139.73	\$ 5.64	\$4,868.87	8/1/2030 8/1/2035	\$6,600.00 \$7,260.00	Two, 5-Year Options with 10% Increases per Option Period
15	Family Dollar (Store #25422)	11,934	14.48%	8/1/02	4/30/30		\$8,751.60	\$0.73	\$105,019.20	\$8.80	35,613.74	25,047.10	5,670.71	3,561.37	\$ 69,892.92	\$ 5.86	\$0.00	5/1/2030 5/1/2035	\$9,945.000 \$10,939.50	Two, 5-Year Options with 10% Increases per Option Period
17	Design's Unlimited Cuts & Perms	1,700	2.06%	3/1/01	2/29/28		\$2,550.00	\$1.50	\$30,600.00	\$18.00	5,073.18	3,567.96	807.79	507.32	\$ 9,956.26	\$ 5.86	\$0.00	3/1/2026 3/1/2027	\$2,620.83 \$2,691.66	
19	Metro by T-Mobile (Techno Communications)	1,641	1.99%	4/1/25	3/31/32		\$3,282.00	\$2.00	\$39,384.00	\$24.00	4,897.11	3,444.13	779.76	489.71	\$ 9,610.72	\$ 5.86	\$4,000.00	4/1/2026 4/1/2027 4/1/2028 4/1/2029 4/1/2030 4/1/2031	\$3,380.46 \$3,481.87 \$3,586.33 \$3,693.92 \$3,804.74 \$3,918.88	One, 5-Year Option with 3% Annual Increases
21	AMD Clinica Hispana	1,640	1.99%	11/1/25	10/31/32		\$3,416.67	\$2.08	\$41,000.00	\$25.00	4,894.13	3,442.03	779.28	489.41	\$ 9,604.86	\$ 5.86	\$4,866.87	11/1/2027 11/1/2028 11/1/2029 11/1/2030 11/1/2031	\$3,519.17 \$3,624.74 \$3,733.48 \$3,845.49 \$3,960.85	One, 5-Year Options with 3% Annual Increases
23	Wavemax Laundromat	3,825	4.64%	6/1/20	5/31/30		\$4,462.50	\$1.17	\$53,550.00	\$14.00	11,414.66	8,027.92	1,817.53	1,492.11	\$ 22,752.22	\$ 5.95	\$1,293.40	6/1/25	\$4,908.75	Two, 5-Year Options with 10% Increases per Option Period
26	Sip Fresh Water N Ice Cream	1,267	1.54%	11/1/02	1/31/27		\$1,938.28	\$1.53	\$23,259.36	\$18.36	3,781.01	2,659.18	602.04	1,492.11	\$ 8,534.35	\$ 6.74	\$3,000.00	2/1/26	\$1,996.43	
27, 28	Sushi Sonora	2,812	3.41%	2/28/14	9/30/33		\$3,861.81	\$1.37	\$46,341.72	\$16.48	8,391.64	5,901.83	1,336.18	1,492.11	\$ 17,121.77	\$ 6.09	\$1,283.33	10/1/2025 10/1/2026 10/1/2027 10/1/2028 101/2029 10/1/2030 10/1/2031 10/1/2032	\$3,977.66 \$4,096.99 \$4,219.90 \$4,346.50 \$4,476.90 \$4,611.29 \$4,749.63 \$4,893.62	

