



QCDISTRICT

Stabilized Core Grocery Anchored Center | Phoenix MSA



EXCLUSIVELY LISTED BY

CHAD TIEDEMAN

Senior Managing Director
(602) 288-3472
ctiedeman@pcaemail.com

STEVEN UNDERWOOD

Senior Managing Director
(602) 288-3477
sunderwood@pcaemail.com

DANNY GARDINER

Associate Director
(602) 385-1328
dannygardiner@pcaemail.com

LEASING CONTACT

ZACH PACE

Senior Vice President
(602) 734-7212
zpace@pcaemail.com



CONTENTS

04 INVESTMENT SUMMARY

Investment Highlights
Site Plan

10 ASSUMPTIONS

Cash Flow
Rent Roll

14 TENANT OVERVIEW

Tenant Profiles

18 AREA OVERVIEW

Major Retailers
Housing Development
Competition Breakdown
About Queen Creek
Demographics

30 CONTACT

Confidentiality Statement



PROPERTY SUMMARY

OFFERING PRICE	Best Offer
NOI (YEAR 1)***	\$2,657,432
OCCUPANCY*	100%
TENANCY	24
TPN(S)	304-67-956; 304-67-953; 304-67-954; 304-67-955
LAND AREA	±15.53 Acres
BUILDING AREA	±112,685 SF
YEAR BUILT	2016
PARKING	803 Spaces; 7.12 per 1,000 SF
ZONING**	TC Town Center

*Current occupancy reflects one pending lease being negotiated as well as a seller guarantee for Pad 1. See rent roll for more detail.

** TC zoning - To provide concentrated downtown retail, service, office + mixed use

*** Revised from original offering memorandum

PROPERTY DETAILS

Construction: Steel and wood framing, 8" CMU walls with a combination of thin brick veneer, stucco and stone. Roofing is Class "A" TPO Roof System. *See as-built drawings for further detail

Access: Access to the site is granted through six (6) curb-cut access points. Two (2) are along Rittenhouse Road, two (2) are along Ellsworth Loop Road, and two (2) are along Maya Road





INVESTMENT HIGHLIGHTS

- **Brand new 2016 construction** with modern design
- **Top quality tenancy and long-term leases** with strong anchor tenants in **Sprouts Farmers Market (NASDAQ: SFM)** and **HomeGoods (NYSE: TJX; A+ S&P Rating)**
- Other notable tenants include **Starbucks (NASDAQ: SBUX; A S&P Rating)**, **Mattress Firm**, **Red Robin**, **Café Rio**, **Supercuts** and **Jersey Mike's**
- Fully stabilized **necessity based retail** investment opportunity providing long-term stability
- **National anchor tenants make up 47%** of the total occupied square footage
- **Additional upside** with Phase II pads for future development opportunities
- **Top performing stores** in the market for many of the tenants in the center and at the intersection









LOCATION HIGHLIGHTS

- Located across the street from Queen Creek Marketplace, another **main shopping & entertainment destination** for the Queen Creek area
- **Regional intersection with strong tenant draw** to the intersection with Harkins Theatres, Target, Bed Bath & Beyond, Ross, TJ Maxx, PetSmart, Bevmo, Cost Plus World Market, Jo-Ann Fabrics, SteinMart, Ulta Beauty, Walmart & Petco within ½-mile of the property
- **Large extended trade area**, pulling people to this regional destination
- **Median household income** in Queen Creek is \$83,809, **the highest in the East Valley** (above Scottsdale, Chandler and Gilbert)
- Located in **one of the highest growth areas in AZ**, Queen Creek has seen their **population grow 1,166% since 2000**
- The QC District resides in Maricopa county, which boasts the **highest annual population growth of any county in the United States** (US census Bureau)












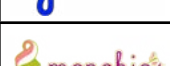







SITE PLAN

[CLICK HERE FOR PROPERTY VIDEO](#)

Projected ground lease	Pad 1
	Pad 2
	Pad 3
	D 106
	D 104
	D 103
	D 101



E 101	
E 102	
E 103	
E 104	
Anchor 1	
C 101	
C 102	
C 103	
C 104	
C 105	
B 101	
B 102-103	
B 104	
A 101	
A 2 102	
Anchor 2	
A 1 101-102	



