



ARROWHEAD
PRIME

ARROWHEAD TOWNE CENTER OUTPARCEL
NEC Bell Rd & 79th Ave | Glendale, AZ

the Habit
BURGER GRILL

PEARLE
VISION

TEMPUR+SEALY
BLAZE PIZZA

Dillard's JCPenney ★ macy's

amc
THEATRES

FOREVER 21

DICK'S
SPORTING GOODS

LOOP
101

COSTCO
WHOLESALE

RAMADA

ARRIBA
MEXICAN GRILL

Old
Country
Buffet

**ARROWHEAD
TOWNE CENTER MALL**

**SPRINGHILL
SUITES**
Marriott

EINSTEIN BROS.
BAGELS

Cane's
Raising
CHICKEN FINGERS

**DISCOUNT
TIRE**

79TH AVE

ETHAN ALLEN

BELL RD

±40,200 VPD

EXCLUSIVELY LISTED BY

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TABLE OF CONTENTS

4

INVESTMENT SUMMARY
Property Summary

5

PROPERTY OVERVIEW
Site Plan
Rent Roll
Tenant Profiles

8

AREA OVERVIEW
Property Photos
Aerials
Demographics

15

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PROPERTY SUMMARY

OFFERING PRICE	\$8,960,000
CAP RATE	5.25%
NOI	±\$470,456
OCCUPANCY	100%
TENANCY	4
PARCEL	200-43-006Z
LAND AREA	±1.37 Acres
BUILDING GLA	±8,433 SF
YEAR BUILT	2017
ADDRESS	7870 W Bell Rd Glendale, AZ 85308


INVESTMENT HIGHLIGHTS

- **Outparcel to the 2nd highest volume regional mall in Arizona, Arrowhead Towne Center**
- **Trophy location and exposure on the 8-lane Bell Road**
- **Four brand new 10 year leases** all with strong rent increases of 10 to 12%
- **100% leased to a strong tenant mix** including: Tempur + Sealy (NYSE: TPX), Habit Burger (NASDAQ: HABT), Pearle Vision, and Blaze Pizza
- Surrounded by **over 3 million square feet of retail, arguably the strongest location in the Phoenix Metro**

LOCATION HIGHLIGHTS

- **Hard corner signaled location** with over 40,200 VPD on Bell Road
- Located just off the **Loop 101 freeway with over 124,000 VPD**
- **Near the Peoria Sports Complex** (home to both the San Diego Padres and Seattle Mariners during spring training)
- **High income trade area** with average household income over \$76,000 within a 3-mile radius
- **Excellent customer potential** with over 8,700 businesses and over 108,000 daytime employees within a 5-mile radius