CONTINUED RENT ROLL



Unit	Lease	Area			Lease Term		Current Rent		Annual Rent		CAM RECAPTURE						Security	Next Rental Increase		Options	
					From	To	Month	PSF	Rent	PSF	CAM	Taxes	Insurance	Mgmt	TOTALS	CAM PSF	Deposit	Date	Amount		
29	Access Auto Insurance	1,100	1.34%	11/1/09	10/31/29	\$1,931.22	\$1.76	\$23,174.64	\$21.07	3,282.65	2,308.68	522.69	1,492.11	\$	7,606.13	\$	6.91	\$7,500.00	5/1/26	\$2,008.47	
30	Boost [High Level Mobile LLC]	1,400	1.70%	4/1/21	6/30/26	\$2,100.00	\$1.50	\$25,200.00	\$18.00	4,237.60	2,980.30	674.74	1,492.11	\$	9,384.76	\$	6.70	\$1,483.60	7/1/25	\$2,233.00	
31	Cadillac Tuxedos	1,496	1.82%	2/9/17	12/31/31	\$2,043.40	\$1.37	\$24,520.80	\$16.39	4,464.40	3,139.81	710.86	1,492.11	\$	9,807.18	\$	6.56	\$682.50	1/1/2027 1/1/2028 1/1/2029 1/1/2030 1/1/2031	\$2,104.70 \$2,167.84 \$2,232.88 \$2,299.86 \$2,167.84	
32	Jackson Hewitt	1,434	1.74%	6/1/02	4/30/26	\$1,869.97	\$1.30	\$22,439.64	\$15.65	4,279.38	3,009.68	681.40	1,492.11	\$	9,462.57	\$	6.60	\$8,094.24			
34-36	Steven's Shoes (K-MEGA)	4,770	5.79%	6/1/08	5/31/30	\$6,395.78	\$1.34	\$76,749.36	\$16.09	14,234.75	10,011.28	2,266.57	1,492.11	\$	28,004.72	\$	5.87	\$2,350.00	6/1/2028 6/1/2029	\$6,587.65 \$6,785.28	
37	Gardner Chiropractic	1,275	1.55%	4/1/08	3/31/26	\$1,975.19	\$1.55	\$23,702.28	\$18.59	3,804.89	2,675.97	605.84	1,492.11	\$	8,578.82	\$	6.73	\$2,040.00			
38	Good China	1,813	2.20%	2/1/16	1/31/34	\$2,694.31	\$1.49	\$32,331.72	\$17.83	5,410.40	3,805.13	861.49	1,492.11	\$	11,569.13	\$	6.38	\$1,562.00	2/1/2026 2/1/2027 2/1/2028 2/1/2029 2/1/2030 2/1/2031 2/1/2032 2/1/2033	\$2,775.14 \$2,858.40 \$2,944.15 \$3,032.47 \$3,123.45 \$3,217.15 \$3,313.67 \$3,413.08	
39	Subway Sandwiches #2190	1,250	1.52%	7/1/12	6/30/27	\$2,100.00	\$1.68	\$25,200.00	\$20.16	3,730.28	2,623.50	593.97	1,492.11	\$	8,439.86	\$	6.75	\$1,536.00	5/12025 5/1/2026	\$2,132.88 \$2,185.76	
41	Vivir Sanamente Nutrition	1,000	1.21%	10/1/10	10/31/26	\$1,598.85	\$1.60	\$19,186.20	\$19.19	2,984.23	2,098.80	475.17	1,492.11	\$	7,050.31	\$	7.05	\$2,500.00	11/1/25	\$1,646.82	
42	Pizza Patron	1,500	1.82%	4/1/16	3/31/31	\$3,228.42	\$2.15	\$38,741.04	\$25.83	4,476.34	3,148.20	712.76	1,492.11	\$	9,829.41	\$	6.55	\$4,500.00	4/1/25	\$3,325.27	
44	Sesmas Salon and Barber	779	0.95%	3/1/05	3/31/29	\$1,872.50	\$2.40	\$22,470.00	\$28.84	2,324.71	1,634.97	370.16	1,492.11	\$	5,821.95	\$	7.47	\$1,580.24	8/1/2025 4/1/2026 4/1/2027 4/1/2028	\$1,928.67 \$1,986.53 \$2,046.13 \$2,107.51	
45	Latinos Multiservidos	835	1.01%	5/1/20	4/30/28	\$1,433.42	\$1.72	\$17,201.04	\$20.60	2,491.83	1,752.50	396.77	1,492.11	\$	6,133.21	\$	7.35	\$1,934.50	5/1/2025 5/1/2026 5/1/2027	\$1,476.42 \$1,520.71 \$1,566.33	
46	La Michoacana Plus	1,133	1.38%	2/1/17	11/30/26	\$1,510.67	\$1.33	\$18,128.04	\$16.00	3,381.13	2,377.94	538.37	1,492.11	\$	7,789.55	\$	6.88	\$1,914.13	12/1/25	\$1,557.88	
47	Aldo's Hot Wings	1,250	1.52%	4/20/14	3/31/29	\$1,874.48	\$1.50	\$22,493.76	\$18.00	3,730.28	2,623.50	593.97	1,492.11	\$	8,439.86	\$	6.75	\$0.00	4/1/2026 4/1/2027 4/1/2028	\$1,930.72 \$1,988.64 \$2,048.30	
PAD	Salsita's Mexcian Food	2,547	3.09%	2/15/16	1/31/31	\$9,604.84	\$3.77	\$115,258.12	\$45.25	7,600.82	5,345.65	1,210.26	760.08	\$	14,916.82	\$	5.86	\$7,498.00	5 Year Lease Extension to 2031 is Pending.		
CELL	Verizon Wireless			7/1/15	9/30/25	\$1,576.12		\$18,913.44										\$0.00			
CAM	Food City									132,657.77	0.00	0.00	0.00	\$	132,657.77			\$0.00			
Total Current		82,396	100%			\$110,613	\$1.34	\$1,327,358	\$16.11	245,273.48	172,500.51	39,054.41	46,922.77	\$	503,751.16	\$	6.11	\$88,779			

