

Stapley @60

±94,000 SF SHOPPING CENTER
INVESTMENT OPPORTUNITY

US 60 Freeway & Stapley Drive | Mesa, Arizona 85204



92% OF OCCUPIED SPACE LEASED
INTO 2027 AND BEYOND

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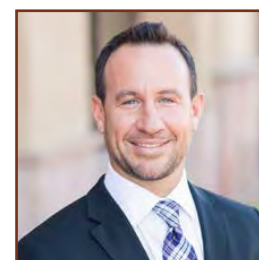


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Stapley@60

PROPERTY OVERVIEW

Stapley@60 is located on the border of the upscale communities of Gilbert and Mesa at the Stapley Drive off-ramp of US 60 (Superstition Freeway). The center benefits from its excellent exposure to the 232,000 vehicles per day on US 60 and an additional 40,000 vehicles per day on Stapley Drive.

Due to its connectivity, high income demographics (\$121,000 in annual income) and dense population (225,000 residents within 3 miles), the Stapley/US 60 interchange has attracted several hundred thousand square feet of office users and numerous national, retail draws such as Walmart, PetSmart, Office Max, Conn's and AMC Theaters, as well as countless restaurant tenants.

Completely remodeled over the last several years, the center is currently 95% occupied at below market rents (average rental rate is equivalent to \$10 NNN). At an asking price of \$138 per square foot, the impeccably maintained is priced well below replacement cost.



EXECUTIVE SUMMARY

Sale Price:	\$12,970,000
Price Per SF:	\$138.09
Cap Rate:	7.50%
Net Operating Income (NOI):	\$972,814
Occupancy:	94.78%
Building Size (GBA):	±93,924 SF
Lot Size:	±7.32 Acres (±319,075 SF)
Year Built:	1987
Zoning:	C-C, City of Mesa
Parking Ratio:	Unknown
Parcel Number:	139-07-003N
Traffic Counts:	Stapley Drive: 42,028 VPD Southern Avenue: 19,541 VPD US-60: 232,508 VPD

Property Address:

1455 South Stapley Drive
Mesa, Arizona 85204

Popular Retailers Located @ Intersection:

WAL★MART
SUPERCENTER

AMC
THEATRES

PET SMART

Panera
BREAD®

Conn's

IN-N-OUT
BURGER

Burlington

Chick-fil-A

TEXAS
ROADHOUSE

Michaels

Party City



OfficeMax



Stapley@60

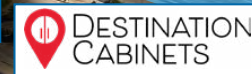
AERIAL VIEW & TENANTS



±232,508 VPD



MAXWELL
PRESCHOOL
ACADEMY



AllKids Urgent Care

STAPLEY DRIVE 42,028 VPD



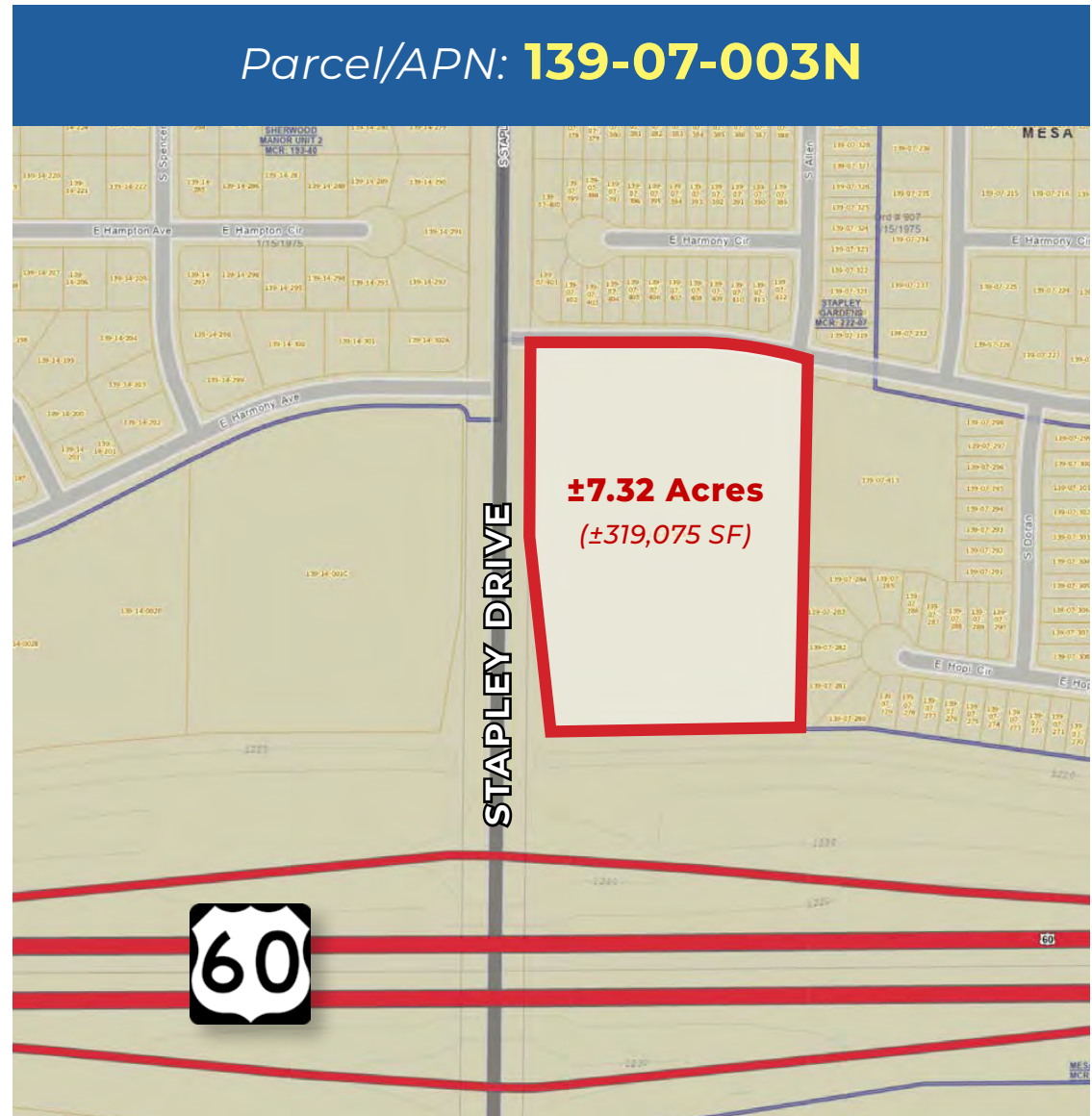
Property Highlights

- Recently Remodeled with No Outparcels
- Located at Freeway Exit (US 60 – 230,000+ vehicles per day)
- Priced Well Below Replacement Cost at under \$140 psf
- 95% of Occupied Space Leased into 2027 and Beyond
- Average Rental Rate below \$10 NNN
- Digital Monument Signage



EXCELLENT VISIBILITY

FROM THE US 60 FREEWAY



Tenant Roster

AllKids Urgent Care

Pediatrics

mysickkid.com

A Kids-Only urgent care that provides services regular doctor's offices don't - no appointment necessary.



Billiards Shop

prestigebilliardsaz.com

of Locations: 3

Game room store for at home entertainment including pool tables, shuffleboards and more.



Athletic Facility

workathleticsbasketball.com

Sports games, classes and summer camps, including open gym sessions. Sports rentals are available for full court of basketball shooting machines.

MAXWELL PRESCHOOL ACADEMY

Preschool

N/A

Description Unavailable.



BALLET ETUDES

Dance School

balletetudes.net

Ballet School founded in 1986. Includes studio, performances and summer camps for all ages.



Event Venue

N/A

Wedding & event venue and planning service with elegant style. Can hold up to 350 guests per event.



Athletic Facility

www.dbat.com

Sports venue with baseball, softball, weight training and more. Includes batting cages, lessons, camps/clinics and more.



Cabinetry

destinationcabinets.com

Luxury cabinet store with affordable prices for kitchens, bathrms, closets, laundry rooms and more. Includes personal concierge service to build the cabinets of your dreams.



Wings Restaurant

atlwings.com

of Locations: 16

A family owned wings restaurant that started in Chandler, Arizona in 2012. Chicken is never frozen and includes a homemade special sauce that keeps customers coming back.



