

DESERT SKY FESTIVAL

CHIPOTLE & SKECHERS
AT DESERT SKY FESTIVAL

7427 West Thomas Road
Phoenix, Arizona

PRESENTED BY:

Judi Butterworth
judi.butterworth@orionprop.com
480.750.1215

Ari Spiro
ari.spiro@orionprop.com
480.634.8596

Sean Stutzman
sean.stutzman@orionprop.com
480.634.8194



HARD CORNER PAD BUILDING AT POWER INTERSECTION





PROPERTY HIGHLIGHTS

- Center offers great visibility and ingress/egress
- Located at the most powerful retail intersection in the southwestern part of Phoenix, Arizona
- More than 2.1 million square feet of retail within one-half mile of the site
- Across from Desert Sky Mall with major tenants: Dillard's, Sears, Burlington, Cinema Latino and Curacao
- Immediate area tenants include Target, Walmart, Lowe's Home Improvement, El Super, Home Depot, Ross, LA Fitness and Big 5 Sporting Goods
- Many very successful restaurants are at the intersection: Chili's, Red Lobster, Golden Corral, Olive Garden, Applebee's, Hooters, Macayo's, and Longhorn Steak House
- Densely populated area with young families
- Corner is adjacent to I-10 and two miles east of Loop 101
- Located just north of a primary employment hub, which is just south of the US 60
- Almost 5,000 businesses are located within a 5 mile radius with 125,357 daytime employees
- More than 70,000 car per day go through the intersection daily
- Retail vacancies at the intersection are minimal

Desert Sky Festival is located in the stable southwestern part of Phoenix, Arizona. The trade area has enjoyed a successful transition to a diverse and dense population. Over 75% of the population is of Hispanic origin.

Thomas Road is a major east-west arterial that spans Metro Phoenix. The popular and growing Banner Estrella Medical campus is located just two miles to the west. I-10 is an easy route into downtown Phoenix and the southeast valley via several freeway options.

75th Avenue is also a major arterial and travels well into Peoria and Glendale to the north, adjacent to Arrowhead Mall at Bell Road.

PROPERTY SUMMARY

Sale Price	\$3,645,000
Price/SF	\$361.61
Cap Rate	6.00%
NOI	\$218,733
Lot Size	0.88 Acres
Building Size	10,080 SF
Year Built	1995
Zoning	C-2
Address	7427 W. Thomas Rd. Phoenix, Arizona
Cross Streets	Thomas Rd. and 75th Ave.