RENT PROJECTIONS

Tenant	JAN 2026	FEB 2026	MAR 2026	APR 2026	MAY 2026	JUN 2026	JUL 2026	AUG 2026	SEP 2026	OCT 2026	NOV' 2026	DEC 2026	TOTAL
Sherwin Williams	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$4,000.00	\$48,000.00
Cricket (Optimal Wireless)	\$3,418.33	\$3,418.33	\$3,418.33	\$3,418.33	\$3,418.33	\$3,418.33	\$3,418.33	\$3,418.33	\$3,520.88	\$3,520.88	\$3,520.88	\$3,520.88	\$41,430.16
Abacus Staffing Services	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,266.67	\$2,334.67	\$27,268.04
Smoke Shop (N & H Investments)	\$2,026.87	\$2,026.87	\$2,026.87	\$2,026.87	\$2,026.87	\$2,026.87	\$2,026.87	\$2,026.87	\$2,026.87	\$2,026.87	\$2,026.87	\$2,087.68	\$24,383.25
Century Nails	\$2,130.82	\$2,130.82	\$2,130.82	\$2,194.74	\$2,194.74	\$2,194.74	\$2,194.74	\$2,194.74	\$2,194.74	\$2,194.74	\$2,194.74	\$2,194.74	\$26,145.12
Cellular Choice	\$2,400.00	\$2,400.00	\$2,400.00	\$2,400.00	\$2,475.00	\$2,475.00	\$2,475.00	\$2,475.00	\$2,475.00	\$2,475.00	\$2,475.00	\$2,475.00	\$29,400.00
Lucas & Marianne Brimley (Dentist)	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,390.85	\$3,492.58	\$40,791.93
Mid K Beauty Salon	\$6,558.14	\$6,754.88	\$6,754.88	\$6,754.88	\$6,754.88	\$6,754.88	\$6,754.88	\$6,754.88	\$6,754.88	\$6,754.88	\$6,754.88	\$6,754.88	\$80,861.87
Centerwell Senior Primary Care/Humana	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$6,774.00	\$81,288.00
Aaron's LLC	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$6,000.00	\$72,000.00
Family Dollar (Store #25422)	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$8,751.60	\$105,019.20
Design's Unlimited Cuts & Perms	\$2,550.00	\$2,550.00	\$2,620.83	\$2,620.83	\$2,620.83	\$2,620.83	\$2,620.83	\$2,620.83	\$2,620.83	\$2,620.83	\$2,620.83	\$2,620.83	\$31,308.30
Metro by T-Mobile (Techno Communications)	\$3,282.00	\$3,282.00	\$3,282.00	\$3,380.46	\$3,380.46	\$3,380.46	\$3,380.46	\$3,380.46	\$3,380.46	\$3,380.46	\$3,380.46	\$3,380.46	\$40,270.14
AMD Clinica Hispana	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$3,416.67	\$41,000.00
Wavemax Laundromat	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$4,908.75	\$58,905.00
Sip Fresh Water N Ice Cream	\$1,938.28	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$1,996.43	\$23,899.01
Sushi Sonora	\$3,977.66	\$3,977.66	\$3,977.66	\$3,977.66	\$3,977.66	\$3,977.66	\$3,977.66	\$3,977.66	\$3,977.66	\$4,096.99	\$4,096.99	\$4,096.99	\$48,089.91
Access Auto Insurance	\$1,931.22	\$1,931.22	\$1,931.22	\$1,931.22	\$2,008.47	\$2,008.47	\$2,008.47	\$2,008.47	\$2,008.47	\$2,008.47	\$2,008.47	\$2,008.47	\$23,792.64
Boost (High Level Mobile LLC)	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,100.00	\$2,233.00	\$2,233.00	\$2,233.00	\$2,233.00	\$2,233.00	\$2,233.00	\$25,998.00