GLOBAL ASSUMPTIONS

10

ASSUMPTIONS

GLOBAL ASSUMPTIONS		MARKET LEASING ASSUMPTIONS (AS OF 07/01/2017)									
Analysis Period		MLA Name	Blended Rent	TI	LC	Year 1 Renewal %	Rent Escalation	Recovery Method	Term	% of Total SF	
Commencement Date	July 1, 2017	Anchors	\$18.00	\$25.00	6.00%	85.00%	2% Annual Increases	STD NNN - 15% Admin	120 Months	43.46%	
End Date	July 1, 2027	Inline Shops C&B	\$35.00	\$30.00	6.00%	85.00%	3% Annual Increases	STD NNN - 15% Admin	120 Months	14.96%	
Term	10 Years	Pad 1 & Shops E	\$36.00	\$30.00	6.00%	85.00%	3% Annual Increases	STD NNN - 15% Admin	120 Months	14.36%	
AREA MEASURES		Shops D	\$40.00	\$30.00	6.00%	85.00%	3% Annual Increases	STD NNN - 15% Admin	120 Months	9.75%	
Building Square Feet (GLA)	112,758	Red Robin	\$18.00	\$30.00	6.00%	85.00%	3% Annual Increases	Red Robin	120 Months	5.59%	
GROWTH RATES		End Caps B&C	\$38.00	\$30.00	6.00%	85.00%	3% Annual Increases	STD NNN - 15% Admin	120 Months	5.50%	
Customer Price Index	3.00%	Simon Med	\$26.00	\$30.00	6.00%	85.00%	3% Annual Increases	STD NNN - 15% Admin	120 Months	4.43%	
Other Income Rate	3.00%	Starbucks	\$46.00	\$30.00	6.00%	85.00%	3% Annual Increases	STD NNN - 15% Admin	120 Months	1.95%	
Operating Expenses	3.00%										
Real Estate Taxes	3.00%										
Market Rent Growth	3.00% Per Year										
General Vacancy Loss	3.00% *										
Capital Reserves (CY 2017 Value)	¢10 PSF										
EXPENSES											
Operating Expense Source	2017 Budget										
Management Fee (% of EGR)	2.50%										
*Excluded tenants from vacancy, Sprouts, HomeGoods, Starbucks, Red Robin											
PROPERTY CASH FLOW											
	Hold Period Average	Year 1 Jun-2018	Year 2 Jun-2019	Year 3 Jun-2020	Year 4 Jun-2021	Year 5 Jun-2022	Year 6 Jun-2023	Year 7 Jun-2024	Year 8 Jun-2025	Year 9 Jun-2026	Year 10 Jun-2027
Net Operating Income	2,994,126.7	2,718,214	2,725,915	2,734,064	3,863,391	2,909,790	2,966,348	2,972,411	2,975,180	2,981,458	3,094,496
Property Cash Flow	2,981,014.8	2,706,777	2,714,134	2,721,930	3,850,892	2,896,917	2,953,090	2,958,753	2,961,113	2,966,970	3,079,572

CASH FLOW

CASH FLOW ANALYSIS	Year 1 \$ / SF	Year 1 Jun-2018	Year 2 Jun-2019	Year 3 Jun-2020	Year 4 Jun-2021	Year 5 Jun-2022	Year 6 Jun-2023	Year 7 Jun-2024	Year 8 Jun-2025	Year 9 Jun-2026	Year 10 Jun-2027	Year 11 Jun-2028
EFFECTIVE GROSS REVENUE												
Base Rental Revenue	\$24.59	2,770,432	2,775,309	2,783,257	2,803,076	2,950,672	3,020,536	3,026,305	3,028,971	3,037,289	3,191,699	3,312,020
Scheduled Base Rental Revenue	\$24.59	2,770,432	2,775,309	2,783,257	2,803,076	2,950,672	3,020,536	3,026,305	3,028,971	3,037,289	3,191,699	3,312,020
Expense Reimbursement Revenue	\$4.86	547,402	564,853	580,172	608,754	627,159	633,205	650,340	667,592	685,865	701,584	728,141
2-Pad Sale	\$0.00	0	0	0	1,125,509	0	0	0	0	0	0	0
Total Potential Gross Revenue	\$29.44	3,317,834	3,340,162	3,363,429	4,537,339	3,577,831	3,653,741	3,676,645	3,696,563	3,723,154	3,893,283	4,040,161
General Vacancy	(\$0.55)	(62,486)	(62,892)	(63,350)	(64,110)	(67,319)	(69,446)	(69,874)	(70,209)	(73,118)	(109,538)	(115,769)
TOTAL EFFECTIVE GROSS REVENUE	\$28.89	3,255,348	3,277,270	3,300,079	4,473,229	3,510,512	3,584,295	3,606,771	3,626,354	3,650,036	3,783,745	3,924,392
OPERATING EXPENSES												
Plumbing Repairs	\$0.04	4,365	4,495	4,632	4,768	4,913	5,061	5,211	5,367	5,529	5,695	5,865
Lighting Repairs	\$0.03	3,208	3,304	3,403	3,504	3,610	3,718	3,831	3,944	4,063	4,185	4,311
Non-struct.Roof	\$0.02	1,827	1,881	1,940	1,996	2,057	2,117	2,181	2,248	2,315	2,384	2,455
Landscaping	\$0.39	43,574	44,881	46,227	47,616	49,041	50,516	52,030	53,590	55,197	56,855	58,558
Mowing	\$0.03	3,654	3,763	3,877	3,993	4,113	4,235	4,364	4,494	4,628	4,768	4,910
Accum.Comm. Area	\$0.37	41,819	43,071	44,367	45,696	47,070	48,478	49,929	51,435	52,972	54,564	56,199
Management Fee	\$0.72	81,384	81,931	82,502	111,829	87,764	89,607	90,168	90,659	91,251	94,594	98,109
Trash Removal	\$0.02	1,705	1,757	1,808	1,864	1,918	1,978	2,036	2,097	2,161	2,223	2,293
Security & Fire Sys Exp	\$0.10	11,312	11,649	12,001	12,359	12,732	13,113	13,505	13,912	14,330	14,757	15,201
Misc. Maint.Public Art	\$0.02	2,436	2,509	2,585	2,661	2,743	2,823	2,909	2,996	3,086	3,178	3,274
Lot/Pylon Lighting	\$0.21	23,994	24,715	25,457	26,218	27,007	27,815	28,652	29,510	30,394	31,309	32,246
Irrigation Water	\$0.12	13,398	13,800	14,214	14,640	15,080	15,531	15,999	16,476	16,972	17,481	18,007
Insurance	\$0.14	15,279	15,737	16,208	16,695	17,194	17,712	18,243	18,789	19,353	19,934	20,531
Property Taxes	\$2.55	286,896	295,508	304,371	313,504	322,910	332,595	342,575	352,848	363,435	374,342	385,568
NR - Other	\$0.02	2,283	2,354	2,423	2,495	2,570	2,648	2,727	2,809	2,892	2,980	3,070
TOTAL OPERATING EXPENSES	\$4.77	537,134	551,355	566,015	609,838	600,722	617,947	634,360	651,174	668,578	689,249	710,597
NET OPERATING INCOME	\$24.12	2,718,214	2,725,915	2,734,064	3,863,391	2,909,790	2,966,348	2,972,411	2,975,180	2,981,458	3,094,496	3,213,795
LEASING & CAPITAL COSTS												
Tenant Improvements	\$0.00	0	0	0	0	0	0	0	0	0	0	0
Leasing Commissions	\$0.00	0	0	0	0	0	0	0	0	0	0	0
Capital Reserves	\$0.10	11,446	11,788	12,141	12,506	12,880	13,269	13,666	14,075	14,499	14,933	15,382
TOTAL LEASING & CAPITAL COSTS	\$0.10	11,446	11,788	12,141	12,506	12,880	13,269	13,666	14,075	14,499	14,933	15,382
CASH FLOW	\$24.02	2,706,777	2,714,134	2,721,930	3,850,892	2,896,917	2,953,090	2,958,753	2,961,113	2,966,970	3,079,572	3,198,423