DESERT PUPS

Thrift Store

desertpups.com

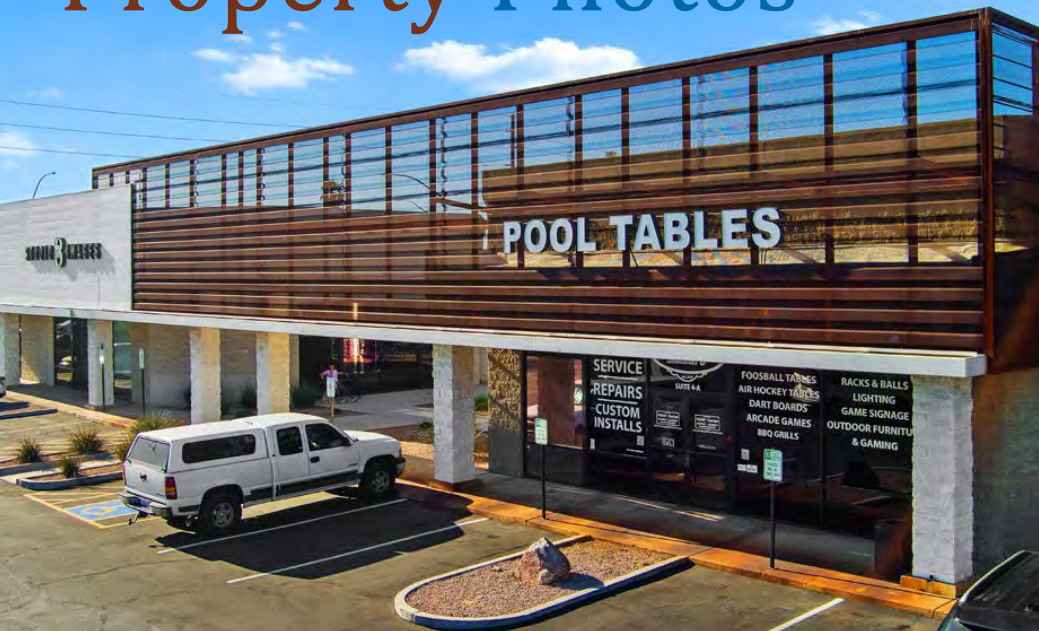
Doggy Daycare that provides a "second home" for beloved pets. Includes Daycare, Boarding and Wedding + Party Chaperone for pets.

Site Plan

95% OCCUPIED



Property Photos



Property Photos



Property Photos



Area Overview



Mesa is a city just east of Phoenix in Arizona. Mesa Grande Cultural Park is home to a giant, centuries-old ceremonial mound, and artifacts of the ancient Hohokam people. The Arizona Museum of Natural History exhibits dinosaur skeletons and archaeological finds. The nearby i.d.e.a. Museum offers hands-on artistic and scientific exhibits for kids. Mesa Arts Center presents theater, musicals and contemporary art.

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Mesa is the most populous city in the East Valley section of the Phoenix metropolitan area.

- Established Submarket located in the Heart of 4 Major Development and Redevelopment Corridors/Areas: Downtown & Main Street, Superstition Springs Freeway Corridor, Falcon Field, and Phoenix-Mesa Gateway (Eastmark)
- Mesa is the third-largest city in Arizona after Phoenix and Tucson, the 36th-largest city in the US, and the largest city that is not a county seat.
- Mesa is a vibrant and dynamic town that is home to numerous higher education facilities including the Polytechnic campus of Arizona State University.

About Mesa, Arizona

With a population of more than 508,000 Mesa, Arizona is the 37th largest city in the United States and second largest in the Phoenix-Mesa metro area and is larger than Miami, Minneapolis, Atlanta and St. Louis. Mesa encompasses 138 square miles inside a 21-city region that has a population of 4.9 million people, and is projected to grow to 5.3 million by 2025.

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MESA OFFERS:

- A diverse and sustainable economy that features a balance of base industries that create high quality jobs.
- An educated workforce.
- A partnership of government and industry that considers next generation technologies and products as economic opportunities.
- Business people who see Mesa as their home and the world as their marketplace.