Cadillac Tuxedos	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$2,043.40	\$24,520.80
Jackson Hewitt	\$1,869.97	\$1,869.97	\$1,869.97	\$1,869.97	\$1,926.07	\$1,926.07	\$1,926.07	\$1,926.07	\$1,926.07	\$1,926.07	\$1,926.07	\$1,926.07	\$22,888.43
Steven's Shoes (K-MEGA)	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$6,395.78	\$76,749.36
Gardner Chiropractic	\$1,975.19	\$1,975.19	\$1,975.19	\$2,034.45	\$2,034.45	\$2,034.45	\$2,034.45	\$2,034.45	\$2,034.45	\$2,034.45	\$2,034.45	\$2,034.45	\$24,235.58
Good China	\$2,694.31	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$2,775.14	\$33,220.85
Subway Sandwiches #2190	\$2,132.88	\$2,132.88	\$2,132.88	\$2,132.88	\$2,185.76	\$2,185.76	\$2,185.76	\$2,185.76	\$2,185.76	\$2,185.76	\$2,185.76	\$2,185.76	\$26,017.60
Vivir Sanamente Nutrition	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,646.82	\$1,696.22	\$19,811.24
Pizza Patron	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$3,325.27	\$39,903.24
Sesmas Salon and Barber	\$1,928.67	\$1,928.67	\$1,928.67	\$1,986.53	\$1,986.53	\$1,986.53	\$1,986.53	\$1,986.53	\$1,986.53	\$1,986.53	\$1,986.53	\$1,986.53	\$23,664.78
Latinos Multisarvidos	\$1,476.42	\$1,476.42	\$1,476.42	\$1,476.42	\$1,520.71	\$1,520.71	\$1,520.71	\$1,520.71	\$1,520.71	\$1,520.71	\$1,520.71	\$1,520.71	\$18,071.36
La Michoacana Plus	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,557.88	\$1,604.62	\$18,741.30
Aldo's Hot Wings	\$1,874.48	\$1,874.48	\$1,874.48	\$1,930.72	\$1,930.72	\$1,930.72	\$1,930.72	\$1,930.72	\$1,930.72	\$1,930.72	\$1,930.72	\$1,930.72	\$22,999.92
Salsita's Mexcian Food	\$9,604.84	\$9,604.84	\$9,604.84	\$9,604.84	\$9,604.84	\$9,604.84	\$9,604.84	\$9,604.84	\$9,604.84	\$9,604.84	\$9,604.84	\$9,604.84	\$115,258.12
Verizon Wireless	\$1,576.12	\$1,576.12	\$1,576.12	\$1,576.12	\$1,576.12	\$1,576.12	\$1,576.12	\$1,576.12	\$1,576.12	\$1,576.12	\$1,576.12	\$1,576.12	\$18,913.44
Totals	\$111,923.89	\$112,259.61	\$112,330.44	\$112,666.18	\$112,971.70	\$112,971.70	\$113,104.70	\$113,104.70	\$113,207.25	\$113,326.58	\$113,326.58	\$113,653.26	\$1,354,846.59

FINANCIAL ANALYSIS

INCOME & EXPENSE ANALYSIS

January 2026
Proforma
Occupancy

Base Rent	\$1,354,847
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CAM Recapture (Occupied)	\$503,751
CAM Recapture (Pass Thru Water)	\$34,525
CAM Recapture (Food City)	<u>\$132,658</u>

Total Gross Revenue	\$2,025,780
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Vacancy Factor	5% of Shop Space	<u>\$83,907</u>
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Total Adjusted Gross Revenue	\$1,941,873
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OPERATING EXPENSES (2025 Budget)

Water	\$69,050
CAM	\$378,961
Insurance	\$39,218
Property Taxes	\$173,225
Management	<u>\$60,607</u>