RENT ROLL

12

ASSUMPTIONS

TENANT INFORMATION						BASE RENT			UPON EXPIRATION				
Tenant	Status	Suite	Lease Start	Lease End	SF	\$/SF	Current Rent/Yr	Recovery Method	Contract Rent	Market Rent	% of Market	Expiration Assumption	Assigned MLA
BackFit Health + Spine	Contract	A2-101	10/26/16	3/21/24	2,500	31.00	77,496	STD NNN - 15% Admin	\$38.13	\$44.28	86.11%	Option	Pad 1 & Shops E
Notes: 3% annual increases. Option: One 5 Yr. option increase 3% annually													
Cafe Rio	Contract	D-106	8/31/16	8/30/26	2,700	38.00	102,600	Cafe Rio	\$41.80	\$52.19	80.09%	Option	Shops D
Notes: 10% in year 5. Options: Two 5 Yr. options at 10% increases every 5 Yrs.													
ChopShop Co.	Contract	C-105	8/15/16	8/14/26	3,480	32.06	111,569	STD NNN - 15% Admin	\$35.27	\$49.58	71.14%	Option	End Caps B&C
Notes: 10% in year 5. Options: Two 5 Yr. options at 10% increases every 5 Yrs.													
European Wax Center	Contract	C-104	1/4/17	1/3/27	1,592	30.00	47,760	STD NNN - 15% Admin	\$30.15	\$47.04	64.09%	Option	Inline Shops C&B
Notes: 10% in year 5. Options: Two 5 Yr. options at 10% increases every 5 Yrs.													
HomeGoods	Contract	2	8/21/16	8/31/26	21,000	11.25	236,256	Home Goods	\$11.75	\$23.49	50.02%	Option	Anchors
Notes: \$0.50 Increase in year 5. Options: Four 5 Yr. options at \$1.00 PSF increase every 5 Yrs.													
P1 Ground Lease	Speculative	P1	7/1/17	6/30/37	5,500	23.64	129,996	STD NNN - 15% Admin	Expires after Report Term			Market	Pad 1 & Shops E
Notes: 10% in year 5. Options: No options. Seller credit at time of sale													
Jersey Mike's	Contract	E-103	6/24/16	7/26/21	1,492	32.00	47,748	STD NNN - 15% Admin	\$32.00	\$40.52	78.97%	Option	Pad 1 & Shops E
Notes: Flat. Options: Two 5 Yr. options at 10% increases every 5 Yrs.													
Kay Jewelers	Contract	D-103	7/1/17	6/30/27	2,998	37.00	110,928	STD NNN - 15% Admin	\$40.70	\$53.76	75.71%	Option	Shops D
Notes: 10% in year 5. Options: Two 5 Yr. options at 10% increases every 5 Yrs.													
Paris Nail Lounge	Contract	A2-102	10/15/16	2/26/27	2,000	33.00	66,000	STD NNN - 15% Admin	\$37.00	\$47.04	78.66%	Option	Inline Shops C&B
Notes: \$2.00 Increase in 2019. \$2.00 Increase in 2023. Options: Two 5 Yr. options; option 1 @ \$39.00; option 2 @ \$42.90													
Lydian Dental	Contract	B-102	6/1/16	10/14/26	3,842	33.50	128,712	STD NNN - 15% Admin	\$36.85	\$45.67	80.69%	Option	Inline Shops C&B
Notes: 10% in year 5. Options: Two 5 Yr. options @ 10% increase every 5 Yrs.													
Massage Green Spa	Contract	C-103	7/1/16	10/31/21	2,350	31.00	72,840	STD NNN - 10% Admin	\$31.00	\$39.39	78.70%	Option	Inline Shops C&B
Notes: Flat. Options: Two 5 Yr. options @ 10% increase every 5 Yrs.													
Mattress Firm	Contract	D-101	8/13/16	8/31/26	3,800	39.00	148,200	STD NNN -MCT + 10% Admin	\$42.90	\$52.19	82.20%	Option	Shops D
Notes: 10% in year 5. Options: Two 5 Yr. options; option 1 @ \$47.19; option 2 @ \$51.91													