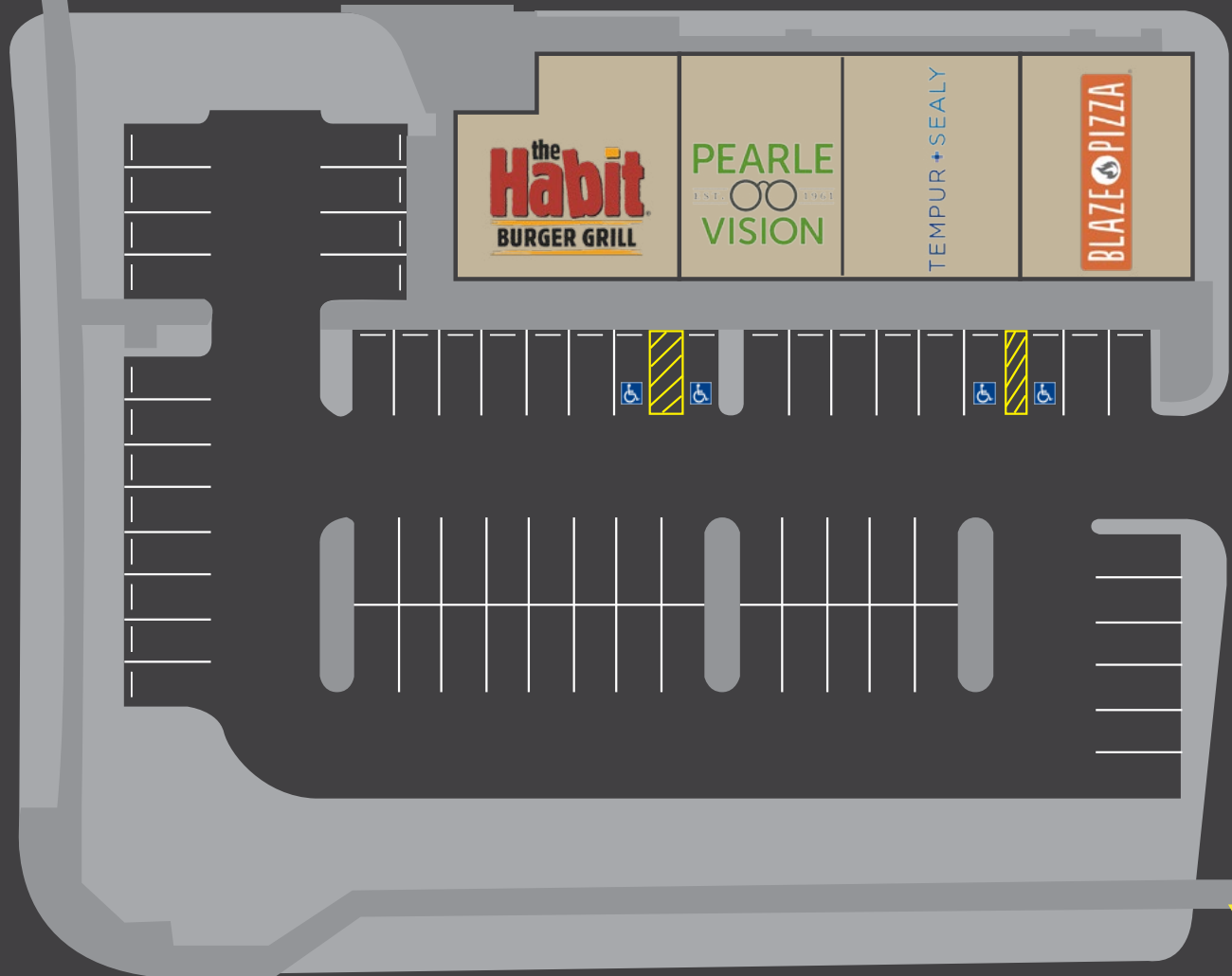
SITE PLAN

 [CLICK HERE FOR PROPERTY VIDEO](#)

79TH AVE



BELL RD ±40,200 VPD



RENT ROLL

TENANT	SF	LEASE	CURRENT ANNUAL BASE RENT	ANNUAL RENT PER SF	ANNUAL ESTIMATED NNN'S	INCREASES ON	INCREASES TO / BY	RENEWAL OPTIONS
	2,049	Jun 2017 to Jun 2027 10 Years	\$133,185.00	\$65.00	\$12,294.00	Year 6	\$71.50	Two, Five Yr Options at 10% Increases Every 5 Yrs
TEMPUR+SEALY NYSE: TPX	2,199	Proj. Dec 2017 to Dec 2027 10 Years	\$109,950.00	\$50.00	\$14,293.56	Year 6	\$55.00	Two, Five Yr Options at 10% Increases Every 5 Yrs
	1,801	Proj. Dec 2017 to Dec 2027 10 Years	\$84,647.04	\$47.00	\$12,498.96	Year 6	\$52.64	Three, Five Yr Options at 12% Increases Every 5 Yrs
 NASDAQ: HABT	2,384	May 2017 to May 2027 10 Years	\$147,807.96	\$62.00	\$14,304.00	Year 6	\$68.20	Two, Five Yr Options at 10% Increases Every 5 Yrs
TOTAL SF	8,433							
OCCUPANCY	100%		\$475,590.00		\$53,390.52			

Total Base Rent	\$475,590
Expense Reimbursements	\$53,391
Total Income	\$528,981
Less Expenses	\$58,525
Net Operating Income	\$470,456

Estimated at \$6.49 psf for 2018 budget

TEMPUR+SEALY

The world's largest bedding provider.