Operating Expenses	\$721,061	<u>\$721,061</u>
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Net Operating Income	\$1,220,812
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PRICING

\$17,450,000

\$211.78 per Square Foot

7.00% CAP Rate

Notes: • 5% of Shop Space nets out Sherwin Williams, Aaron's, Family Dollar, Carewell/Humana
• Renewals Caclulated at 3% increase over previous year

SELECT TENANT PROFILES



FOOD CITY (NAP)

Food City is a family-owned grocery chain that has a 50-year reputation for servicing the Hispanic community in Phoenix. It was acquired by Bashas' in 1993 and continues its mission unchanged. Food City carries aisles of traditional Mexican foods along with items found in a traditional grocery store like Bashas. They concentrate on imported brands from Mexico and feature a full-service carniceria with specially marinated cuts of meat, and a Mexican bakery.

www.myfoodcity.com



SHERWIN WILLIAMS

Sherwin-Williams is the largest coatings manufacturer in the United States and the third largest worldwide. Founded in 1866, the company employs more than 33,000 people in 109 different countries. Today, Sherwin-Williams is a global leader in the development and manufacture and sale of coatings and related products. There are 3,954 company-operated paint stores and branches around the world with annual sales of \$9.5Billion.

www.sherwin-williams.com



FAMILY DOLLAR

Family Dollar is an American variety store chain that was founded in 1958. Shoppers can find many items at \$1 or less. Family Dollar is one of the country's fastest growing retailers with over 8,000 locations nationwide. They offer a compelling assortment of merchandise for the whole family ranging from household cleaners to name brand foods, from health and beauty aids to toys, and from apparel for every age to home fashions.

www.familydollar.com



Aaron's Rent to Own

Headquartered in Atlanta, The Aaron's Company, Inc. is a leading, technology-enabled, omnichannel provider of lease-to-own and retail purchase solutions of appliances, electronics, furniture, and other home goods across its brands: Aaron's, BrandsMart U.S.A., BrandsMart Leasing, and Woodhaven. Aaron's offers a direct-to-consumer lease-to-own solution through its approximately 1,210 Company-operated and franchised stores in 47 states and Canada.

www.aarons.com



PIZZA PATRON

Pizza Patron is a Latin-inspired pizza shop that was founded in 1986 in San Antonio, Texas. When they started accepting pesos for their pies, they were launched into the national spotlight. They make handmade pizza with a one-of-a-kind style and commitment to serve every community with the flavors of Latin culture.

www.pizzapatron.com



SUBWAY

Subway is an American fast food restaurant franchise that was founded in 1965 in Bridgeport, Connecticut. They primarily serve submarine sandwiches and salads and are one of the fastest-growing franchises in the world. There are approximately 42,000 stores located in more than 100 countries. Subway is the largest single-brand restaurant chain, and the largest restaurant operator, in the world.

www.subway.com

SELECT TENANT PROFILES



WAVEMAX LAUNDRY

Since 2012, WaveMAX Coin Laundry has focused its business model on developing the prototypical market and store that can scale and sustain a national chain of coin only laundromats. WaveMAX Laundry has been dedicated to providing their customers with professional and high-quality service, the newest and most efficient equipment, and friendly treatment. WaveMAX currently has eight locations throughout the United States and is based in Jacksonville, Florida.

www.wavemaxlaundry.com

Salsitas

SALSITAS MEXICAN FOOD

Salsitas Mexican Food is a Mexican fast food restaurant that serves affordable, even late-night, comfort food. They have multiple locations open around the Valley. The taqueria specializes in traditional fare, agua frescas, and drinks with retro-style façade.

www.salsitas-mexican.com



CRICKET WIRELESS

Cricket Wireless is a prepaid wireless service provider in the United States. The company was founded in 1999 in Chattanooga, Tennessee and was acquired by AT&T in March of 2014. Their service offers mobile voice, text, and data using parent AT&T's nationwide network.

www.cricketwireless.com



JACKSON HEWITT TAX SERVICE

Jackson Hewitt Tax Service Inc. is the second-largest tax-preparation service in the United States. The company was founded in 1982 and supports more than 5,763 franchise locations throughout the U.S. It is responsible for preparing over 2 million federal, state, and local income-tax returns each year. They operate more than 6,000 franchised and company-owned locations throughout the United States.