RENT ROLL

TENANT INFORMATION						BASE RENT			UPON EXPIRATION				
Tenant	Status	Suite	Lease Start	Lease End	SF	\$/SF	Current Rent/Yr	Recovery Method	Contract Rent	Market Rent	% of Market	Expiration Assumption	Assigned MLA
Menchie's	Contract	B-104	6/1/16	8/18/21	1,630	31.00	50,520	STD NNN - 15% Admin	\$31.00	\$39.39	78.70%	Option	Inline Shops C&B
Notes: Flat. Options: Two 5 Yr. options @ 10% increase every 5 Yrs.													
MOD Pizza	Contract	B-101	4/8/16	6/29/26	2,800	37.00	103,596	STD NNN - 15% Admin	\$39.60	\$49.58	79.87%	Option	End Caps B&C
Notes: 7% in year 5. Options: Two 5 Yr. options @ 10% increase every 5 Yrs.													
Orangetheory Fitness	Contract	E-102	11/7/16	5/17/22	3,147	30.00	94,416	STD NNN - 15% Admin	\$30.00	\$41.73	71.89%	Option	Pad 1 & Shops E
Notes: Flat. Options: Two 5 Yr. options @ 10% increase every 5 Yrs.													
Pet Planet	Contract	C-101	4/8/16	8/29/26	2,200	31.50	69,300	STD NNN - 15% Admin	\$34.00	\$45.67	74.45%	Option	Inline Shops C&B
Notes: 8% in year 5. Options: Two 5 Yr. options @ 10% increase every 5 Yrs.													
Red Robin Ground lease	Contract	23	7/18/16	7/31/31	6,300	18.25	114,996	Red Robin	Expires after Report Term			Option	Red Robin
Notes: 10% every 5 Years. Options: Four 5 Yr. options at 10% increase every 5 Yrs.													
SimonMed Imaging	Speculative	A1-101/102	7/1/17	6/30/22	5,000	36.30	181,500	STD NNN - 15% Admin	\$38.30	\$30.14	127.07%	Option	Simon Med
Notes: Increase to \$36.80 on 7/18. Increases 10% per year there after. Options: Two 5 Yr. options at 10% increases every 5 Yrs.													
AT&T	Contract	D-104	9/21/16	9/30/21	1,501	40.00	60,036	STD NNN -MGT + 10% Admin	\$40.01	\$45.02	88.87%	Option	Shops D
Notes: Flat. Options: Two 5 Yr. options @ 10% increase every 5 Yrs.													
Sprouts	Contract	1	4/8/16	5/31/26	28,000	18.00	504,000	STD NNN - 10% Admin	\$19.00	\$23.49	80.89%	Option	Anchors
Notes: \$1.00 PSF in year 5. Options: Four 5 Yr. options at 8% increases every 5 Yrs.													
Starbucks	Contract	P2	4/18/16	4/30/26	2,200	46.00	101,196	STD NNN - 10% Admin	\$50.60	\$60.02	84.31%	Option	Starbucks
Notes: 10% in year 5. Options: Four 5 Yr. options at 10% increases every 5 Yrs.													
Supercuts, Inc	Contract	E-104	7/14/16	10/21/21	1,200	30.00	36,000	STD NNN - 15% Admin	\$30.00	\$40.52	74.04%	Option	Pad 1 & Shops E
Notes: Flat. Two 5 Yr. options @ 10% increase every 5 Yrs.													
Visionworks	Contract	C-102	7/1/16	10/11/26	3,100	30.00	93,000	STD NNN - 15% Admin	\$33.00	\$45.67	72.26%	Option	Inline Shops C&B
Notes: 10% 5 Years. Options: Three 5 Yr. options at 10% increase every 5 Yrs.													
Wingstop	Contract	E-101	12/12/16	12/11/26	2,353	34.00	80,004	STD NNN - 15% Admin	\$37.40	\$46.97	79.63%	Option	Pad 1 & Shops E
Notes: 10% in year 5. Options: Two 5 Yr. options @ 10% increase every 5 Yrs.													



TENANT PROFILES



Specialty chain neighborhood grocery store

WEBSITE:	www.sprouts.com	# OF LOCATION:	±250 Locations
OWNERSHIP:	NASDAQ: SFM	GUARANTEE:	Corporate



American chain of home furnishing stores.

WEBSITE:	www.homegoods.com	# OF LOCATION:	±577 Locations
OWNERSHIP:	NYSE: TJX	GUARANTEE:	Corporate



An American coffee company and coffeehouse chain.

WEBSITE:	www.starbucks.com	# OF LOCATION:	±25,000 Locations
OWNERSHIP:	NASDAQ: SBUX	GUARANTEE:	Corporate



An American multinational telecommunications company.

WEBSITE:	www.att.com	# OF LOCATION:	±16,000 Locations
OWNERSHIP:	NYSE: T	GUARANTEE:	Strong Franchisee Franchisee Operates 75 Stores in 4 States



Retail jewelry chain with a wide selection of jewelry.