ABUNDANT, AFFORDABLE, HIGH-QUALITY WORKFORCE

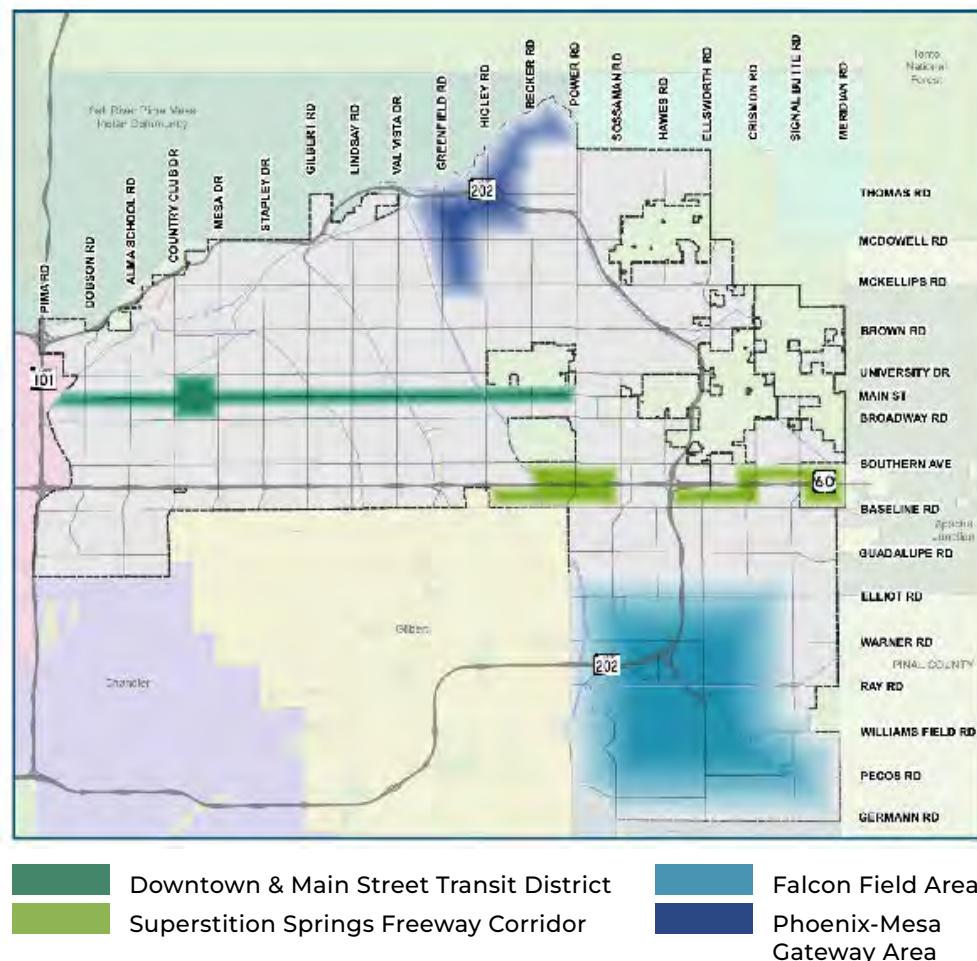
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Leading employers like Boeing and Banner Medical Centers benefit from Mesa's well-educated workforce, more than 37.8% of which have an associate's degree or higher. From January 2010 to May 2020 the labor force in the Phoenix-Mesa MSA has increased by 19.33% and currently has more than 2,500,000 workers. (Source: ESRI)

As a right to work state, Arizona has one of the lowest unionization rates in the nation. Additionally, Arizona employers, on average, pay the 6th lowest unemployment insurance premium taxes. Whether focused on high-tech jobs, administrative operations, or customer service, Mesa and the Greater Phoenix area can meet all labor force needs.

Mesa's strong economic development, along with the state's pro-business ideology, has attracted a variety of industries including Healthcare, Education, Aerospace/Aviation and Technology.