www.jacksonhewitt.com



ACCESS AUTO INSURANCE

Access Auto Insurance is a BBB accredited automobile insurance company that was founded in 1975. They strive to keep families protected with a long history of serving local communities. There are 85 retail locations in five different states. Access Auto Insurance offers specialty customers a number of important product advantages, including low down payments, customer-friendly payment plans, online payment acceptance, 24/7 claims, flexible reinstatements and friendly, helpful bilingual customer support.

www.access-insurance.com



BOOST MOBILE

Boost Mobile is a prepaid wireless service provider owned by Dish Network, offering affordable mobile plans without long-term contracts and operating on T-Mobile's network for broad coverage.

www.boostmobile.com

SELECT TENANT PROFILES



METRO by T Mobile

Metro by T-Mobile is a prepaid wireless brand owned by T-Mobile US, offering no-contract cellular plans with access to T-Mobile's nationwide 5G and 4G LTE network, and known for its affordable pricing and perks like T-Mobile Tuesdays.

www.metrobyt-mobile.com



VERIZON WIRELESS

Verizon Wireless is a global communications technology company delivering the promise of the digital world to millions of customers every day. Verizon Wireless is the second largest wireless communications provider in the United States. The company was founded in 2000 and is headquartered in New Jersey.

www.verizonwireless.com



SUSHI SONORA

Sushi Sonora emerges as a triumph of Mexican culture and creativity. Sushi is a traditional Japanese food that when arriving in Mexico, specifically to the state of Sonora, it is enriched with the flavors, textures and Mexican flavors. Opening its first restaurant in 2012, Sushi Sonora now has three valley locations.

www.sushisonora.com

Mid K Beauty Supply

MID K BEAUTY SUPPLY

Mid K Beauty is a beauty supply store in Phoenix that carries cosmetic, personal care, and supplies.

www.facebook.com/pages/Mid-K-Beauty-Supply/138004902939740



CENTURY SPA NAILS

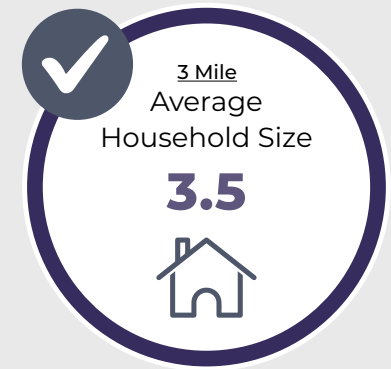
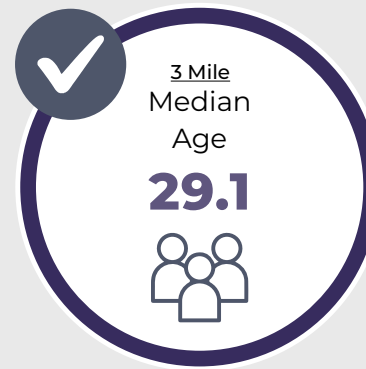
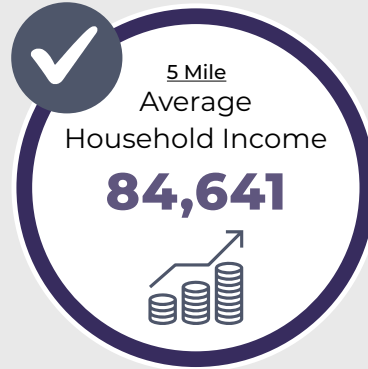
Century Spa Nails is a full-service nail salon in Phoenix. Services offered include manicures, pedicures, and mani-pedis.

www.facebook.com/centuryspails

SITE PLAN



DEMOGRAPHICS



2025 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	35,332	237,938	542,720
Estimated Population:	32,296	200,631	426,307
2029 Proj. Residential Population:	31,843	197,988	430,779
Average Household Income:	\$76,064	\$81,797	\$84,641
Total Consumer Expenditure:	\$831.91 M	\$5.51 B	\$12.07 B
Median Age:	28.0	29.1	29.5
Average Household Size:	3.7	3.5	3.4
Housing Units:	9,530	62,838	134,962
Total Households:	8,814	57,850	124,140
Total Employees:	3,036	37,307	116,413
Total Businesses:	364	3,497	10,957





ORION Investment Real Estate

Exclusively Listed By:

ORION Investment Real Estate

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