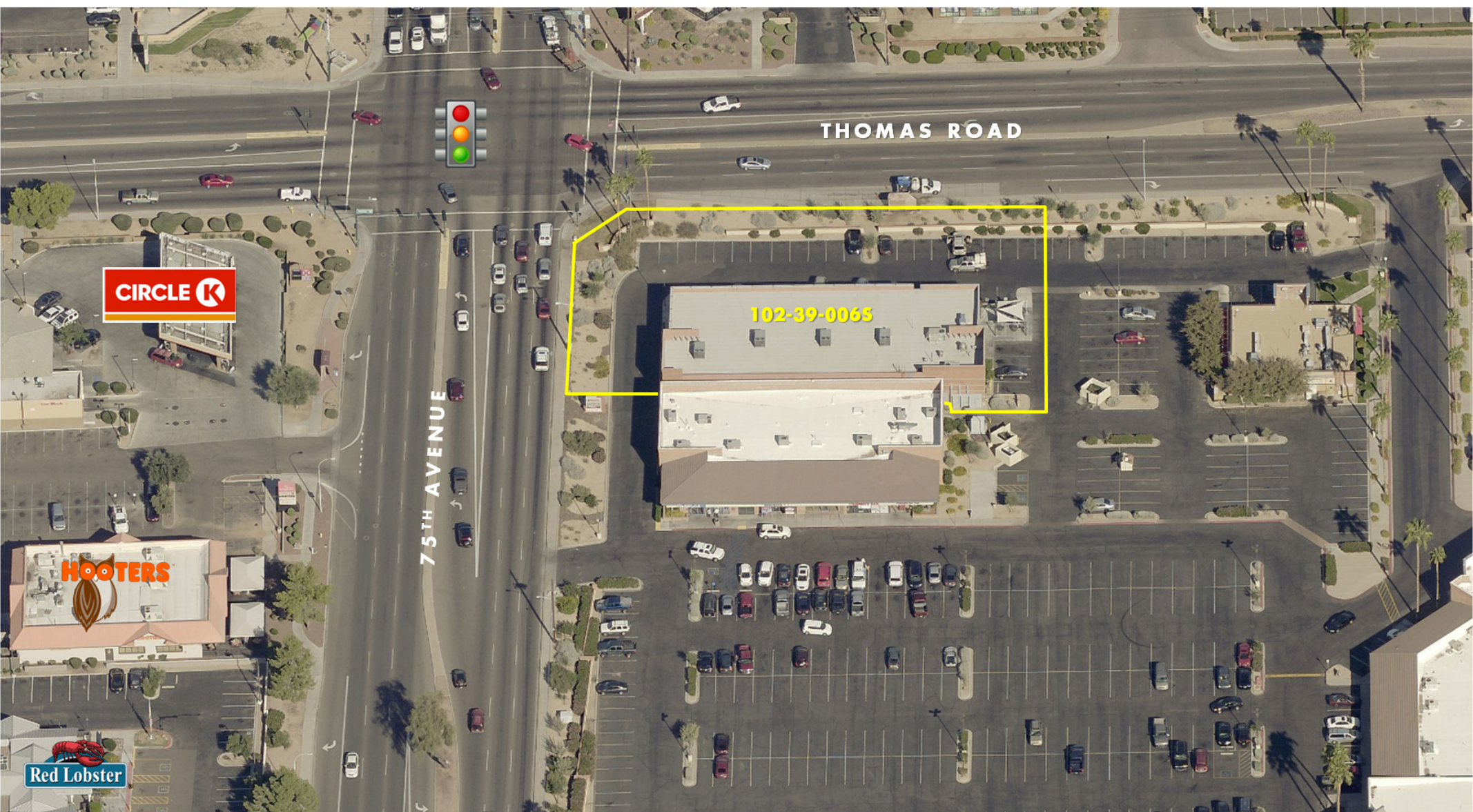
SITE PLAN



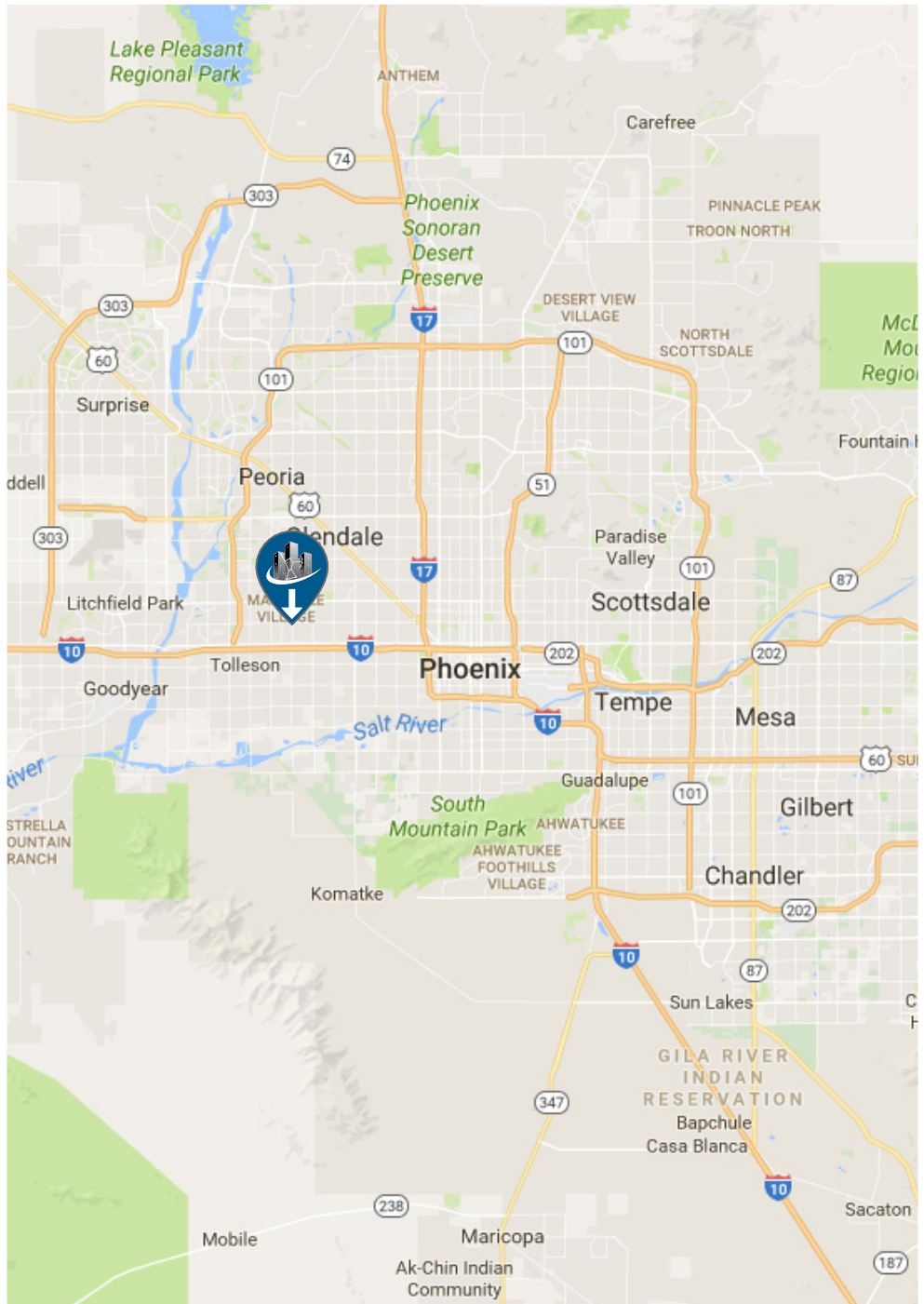

DESERT SKY
MALL

PARCEL MAP

Parcel Number 102-39-006S
Total Taxes 2016 \$34,018
Total Land Size 0.88 Acres



LOCATION



AERIAL MAP



GLENDALE MUNICIPAL AIRPORT

WESTGATE
GILA RIVER ARENA

University of Phoenix
AMC THEATRES
Cabela's

NORTH

GRAND CANYON UNIVERSITY
GOLF COURSE

LOOP 101

83rd AVENUE

WESTVIEW HIGH SCHOOL

107th AVENUE

99th AVENUE

91st AVENUE

ALGODON CENTER

DESERT SKY MALL
Sears
Dillard's
Burlington

75th AVENUE

INDIAN SCHOOL ROAD

SUBJECT

DSW SHOE WAREHOUSE
COSTCO WHOLESALE
BEST BUY
Harkins Theatres

Banner Estrella Medical Centers

Phoenix Event Sports Complex

DUNKIN' DONUTS
Auto Zone
Chevron
McDonald's

AK-CHIN PAVILION

36,623 VPD

36,643 VPD THOMAS ROAD

TARGET
Conn's HomePlus
Planet Fitness

MCDOWELL ROAD

INTERSTATE 10

+/-165,345 VPD

Walmart
DOLLAR TREE
BIG LOTS!
ROSS DRESS FOR LESS
WSS
IHOP
LOWE'S

PROPERTY PHOTOS - DESERT SKY FESTIVAL



NOT A PART



NOT A PART