WEBSITE	www.tempursealy.com
OWNERSHIP	NYSE: TPX
REVENUE	\$3.13B
# OF LOCATIONS	Sold in Various Retailers
GUARANTEE	Corporate Guarantee



Char-grilled burgers, sandwiches, salads and milkshakes.

WEBSITE	www.habitburger.com
OWNERSHIP	NASDAQ: HABT
REVENUE	\$295.49M
# OF LOCATIONS	±185 Locations
GUARANTEE	Corporate



One of the largest brands in the optical industry, since 1961.

WEBSITE	www.pearlevision.com
OWNERSHIP	Private
# OF LOCATIONS	±500 Locations
GUARANTEE	Strong 38+ Unit Franchisee



Hip counter-serve pizzeria dishing up crispy, thin-crust pies.

WEBSITE	www.blazepizza.com
OWNERSHIP	Private
# OF LOCATIONS	±200 Locations
GUARANTEE	Strong Personal Guarantees



7870

BLAZE PIZZA  FAST FIRE'D

BLAZE PIZZA  FAST FIRE'D

BLAZE PIZZA









LOOP 101

±124,949 VPD

±122,621 VPD

LOOP 101

PEORIA SPORTS COMPLEX

ARROWHEAD TOWNE CENTER

the Habit BURGER GRILL
PEARLE CO. VISION
TEMPUR+SEALY
BLAZE PIZZA

Dillard's
sears
DICK'S SPORTING GOODS
JCPenney
AMC THEATRES
FOREVER 21
macy's
H.M.