WEBSITE:	www.kay.com	# OF LOCATION:	±3,600 Locations
OWNERSHIP:	NASDAQ: SIG	GUARANTEE:	Corporate



American retail company and mattress store.

WEBSITE:	www.mattressfirm.com	# OF LOCATION:	±3,500 Locations
OWNERSHIP:	NASDAQ: MFRM	GUARANTEE:	Corporate



Hair salon franchise for men and women.

WEBSITE:	www.supercuts.com	# OF LOCATION:	±2,000 Locations
OWNERSHIP:	Private	GUARANTEE:	Corporate



Chain of nostalgic, aviation-themed restaurants.

WEBSITE:	www.wingstop.com	# OF LOCATION:	±1,000 Locations
OWNERSHIP:	NASDAQ: WING	GUARANTEE:	Personal Franchisee Owns 68 Locations

TENANT PROFILES



Authentic northeast-American style sub sandwich chain.

WEBSITE:	www.jerseymikes.com	# OF LOCATION:	±1,000 Locations
OWNERSHIP:	Private	GUARANTEE:	Personal
		Franchisee Operates 10 Locations in Metro Phx	



Visionworks

America's leading eye care center.

WEBSITE:	www.visionworks.com	# OF LOCATION:	± 700 Locations
OWNERSHIP:	Private	GUARANTEE:	Corporate



Major chain of hair removal salons.

WEBSITE:	www.waxcenter.com	# OF LOCATION:	±550 Locations
OWNERSHIP:	Private	GUARANTEE:	Personal
		Franchisee Owns 14 Locations in Metro Phx	



American frozen yogurt chain company.

WEBSITE:	www.menchies.com	# OF LOCATION:	±540 Locations
OWNERSHIP:	Private	GUARANTEE:	Personal



An American gourmet burger chain of casual dining restaurants.

WEBSITE:	www.redrobin.com	# OF LOCATION:	±500 Locations
OWNERSHIP:	NASDAQ: RRGB	GUARANTEE:	Corporate



One-of-a-kind group personal training fitness franchise.

WEBSITE:	www.orangetheory.com	# OF LOCATION:	±450 Locations
OWNERSHIP:	Private	GUARANTEE:	Personal
		Franchisee Owns 20 Locations in AZ, CA, KS	



Chain of fast casual artisan-style pizza restaurants.

WEBSITE:	www.modpizza.com	# OF LOCATION:	±215 Locations
OWNERSHIP:	Private	GUARANTEE:	Corporate

TENANT PROFILES



Self-serve fresh Mexican grill eatery.

WEBSITE:	www.caferio.com	# OF LOCATION:	±100 Locations
OWNERSHIP:	Private	GUARANTEE:	Corporate



A neighborhood eatery crafting food for every/body.

WEBSITE:	www.chopshopco.com	# OF LOCATION:	±6 Locations
OWNERSHIP:	Private	GUARANTEE:	Corporate



One of the largest outpatient medical imaging providers.

WEBSITE:	www.simonmed.com	# OF LOCATION:	±70 Locations
OWNERSHIP:	Private	GUARANTEE:	Corporate



Community pet store helping pets live longer, happier lives.

WEBSITE:	www.petplanethealth.com	# OF LOCATION:	±50 Locations
OWNERSHIP:	Private	GUARANTEE:	Corporate



Local chiropractic facility serving the Valley for 10 years.

WEBSITE:	www.backfithealth.com	# OF LOCATION:	±6 Locations
OWNERSHIP:	Private	GUARANTEE:	Personal Corporate Store with 8 Locations in Metro Phx



Offers full body massage, spa facials and infrared saunas.

WEBSITE:	www.massagereenspa.com	# OF LOCATION:	±3 Locations
OWNERSHIP:	Private	GUARANTEE:	Personal Franchisee Owns 4 Locations in Metro Phx