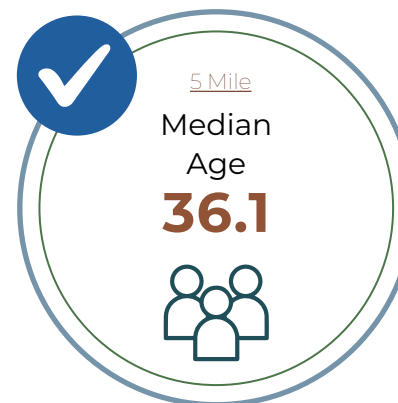
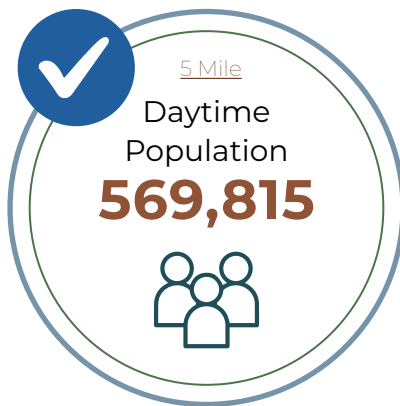
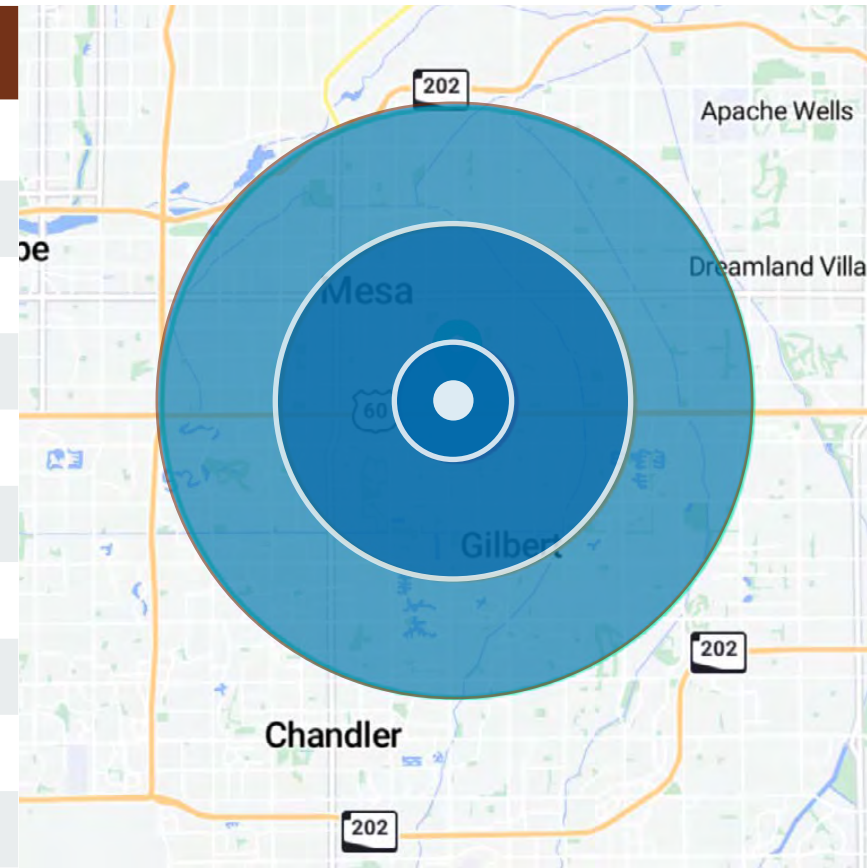
The low risk of natural disaster ranks Phoenix-Mesa metro among the safest places in the US for high-tech companies to do business. A 2008 study by Sustain-Lane ranked Mesa as the safest place in the nation when considering natural disaster risks. In 2015, Apple revealed plans and selected Eastmark as a premier location for its \$2 billion Data and Global Operations Center. The 1.3 million square foot project was completed in August of 2018 and the building is 100 percent powered by clean solar energy. EdgeCore Data Campus is located within the Elliot



Road Technology Corridor with an on-site substation designed to deliver 280 MW of utility power. The campus consists of 7 data centers utilizing 1.2 million square feet. EdgeCore selected Mesa because of the highly competitive power rates relative to southwestern US markets, along with the cost saving from Arizona's data center tax incentive.