BARNES & NOBLE
TJ-maxx
HOBBY LOBBY
OLD NAVY
DSW
rue21

Tanera
FIVE GUYS
BURGERS and FRIES

WELLS FARGO

ZUPAS
MOD

MADgreens
Cafe Rio
smashburger
MEXICAN GRILL

WORLD MARKET

TOYS R US
PGA TOUR SUPERSTORE

SPENCERS TV & APPLIANCE
BED BATH & BEYOND

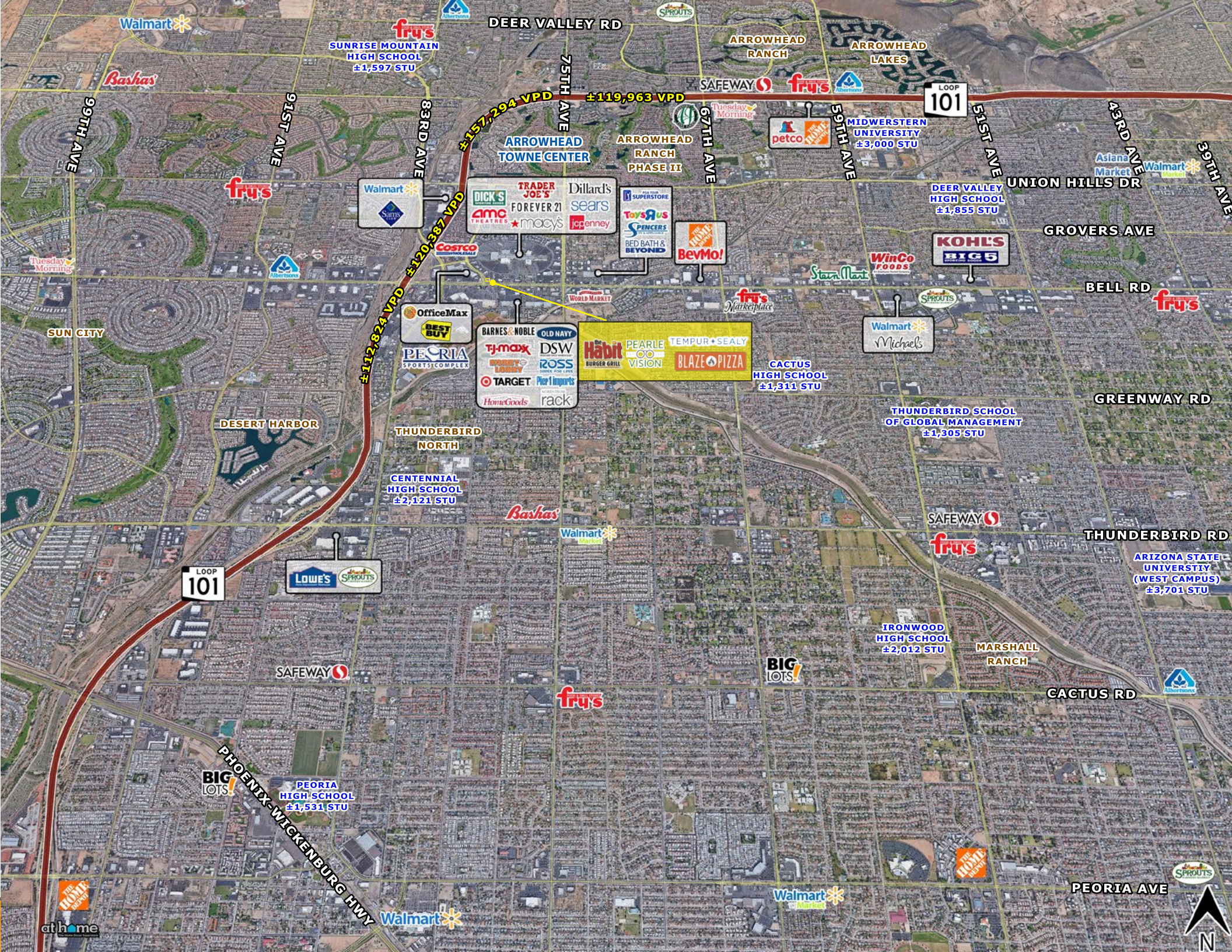
PET SMART
Thomasville
DREXEL HERITAGE

MEGA FURNITURE
DesignSource
FURNITURE

Carls Jr.

AVIS
Budget





Walmart*

fru's

DEER VALLEY RD

SUNRISE MOUNTAIN HIGH SCHOOL
±1,597 STU

SPROUTS

ARROWHEAD RANCH

ARROWHEAD LAKES

Bashas

SAFeway

fru's

LOOP 101

97TH AVE

91ST AVE

83RD AVE

75TH AVE

±119,963 VPD

67TH AVE

59TH AVE

51ST AVE

43RD AVE

39TH AVE

fru's

Walmart*

ARROWHEAD TOWNE CENTER
DICK'S
TRADER JOE'S
FOREVER 21
Dillard's
sears
macy's
JCPenney

TOYS R US
SPENCERS
PFD BATH & BEYOND

BevMo!