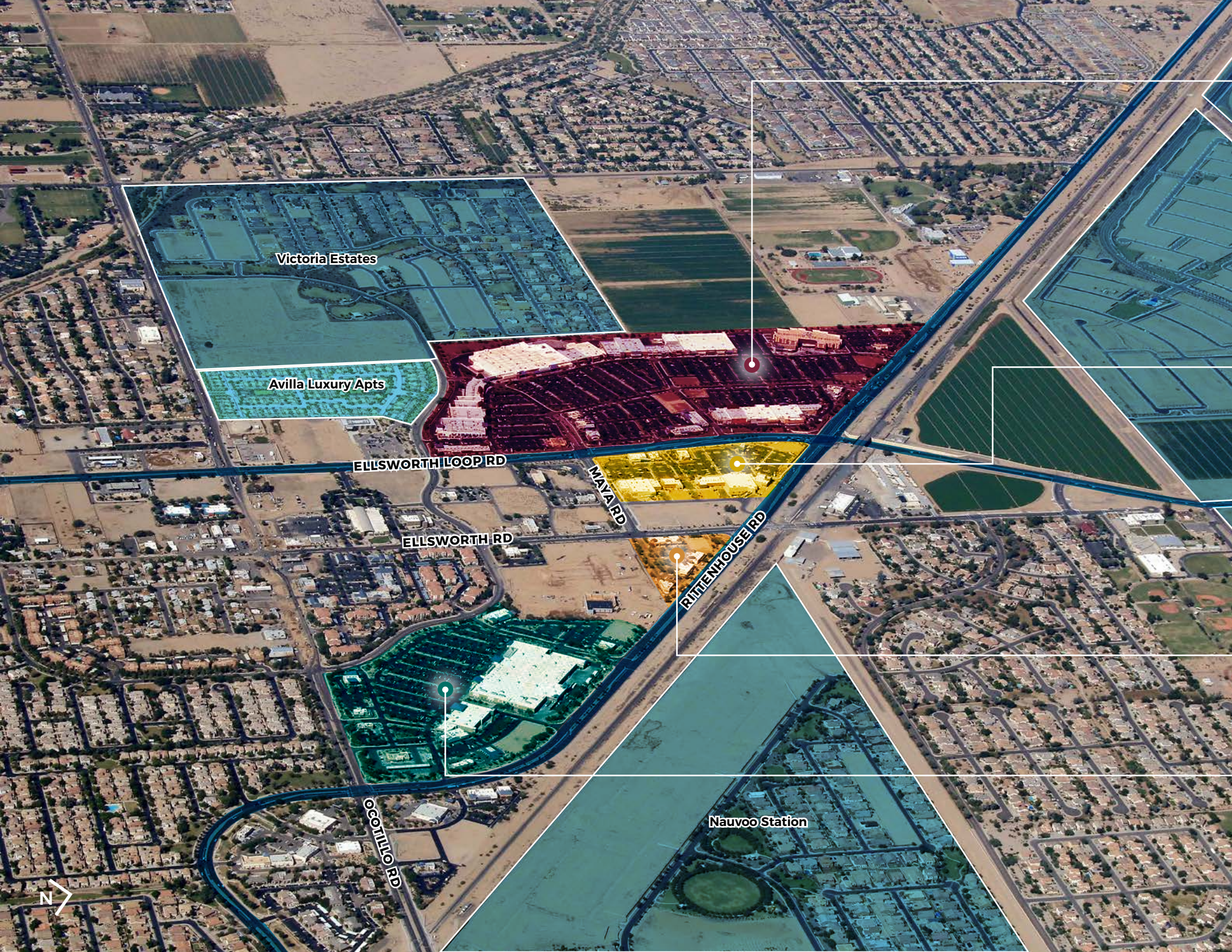
Local, full service dental care.

WEBSITE:	www.lydiandental.com	# OF LOCATION:	±3 Locations
OWNERSHIP:	Private	GUARANTEE:	Personal 2 Offices in Metro Phx with 4 Planned in 2017



Local nail service salon and spa.

WEBSITE:	www.parisnailounge.com	# OF LOCATION:	±1 Location
OWNERSHIP:	Private	GUARANTEE:	Personal Owner has 100+ Locations with Great Credit



Victoria Estates

Avilla Luxury Apts

ELLSWORTH LOOP RD

ELLSWORTH RD

MAYARD

RITTENHOUSE RD

DECATUR RD

Nauvoo Station






















MAJOR RETAILERS

QUEEN CREEK MARKETPLACE










QC DISTRICT

QUEEN CREEK CROSSROADS

				
---	---	--	---	---

CORNERSTONE AT QUEEN CREEK

								
---	---	--	---	---	---	---	---	---

La Jara Farms

Queen Creek Station

ELLSWORTH RD

Terravella



1

2

3

6

4

5

7

10

QCDISTRICT

ELLSWORTH LOOP RD

9

11

8

12

RITTENHOUSE RD

13

N

QUEEN CREEK HOUSING DEVELOPMENT

1	Trilogy at Encanterra 2,927 D/U
2	Morning Sun Farms 1,697 D/U
3	Meridian (William Lyon Homes) 2,310 D/U
4	Ocotillo Heights 187 D/U
5	Ash Creek Estates 144 D/U
6	Rittenhouse Ranch 311 D/U
7	Hasting Farms 1,117 D/U
8	Victoria Estates 331 D/U
9	Avilla Luxury Apts 255 D/U
10	Nauvoo Station 821 D/U
11	Terravella 360 D/U
12	Queen Creek Station 677 D/U
13	La Jara Farms 90 D/U

Queen Creek is one of the fastest growing communities in the Phoenix Metro Area. With the population in the trade area exploding 1,166% from 2000 to 2016, the Queen Creek area has only begun to hit its stride of growth. With 46,802 dwelling units currently completed and occupied in the trade area, there is another 81,513 future dwelling units in the entitlement process in the trade area. With an average of 3.29 people per household, that equates to 268,177 additional people in the trade area.



COMPETITION BREAKDOWN

#	CENTER NAME	LOCATION	GLA (SF)	VACANCY RATE	AVAILABLE SPACES	ANCHORS
1	Queen Creek Marketplace	SWC Ellsworth Loop Rd & Rittenhouse Rd	681,509	3.52%	950 - 18,019 SF	Target, Harkins Theatres, Kohl's, ULTA, Stein Mart, Jo-Ann, Bed Bath & Beyond, Cost Plus, Dollar Tree, Ross, T.J.Maxx, Mountainside Fitness, PetSmart, Bealls, BevMo
2	Power Ranch Center	SWC Power Rd & Queen Creek Rd	73,963	0.00%	0 SF	Albertsons
3	Power Marketplace	NEC/SEC Power Rd & Rittenhouse Rd	261,310	2.42%	1,207 - 1,800 SF	Home Depot, LA Fitness
4	Sossaman Estates	SEC Power Rd & Queen Creek Rd	106,800	0.00%	0 SF	Safeway
5	Queen Creek Marketplace	SWC Power Rd & Chandler Heights Rd	119,564	1.25%	1,500 - 8,800 SF	Bashas'
6	Higley Pavilion	NWC Higley Rd & Queen Creek Rd	375,253	0.00%	3,500 - 5,680 SF	Lowe's , Dollar Tree
7	Cornerstone at Queen Creek	NWC Rittenhouse Rd & Ocotillo Rd	301,503	1.74%	1,674 - 7,000 SF	Walmart, Staples, Petco
8	Circle Cross Ranch	SWC Gantzel Rd & Riggs Rd	151,815	1.91%	1,400 - 1,493 SF	Fry's Marketplace