Tenant	Suite	SF	Lease From	Lease To	Monthly Rent	Rent/SF	Annual Rent	Rent/SF
Chipotle	5	2,200	03/28/12	03/31/22	\$ 5,544.00	\$ 2.52	\$ 66,528.00	\$ 30.24
<i>Notes:</i> Two Fixed 5 Year Options Remain. Option 1: April 1, 2022 monthly rent to increase to \$6,376.33 Option 2: April 1, 2027 monthly rent to increase to \$7,331.50 Monthly Rent reflects rent as of April 2017. Any difference in actual rent shall be credited by Seller at COE.								
Skechers	10	7,880	12/15/11	01/31/22	\$ 13,348.72	\$ 1.69	\$ 160,184.64	\$ 20.33
<i>Notes:</i> Two 5 Year Options Remain. Option 1: February 1, 2022 monthly rent to increase to \$14,950.57 Option 2: February 1, 2027 rent to Fair Market Value Monthly Rent reflects rent as of February 2017. Any difference in actual rent shall be credited by Seller at COE.								
Totals		10,080			\$ 18,892.72	\$ 1.87	\$ 226,712.64	\$ 22.49

Scheduled Gross Rental Revenue :	\$ 226,712.64
CAM Recapture:	\$ 58,816.00
Gross Income:	\$ 285,528.64
Less Operating Expenses:	\$ (66,796.00)
Net Operating Income:	\$ 218,732.64

CURRENT OFFERING PRICE:

Value at 6.00% CAP Rate	\$ 3,645,000	\$ 361.61 psf
--------------------------------	---------------------	----------------------



Chipotle was founded in 1993 and is one of the first chains of fast casual dining establishments. Chipotle's menu consists of four items: burritos, bowls, tacos, and salads. The company has released a mission statement called Food with Integrity, which highlights its efforts in using naturally-grown ingredients. Using high-quality raw ingredients, classic cooking techniques, and distinctive interior design, Chipotle brought features from the realm of fine dining to the world of quick-service restaurants.

www.chipotle.com



A three-billion-dollar global leader in the performance and lifestyle footwear industry, Skechers USA, Inc. designs, develops and markets more than 3,000 styles for men, women and children. Skechers' success stems from its employees, high-quality, varied product offering, diversified domestic and international distribution channels, and targeted multi-channel marketing. The Company sells its footwear in department, specialty and independent stores, as well as through more than 1,410 Company-owned Skechers retail stores.

www.skechers.com

LIVE PHOENIX, AZ



5 MILE RADIUS



POPULATION
381,883



MEDIAN AGE
27.2
YEARS OLD



AVERAGE HOME VALUE
\$171,015



AVERAGE HOUSEHOLD
INCOME
\$49,656



TRAFFIC COUNT
+/-73,266
VPD
(Thomas Road & 75th Avenue)

Phoenix is the capital and largest city of Arizona. It is home to 1,513,367 people according to the 2013 U.S. Census. The anchor of the Phoenix metropolitan area, Phoenix is the 14th largest metro area by population in the United States with more than 4.1 million people. In addition, Phoenix is the county seat of Maricopa County, and is the sixth largest city in the United States by land area. The largest capital city in the United States, Phoenix is the only state capital with over 1,000,000 people.

In a landscape famous for red rocks, blue skies and golden sunshine, Greater Phoenix takes great pride in being green. The Phoenix Convention Center is LEED certified, METRO Light Rail is virtually pollution free, and the City of Phoenix has created more than 80 sustainability programs in water, energy and natural-resource conservation.

Phoenix's beautiful desert landscape and vast-sky sunsets aren't the only reasons people love to live and visit Phoenix. Within the beautiful desert lies urban sophistication: Resorts and spas, Stadiums and arenas worthy of the world's biggest sports spectacles, Restaurants with inspired cuisine and views, Golf courses that beckon players the year round, and Shopping centers with some of best globally recognized brands. Inc. Magazine ranked Phoenix as the best city to start and grow a company and the city ranks as the fastest growing city among cities in the United States with populations greater than one million. In Q1 of 2011 the Brookings Institution ranked Phoenix as the metro with the 7th fastest job growth rate among the 100 metro areas

SHOP



DESERT SKY MALL

- Currently the Only Large Regional Shopping Mall in the Southwest Valley
- Serves Several Major Nearby Suburban Areas such as Avondale, Goodyear, and Tolleson
- Anchored by Sears, Dillard's, Curacao, Burlington Coat Factory, and Cinema Latino
- Owned and Operated by Macerich, an S&P 500 Company
- www.desertskymall.com

DIRECTORY

A1 Body Jewelry
Action Time 2
American Freedom
Andy's Furniture
Arizona Diamond Center
Audio Zone
Bath & Body Works
Beauty Bar
Beauty Performance
Bill's Shoe Hut
Burlington Coat Factory
C&C Market Research
Candymania
Carreta de Lily, La
Cell & Fix
Cell Mart
Cinnabon
Claire's
Combo Express
Couple of Nuts, A
curacao

Customized Teez
D & J Asian Grill
Dairy Queen Brazier
Dillard's
Dish Network
Divas Spa and Cosmetics
East Africa Hair Braiding
Facesmack Professional Makeup
Famous Footwear
Finish Line
Fixit Quik Jewelry Repairs
Flaming Wok
Foot Locker
FOOTACTION
Forever Girls
GNC Live Well.
GP Simulation
Gus' NY Pizza
Hair J's Barber Shop
Hairmosa - Beauty Products
Hollywood Orthodontics

HOT TOPIC
HQ Carousel
Image Shots
Int'l Academy of Hair Design
iPHIXATION
Jahan
JAM Sport
Jessica Scents & Accessories
Jewelry Empire
Joyeria del Pueblo
Just Relax
Just Sports
Jutta
Kay Jewelers
Kids Club
kids Foot Locker
Kids Kare Pediatrics
Kioscos Picky
Kitchens & More
K-MOMO
L.A. Nails