petco

MIDWESTERN UNIVERSITY
±3,000 STU

DEER VALLEY HIGH SCHOOL
±1,855 STU

Asiana Market
Walmart*

UNION HILLS DR

GROVERS AVE

BELL RD

fru's

Tuesday Morning

SUN CITY

Costco

OfficeMax
BEST BUY

BARNES & NOBLE
TJ-maxx
DSW
ROSS
TARGET
HomeGoods
rack

the Habit BURGER GRILL
PEARLE CO VISION
TEMPUR+SEALY
BLAZE PIZZA

CACTUS HIGH SCHOOL
±1,311 STU

fru's Marketplace

WinCo FOODS

SPROUTS

Walmart*
Michaels

THUNDERBIRD SCHOOL OF GLOBAL MANAGEMENT
±1,305 STU

GREENWAY RD

DESERT HARBOR

THUNDERBIRD NORTH

CENTENNIAL HIGH SCHOOL
±2,121 STU

Bashas

Walmart*

SAFeway

fru's

THUNDERBIRD RD

ARIZONA STATE UNIVERSITY (WEST CAMPUS)
±3,701 STU

LOOP 101

LOWE'S
SPROUTS

SAFeway

fru's

BIG LOTS!

IRONWOOD HIGH SCHOOL
±2,012 STU

MARSHALL RANCH

CACTUS RD

SPROUTS

BIG LOTS!

PEORIA HIGH SCHOOL
±1,531 STU

PHOENIX-WICKENBURG HWY

Walmart*

Walmart*

THE HOME DEPOT

PEORIA AVE

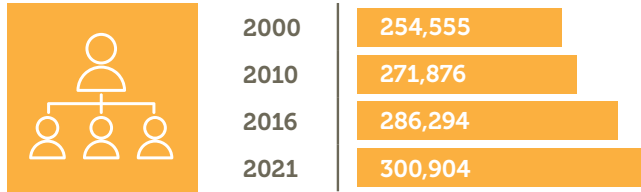
SPROUTS



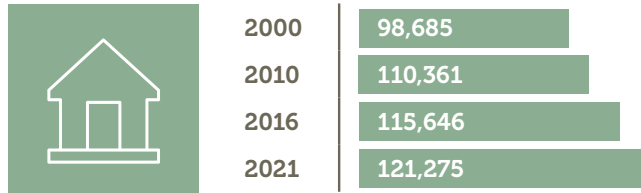
at home

DEMOGRAPHICS

POPULATION GROWTH ^{5-MILE}



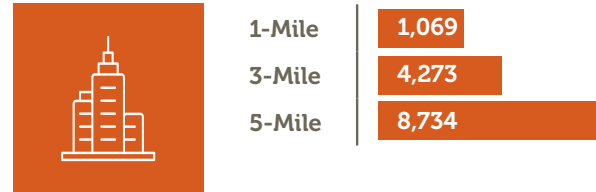
HOUSEHOLD GROWTH ^{5-MILE}



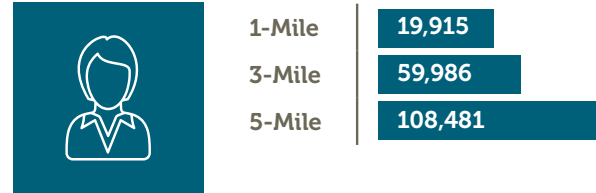
AVERAGE HOUSEHOLD INCOME ²⁰¹⁶



BUSINESSES IN THE AREA ²⁰¹⁶



EMPLOYEES IN THE AREA ²⁰¹⁶



CONSUMER FOOD SPENDING OF MORE THAN

\$137 MILLION

WITHIN A 3-MILE RADIUS

CONFIDENTIALITY STATEMENT

This Confidential Offering Memorandum has been prepared by Phoenix Commercial Advisors (PCA) for use by a limited number of parties whose sole purpose is to evaluate the possible purchase of the subject property. This Memorandum has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation.

The information contained in this Memorandum has been obtained from sources we believe to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used, are for example only, and do not represent the current or future performance of the property. The value of this transaction to you depends on taxes and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine, to your satisfaction, the suitability of the property for your needs. All potential buyers must take appropriate measures to verify all of the information set forth herein. Both Phoenix Commercial Advisors (PCA) and the Owner disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. The contained information is subject to change at any time and without notice. The recipient of the Memorandum shall not look to the Owner or Phoenix Commercial Advisors (PCA) for the accuracy or completeness of this Memorandum.

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All property showings are by appointment only.

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