QUEEN CREEK RENT COMPS

INTERSECTION	CORNER	TENANT	RENT	TYPE	SIZE
Ellsworth Loop Rd & Rittenhouse Rd	SWC	Mountainside Fitness	\$15.00	NNN	30,363
Ellsworth Rd & Rittenhouse Rd	SEC	Goodwill	\$14.00	NNN	25,000
Ellsworth Loop Rd & Maya Rd	SEC	Planet Fitness	\$12.00	NNN	22,000
Ellsworth Loop Rd & Maya Rd	SEC	Raising Cane's	\$65.28	NNN	3,600
Ellsworth Loop Rd & Rittenhouse Rd	SWC	Pac Dental	\$38.00	NNN	4,000
Ellsworth Loop Rd & Rittenhouse Rd	SWC	Pita Jungle	\$32.00	NNN	4,000
Ellsworth Loop Rd & Rittenhouse Rd	SWC	Sauce	\$32.00	NNN	3,500

ABOUT QUEEN CREEK

The QC District is located in the Town of Queen Creek, part of the East Valley of Metropolitan Phoenix. It is well located within 10 minutes of Phoenix-Mesa Gateway Airport and 45 minutes of Sky Harbor International Airport. The town encompasses 26 square miles.

Located in one of the highest growth areas in Arizona, Queen Creek has seen their population grow 1,166% since 2000. With this significant growth, has come a young, highly educated workforce. Median household income in Queen Creek is \$83,809, the highest in the East Valley above Scottsdale, Chandler and Gilbert.

Named “One of America’s Friendliest Cities” by Forbes magazine, Queen Creek has earned recognition and awards on regional, state and national levels, building a strong foundation for future growth



QUEEN CREEK WAS NAMED

“ONE OF AMERICA’S FRIENDLIEST CITIES”

BY FORBES MAGAZINE

QC QUICK FACTS (based on 2016 Figures)

YEAR INCORPORATED

1989

COST-OF-LIVING INDEX

90.50

POPULATION

33,649

MEDIAN HOME VALUE

\$275,900

ANNUAL DAYS OF SUN

296 (Phoenix average)

