

THE SHOPS AT FRY'S MARKETPLACE

1239 EAST MCKELLIPS ROAD, MESA, ARIZONA



SALE BROCHURE

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EXECUTIVE SUMMARY



PROPERTY SUMMARY

Sale Price:	\$3,450,000
Price/ SF:	\$145.02
Cap Rate:	7.5%
Lot Size:	2.26 Acres
Building Size:	23,790 SF
Occupancy:	89%
Current NOI:	\$259,347
Pro Forma NOI:	\$284,393
Year Built:	1996
Zoning:	LC
Parking Spaces:	40
Cross Streets:	McKellips Road & Stapley Drive
Traffic Count:	20,830 VPD (McKellips Road) 18,238 VPD (Stapley Drive)

PROPERTY OVERVIEW

The Shops at Fry's Marketplace is a 23,790 square foot retail center that is shadow anchored by a, recently remodeled, Fry's Marketplace that went through a \$6 million dollar remodel. In addition to the extensive remodel, Fry's added a fuel pump, furthering their commitment to the site. The shopping center is surrounded by an abundant amount of credit retail tenants including Starbucks, Taco Bell, Supercuts, T-Mobile, and Subway, to name a few. Currently, the shops are 89% occupied by Hi-Health, Anytime Fitness, Granny's Little Genius Preparatory Preschool, Ridgeview Cleaners, Daisy Nails, and a Jujitsu Gym. The 11% square feet of vacancy consists of one 2,500 suite, which was the former kitchen of Peter Piper Pizza.

PROPERTY HIGHLIGHTS

- Shadow Anchored by Fry's Marketplace that Recently Completed a \$6 Million Remodel
- New 64 Month Lease with Anytime Fitness & 124 Month Lease with Granny's Little genius Preparatory Preschool
- Abundance of Credit Tenants in the Center Including Starbucks, Subway, Supercuts, T-Mobile, and Taco Bell
- Property is Situated in a Dense Infill, Mature Area of Mesa, Arizona
- Located Adjacent to Mesa Royale (152-unit Active Adult Community) and Royal Palms Condos

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INTERSECTION AERIAL