L.A.insurance
La Carreta de Lily
La Gran Bota
Lids
Loca Boba
MAS Wireless
Mercado De Los Cielos
MetroPCS
Mica Beauty
Midway Nissan
Mini Express Train
Miriams Fashion
My Waist Health & Beauty
Orange Julius
Papaya
Payless ShoeSource
Pelican Group
Perfume Gallery
Perrona Megastore
Phone Accessories
Piercing Pagoda

Portraits USA, LLC
Pretzelmaker
Pro Xpress
Puchunguis Shoes
Pulse Jewelry
Pulse Jewelry Kiosk
Q
Quinceaneras Forever
Roboshields
rue21
s.h.a.p.e.s Brow Bar
San Salvador
SEARS
SEARS Portrait Studio
Shiekh
SHOE DEPT. ENCORE
Shoe Palace
Silver & Jewelry
Sonora Cinemas
Spencer's
Sunglass Hut

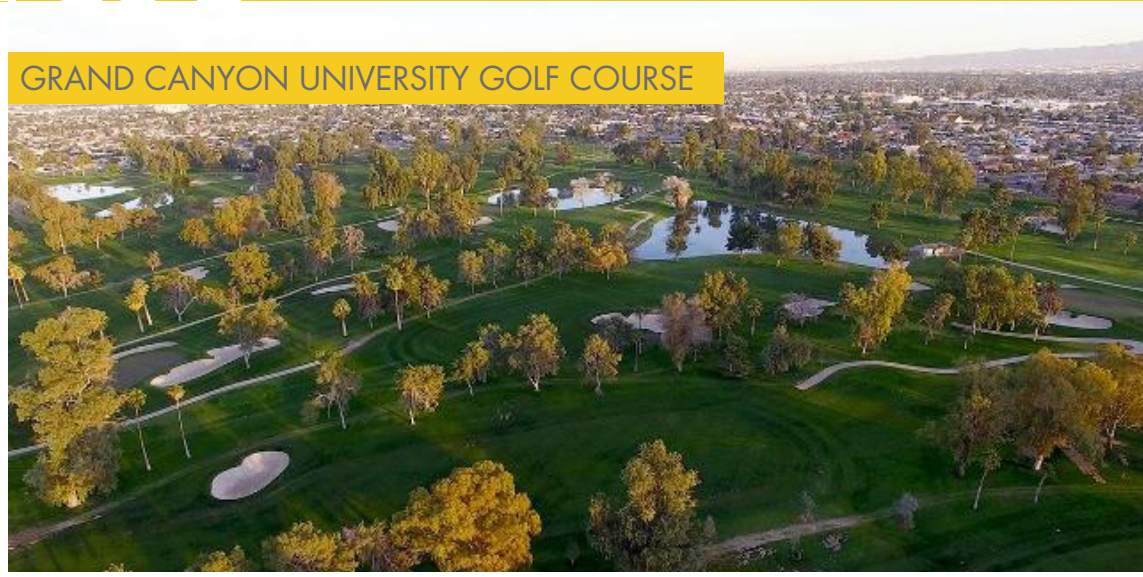
SWAGGZ
Sync Staffing
The Children's Place
T-Mobile
Top Image
Toyz 4 U
Trend Topic
Turquoise
Uddin Jewelry
under ground by Journeys
Univercell Wireless
Verizon Wireless Premi-
um Wireless Retailer
VICTORIA'S SECRET
Visionworks
Wave
Wetzel's Pretzels
Xtreme

PLAY • WORK

MARYVALE BASEBALL PARK



GRAND CANYON UNIVERSITY GOLF COURSE



BANNER ESTRELLA MEDICAL CENTER



Banner Estrella[®]
Medical Center

DISCLAIMER

All materials and information received or derived from ORION Investment Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither ORION Investment Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. ORION Investment Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. ORION Investment Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. ORION Investment Real Estate does not serve as a financial advisor to any party regarding any proposed transaction. All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property.

Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

DESERT SKY FESTIVAL

CHIPOTLE & SKECHERS AT DESERT SKY FESTIVAL

7427 West Thomas Road
Phoenix, Arizona

PRESENTED BY:

Judi Butterworth
judi.butterworth@orionprop.com
480.750.1215

Ari Spiro
ari.spiro@orionprop.com
480.634.8596

Sean Stutzman
sean.stutzman@orionprop.com
480.634.8194