Demographics

2023 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	23,298	224,628	569,815
Estimated Population:	14,331	160,563	419,864
2028 Proj. Residential Population:	15,079	176,605	451,878
Average Household Income:	\$121,331	\$103,652	\$109,947
Total Consumer Expenditure:	\$376.49M	\$4.14B	\$12.28B
Median Age:	31.3	33.3	36.1
Average Household Size:	3.1	2.8	2.5
Housing Units:	4,914	62,170	177,908
Total Households:	4,646	57,895	164,431
Total Businesses:	934	8,011	20,159



Rent Roll

Suite	Tenant	Square Footage	Lease Term	Base Rent Monthly	Base Rent Annually	Base Rent PSF	NNN Monthly	NNN PSF	Security Deposit	Rental Increases	Options/Notes
1	All Kids	3,625	Mar 28, 2018 to Nov 30, 2028	\$8,053.54	\$96,642.48	\$26.66	\$1,507.40	\$4.99	\$8,725	12-01-24: \$8,295.21 month (\$22.67 PSF) 01-25: \$8,542.92 month (\$28.28 PSF) 01-26: \$8,799.69 month (\$29.13 PSF) 12-01-27: \$9,062.50 month (\$30.00 PSF)	12-12- Two 5-year options at fair market rate.
2	Studio 3 Images	1,772	Aug 13, 2018 to Apr 30, 2025	\$3,251.00	\$39,012.00	\$22.02	\$0.00	\$0.00	\$2,000	05-01-24: \$3,348.00 per month (\$22.67 PSF)	05-01-25: \$3,449.00 per month (\$23.36 PSF) 05-01-26: \$3,552.00 per month (\$24.05 PSF) 05-01-27: \$3,659.00 per month (\$24.78 PSF)
3	Vacant	1,043									
4A	Prestige Billiards	1,550	Jan 21, 2017 to Jan 31, 2025	\$2,722.83	\$32,673.96	\$21.08	\$548.96	\$4.25	\$2,900		02-01-25: \$2,804.21 per month (\$21.71 PSF) 02-01-26: \$2,888.17 per month (\$22.36 PSF) 02-01-27: \$2,974.82 per month (\$23.03 PSF)
4B	Vacant	1,991									
7-8	Work Athletics Basketball Academy	3,803	May 18, 2020 to May 31, 2026	\$4,538.93	\$54,467.16	\$14.32	\$234.52	\$0.74	\$4,400	06-01-24: \$4,675.10 per month (\$14.75 PSF) 01-25: \$4,815.35 per month (\$15.19 PSF)	06-01-26: \$4,959.82 per month (\$15.65 PSF) 06-01-27: \$5,108.61 per month (\$16.12 PSF) 06-01-28: \$5,261.87 per month (\$16.60 PSF) Tenant responsible to pay \$0.74 PSF for HVAC.
5, 9-10	Maxwell Preschool Academy	11,902	Aug 6, 2008 to Dec 31, 2032	\$15,374.00	\$184,488.00	\$15.50	\$0.00	\$0.00	\$1,600	01-01-25: \$15,870.00 per month (\$16.00 PSF) 01-26: \$16,365.00 per month (\$16.50 PSF) 01-27: \$16,861.00 per month (\$17.00 PSF) 01-28: \$17,357.00 per month (\$17.50 PSF) 29: \$17,853.00 per month (\$18.00 PSF) 01-30: \$18,349.00 per month (\$18.50 PSF) 01-31: \$18,845.00 per month (\$19.00 PSF) 01-32: \$19,341.00 per month (\$19.50 PSF)	01-01-28: NO OPTIONS TO EXTEND. 01-01-01-01-01-
11	Ballet Etudes	15,215	Dec 1, 2022 to Nov 30, 2032	\$13,000.00	\$156,000.00	\$10.25	\$0.00	\$0.00	\$12,500	12-01-24: \$18,500 per month. 12-01-25: \$20,000 per month. 12-01-26: \$20,585 per month. 12-01-27: \$21,188 per month. 12-01-28: \$21,808 per month. 12-01-29: \$22,447 per month. 12-01-30: \$23,106 per month. 12-01-31: \$23,784 per month.	Two 5-year options aith 3% annual increases fair market rate.