ANNUAL AVG. RAINFALL

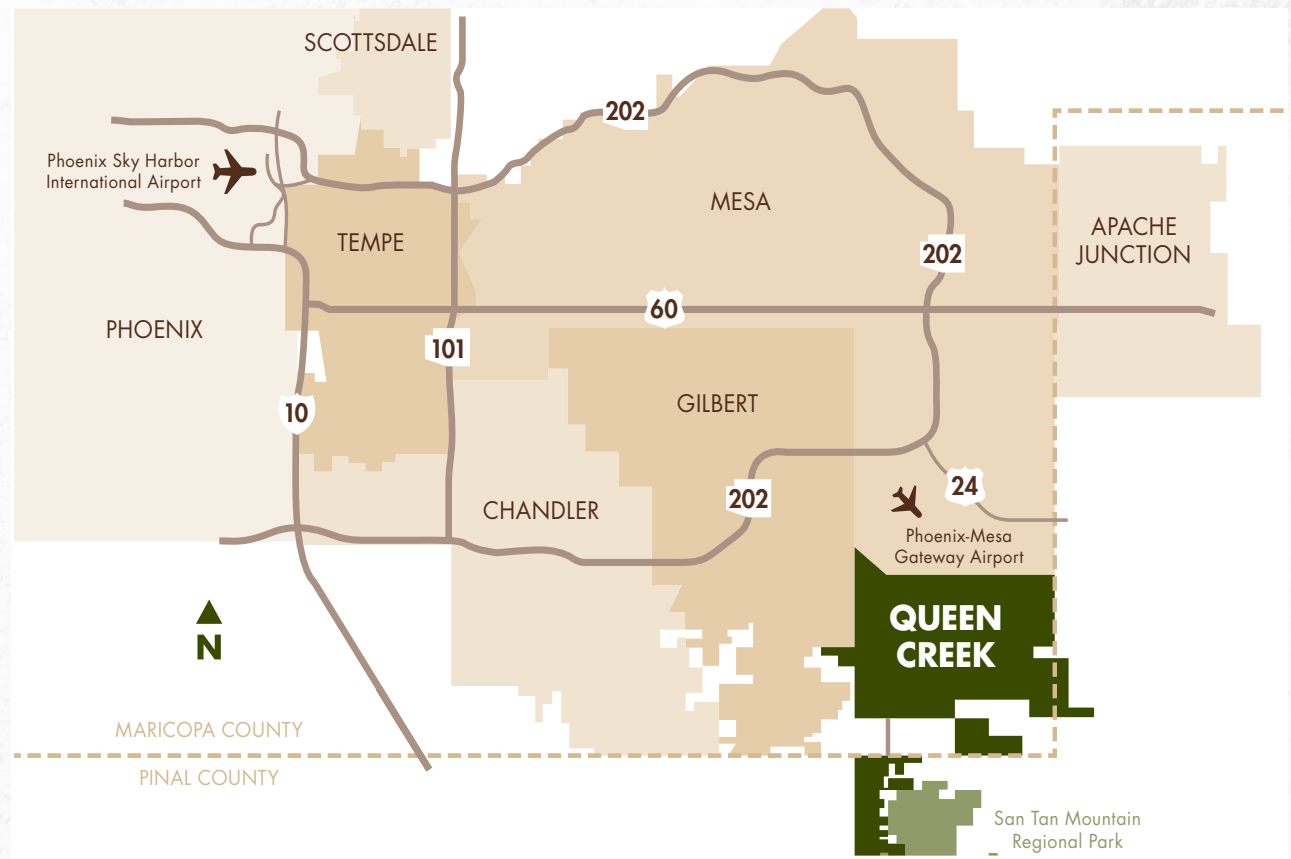
9.2 inches

MEDIAN AGE

31.2

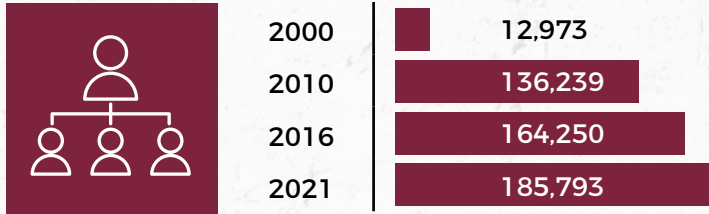
AVG. TEMPERATURES

January	64°/39°
April	84°/51°
July	104°/76°
October	86°/57°



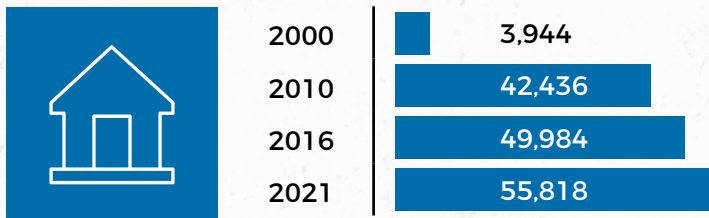
DEMOGRAPHICS

POPULATION GROWTH CUSTOM TRADE AREA



FROM 2000 TO 2016 QUEEN CREEK HAS SEEN A **1,166%** INCREASE IN POPULATION

HOUSEHOLD GROWTH CUSTOM TRADE AREA



2016 CUSTOMER SPENDING CUSTOM TRADE AREA



HEALTH CARE
\$259,232,304

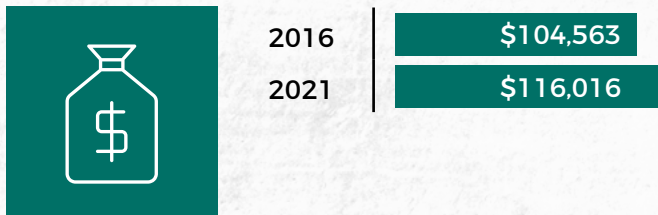


FOOD AT HOME
\$243,868,229



FOOD AWAY FROM HOME
\$159,225,273

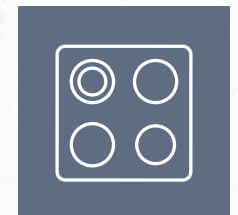
AVERAGE HOUSEHOLD INCOME 3 MILE



ENTERTAINMENT
\$148,870,934

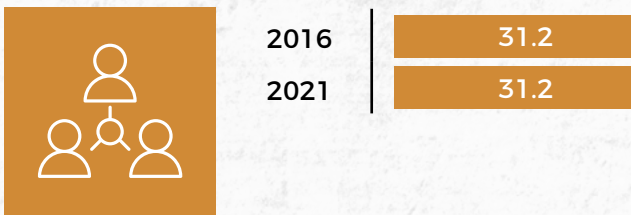


APPAREL & SERVICES
\$101,441,269



FURNISHINGS
\$91,232,304

MEDIAN AGE 5 MILE







SUPERCUTS



28

AREA OVERVIEW

RITTENHOUSE RD
±29,100 VPD

ELLSWORTH LOOP RD
±34,100 VPD





**MAIN STREET
FUTURE DEVELOPMENT**



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.

A prospective purchaser must make its own independent investigations, projections, and conclusions regarding the acquisition of the property without reliance on this Memorandum or any other Confidential Information, written or verbal, from the Broker or the Seller. The Owner expressly reserves the right, at its sole discretion, to reject any offer to purchase the property or to terminate any negotiations with any party, at any time, with or without written notice. Only a fully-executed Real Estate Purchase Agreement, approved by Seller, shall bind the property. Each prospective purchaser and/or broker proceeds at its own risk.

All property showings are by appointment only.

EXCLUSIVELY LISTED BY

CHAD TIEDEMAN
Senior Managing Director
(602) 288-3472
ctiedeman@pcaemail.com

STEVEN UNDERWOOD
Senior Managing Director
(602) 288-3477
sunderwood@pcaemail.com

DANNY GARDINER
Associate Director
(602) 385-1328
dannygardiner@pcaemail.com

LEASING CONTACT

ZACH PACE
Senior Vice President
(602) 734-7212
zpace@pcaemail.com