12	Pearl's Banquet Hall	14,086	Jul 3, 2013 to Jan 31, 2027	\$17,757.41	\$213,088.92	\$15.13	\$0.00	\$0.00	\$14,500	02-01-25: \$18,290.14 per month. 02-01-26: \$18,838.84 per month.	
13	Premier Health & Fitness	7,860	Dec 1, 2021 to Jan 31, 2027	\$7,643.78	\$91,725.36	\$11.67	\$2,783.75	\$4.25	\$11,000	12-01-24: \$7,873.10 per month (\$12.02 PSF) 12-01-25: \$8,109.29 per month (\$12.38 PSF) 12-01-26: \$8,352.57 per month (\$12.75 PSF)	One 3-year option at fair market value for similar space at the Center.
14	Destination Cabinets	2,130	Oct 12, 2023 to Mar 31, 2029	\$2,840.00	\$34,080.00	\$16.00	\$754.38	\$4.25	\$3,650	04-01-24: \$2,840.00 per month (\$16.00 PSF) 04-01-25: \$2,925.20 per month (\$16.48 PSF) 04-01-26: \$3,012.96 per month (\$16.97 PSF) 04-01-27: \$3,103.34 per month (\$17.48 PSF) 04-01-28: \$3,196.45 per month (\$17.48 PSF)	COMMENCEMENT DATE is February 1, 2024. OPTION: One 5-year option at fair market value for similar space at the Center.
15-21	D-BAT Mesa	22,697	Jul 1, 2022 to Dec 31, 2032	\$20,600.00	\$247,200.00	\$10.89	\$0.00	\$0.00	\$0	01-01-25: \$21,218 per month (\$11.22 PSF) Gross 01-01-26: \$21,855 per month (\$11.55 PSF) Gross 01-01-27: \$22,510 per month (\$11.90 PSF) Gross 01-01-28: \$23,185 per month (\$12.26 PSF) Gross 01-01-29: \$23,881 per month (\$12.63 PSF) Gross 01-01-30: \$24,597 per month (\$13.00 PSF) Gross 01-01-31: \$25,335 per month (\$13.39 PSF) Gross 01-01-32: \$26,095 per month (\$13.80 PSF) Gross	01-01-33: \$26,095 per month (\$13.80 PSF) Gross 01-01-34: \$26,878 per month (\$14.21 PSF) Gross 01-01-35: \$27,685 per month (\$14.64 PSF) Gross 01-01-36: \$28,515 per month (\$15.08 PSF) Gross 01-01-37: \$29,371 per month (\$15.53 PSF) Gross SECOND OPTION: 01-01-38: \$30,252 per month (\$15.99 PSF) Gross 01-01-39: \$31,159 per month (\$16.47 PSF) Gross 01-01-40: \$32,094 per month (\$16.97 PSF) Gross 01-01-41: \$33,057 per month (\$17.48 PSF) Gross 01-01-42: \$34,049 per month (\$18.00 PSF) Gross
22	ATL Wings	2,012	Feb 6, 2017 to Oct 31, 2027	\$3,889.87	\$46,678.40	\$23.20	\$836.66	\$4.99	\$3,600	11-01-24: \$4,007.23 per month (\$23.90 PSF NNN) 11-01-25: \$4,127.95 per month (\$24.62 PSF NNN) 11-01-26: \$4,252.03 per month (\$25.36 PSF NNN)	One 5-year option with 3% annual increases.
25	Vacant	938									
26	Vacant	935									
27-28	Desert Pups	2,365	Oct 1, 2022 to Dec 31, 2025	\$3,351.00	\$40,212.00	\$17.00	\$837.60	\$4.25	\$4,000	01-01-25: \$3,548.00 per month (\$18 PSF)	NO OPTIONS TO EXTEND.
TOTALS/AVERAGES		93,924	100.00%	\$103,022	\$1,236,268	\$13.16	\$7,503	\$0.96	\$68,875		
AVAILABLE SPACE		4,907	5.22%								
OCCUPIED SPACE		89,017	94.78%	\$103,022	\$1,236,268	\$13.89	\$7,503	\$1.01	\$68,875		

Rent Projections

Tenant	Oct 2024	Nov 2024	Dec 2024	Jan 2025	Feb 2025	Mar 2025	Apr 2025	May 2025	Jun 2025	Jul 2025	Aug 2025	Sep 2025	TOTALS
All Kids	8,054	8,054	8,295	8,295	8,295	8,295	8,295	8,295	8,295	8,295	8,295	8,295	\$99,059
Studio 3 Images	3,348	3,348	3,348	3,348	3,348	3,348	3,348	3,449	3,449	3,449	3,449	3,449	\$40,681
Vacant		0	0	0	0	0	0	0	0	0	0	0	\$0
Prestige Billiards	2,723	2,723	2,723	2,723	2,804	2,804	2,804	2,804	2,804	2,804	2,804	2,804	\$33,325
Vacant		0	0	0	0	0	0	0	0	0	0	0	\$0
Work Athletics Basketball Academy	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,675	4,815	4,815	4,815	4,815	\$56,662
Maxwell Preschool Academy	15,374	15,374	15,374	15,870	15,870	15,870	15,870	15,870	15,870	15,870	15,870	15,870	\$188,952
Ballet Etudes	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	18,500	\$222,000
Pearl's Banquet Hall	17,757	17,757	17,757	17,757	18,290	18,290	18,290	18,290	18,290	18,290	18,290	18,290	\$217,351
Premier Health & Fitness	7,644	7,644	7,873	7,873	7,873	7,873	7,873	7,873	7,873	7,873	7,873	7,873	\$94,019
Destination Cabinets	2,840	2,840	2,840	2,840	2,840	2,840	2,925	2,925	2,925	2,925	2,925	2,925	\$34,591
D-BAT Mesa	20,600	20,600	20,600	21,218	21,218	21,218	21,218	21,218	21,218	21,218	21,218	21,218	\$252,762
ATL Wings	3,890	4,007	4,007	4,007	4,007	4,007	4,007	4,007	4,007	4,007	4,007	4,007	\$47,969
Vacant		0	0	0	0	0	0	0	0	0	0	0	\$0
Vacant		0	0	0	0	0	0	0	0	0	0	0	\$0
Desert Pups	3,351	3,351	3,351	3,548	3,548	3,548	3,548	3,548	3,548	3,548	3,548	3,548	\$41,985
TOTALS:	\$108,756	\$108,873	\$109,344	\$110,655	\$111,269	\$111,269	\$111,354	\$111,455	\$111,595	\$111,595	\$111,595	\$111,595	\$1,329,356

Financial Analysis

OCTOBER 2024 YEAR FORWARD		
Category		Totals
INCOME		
Base Rent		1,329,356
CAM Reimbursement		90,039
TOTAL INCOME		1,419,395
<u>CAM EXPENSES</u>		
CAM R&M	0.04 psf	4,020
CAM Insurance	0.27 psf	25,704
CAM RE Taxes	1.36 psf	127,548
CAM Management	0.70 psf	66,137
CAM Trash Removal	0.15 psf	14,040
CAM Electricity	0.05 psf	4,680
CAM Water Irrigation	0.02 psf	2,196
CAM Water & Sewer Bldg	0.23 psf	21,924
CAM Landscaping	0.16 psf	15,000
CAM Porter	0.11 psf	10,700
CAM Haul Away	0.01 psf	600
CAM Sweeping	0.13 psf	12,060
CAM Pressure Wash	0.03 psf	2,820
CAM Locksmith	0.01 psf	600
CAM Backflow	0.01 psf	600
CAM Plumbing	0.03 psf	2,400
CAM Fire Safety	0.06 psf	5,400
CAM Lighting	0.03 psf	2,400
CAM Supplies/Furniture	0.01 psf	600
CAM Roof R&M	0.05 psf	4,800
CAM Media Services	0.06 psf	5,976
CAM Signs	0.03 psf	2,400
CAM Pest Control	0.03 psf	2,400
CAM Parking Lot R&M	0.01 psf	1,200
CAM Reserves (PL, Roof, Plumbing, Paint)	0.67 psf	63,180
CAM HVAC PM	0.10 psf	9,216
CAM HVAC Repairs	0.12 psf	10,980
GRAND TOTAL CAM EXPENSE	4.47 psf	419,581
NON CAM EXPENSES		
NON CAM R&M	0.26 psf	24,000
NON CAM Utilities	0.01 psf	600
NON CAM Janitorial	0.03 psf	2,400
TOTAL NON CAM EXPENSES	0.29 psf	27,000
NET OPERATING INCOME		972,814
List Price	\$12,970,000	7.50% CAP Rate
		\$138.09 per SF