



OFFERING MEMORANDUM

725 South Estrella Parkway
Goodyear, AZ 85338

Shops at Serafina
MULTI-TENANT RETAIL INVESTMENT



Shops at Serafina

Table of Contents

01 Executive Summary

- The Offering
- Property Description
- Property Aerial

02 Property Overview

- Site Plan
- Floor Plans
- Tenants
- About Shops at Serafina
- Property Highlights
- Retail Aerials

03 Market Overview

- City of Goodyear
- Top Area Employers
- Demographics

04 Financial Summary

- Rent Roll



Investment Contacts

Jenette Bennett, CCIM

Vice President

jenetteb@kiddermathews.com

602.513.5113

LIC #SA557543000

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Kidder Mathews and should not be made available to any other person or entity without the written consent of Kidder Mathews.

This Marketing Brochure 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. Kidder Mathews has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, current or past tax payments, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Kidder Mathews has not verified, and will not verify, any of the information contained herein, nor has Kidder Mathews conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein.

This information has been secured from sources we believe to be reliable. We make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Recipient of this report must verify the information and bears all risk for any inaccuracies.

kiddermathews.com

km Kidder
Mathews

Executive Summary

THE OFFERING

Kidder Mathews is pleased to offer to qualified investors the opportunity to acquire the 100% fee-interest in the Shops at Serafina. This offering represents a unique opportunity to acquire a quality constructed asset with a tenant roster comprised of desirable tenants servicing the immediate community and surrounding cities.

The Shops at Serafina consists of a three (3) building, 33,600 SF multi-tenant retail development located on 4.26 acres, just north of new spring training facilities for Indians and Reds, across the street from Basis Goodyear, one of the highest-ranking charter schools in the nation, and high density multi-family and single family residential. The property is a horizontally integrated retail and residential development, with both retail and adjacent to 268 residential units that developed by Fairfield Residential. There are also six lofts above the retail storefronts.

Located in Metro Phoenix, the country’s #2 workforce market, Goodyear is one of the fastest growing cities in the United States. The location, transportation assets, abundant land, high capacity power and fiber, and low cost environment combine to create strategic opportunities for business.

Goodyear boasts companies with national brand names such as AeroTurbine, Lockheed Martin, Airline Training Center of Arizona - a Lufthansa flight training subsidiary, CornellCookson, Scholler Allibert, Sub-Zero Inc., Banner Health, Cancer Treatment Centers of America, Amazon.com, Macy’s-Bloomingdales, Dick’s Sporting Goods, UPS, and more.

Goodyear has the most educated workforce in West Metro Phoenix and is in the top tier for the Metro region for a city of its size. With the city’s population expected to double in the next 20 years expect Goodyear to continue attracting the high-caliber workforce that it is known for.

PROPERTY DESCRIPTION	
Property Address	725 South Estrella Parkway Goodyear, AZ 85338
Total Building SF	33,600 SF Serafina retail; 5,400 SF residential
Land Area Acres	4.26 AC
Land Area SF	185,599 SF
Year Built	2009
County	Maricopa
Municipality	City of Goodyear
Parking stalls	178 = 153 Serafina retail; 25 shared
APN Numbers	500-10-640
Access	3 Ingress/Egress points. Lighted intersection at Estrella Parkway and Goodyear Boulevard
Frontage	±1,200 feet
Zoning	PAD
2016 Property Taxes	\$82,727.72

Asking Price

\$6,959,115.14

Year 2 In-Place NOI

\$314,898

Cap Rate on In-Place NOI

7%

Shell Space

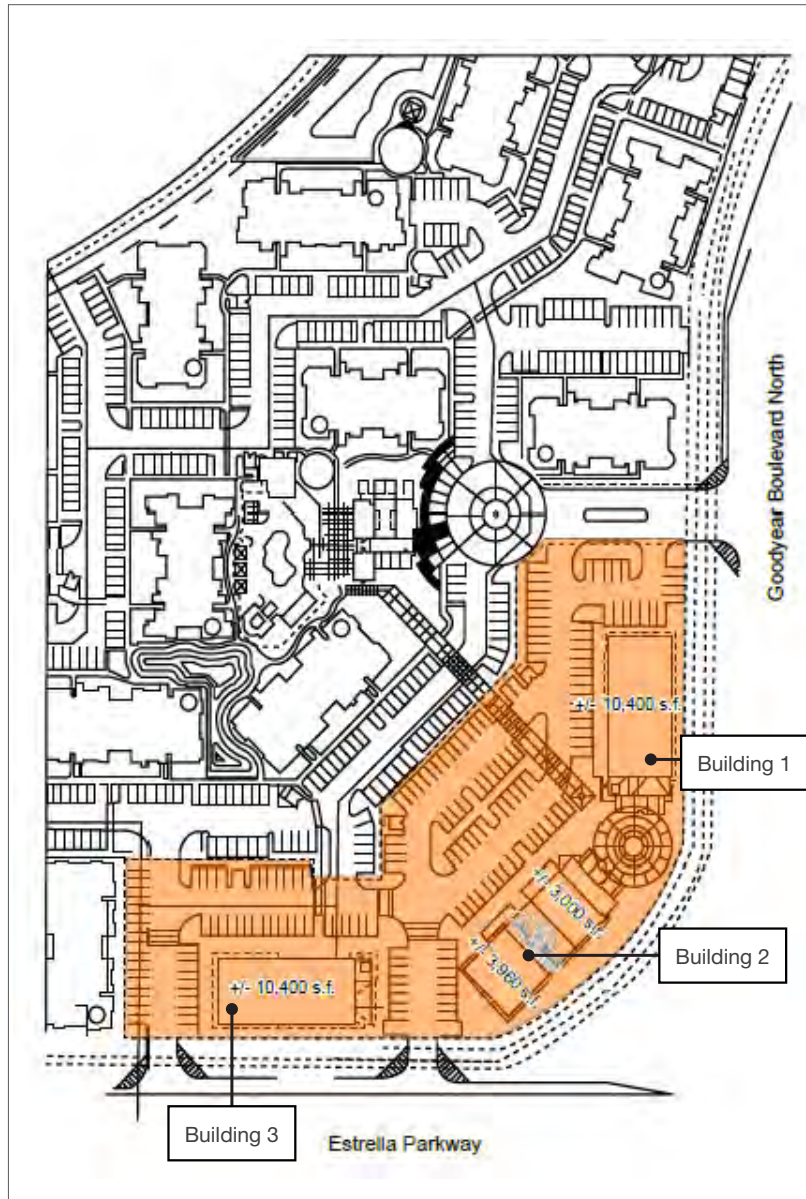
\$130/SF

PROPERTY AERIAL

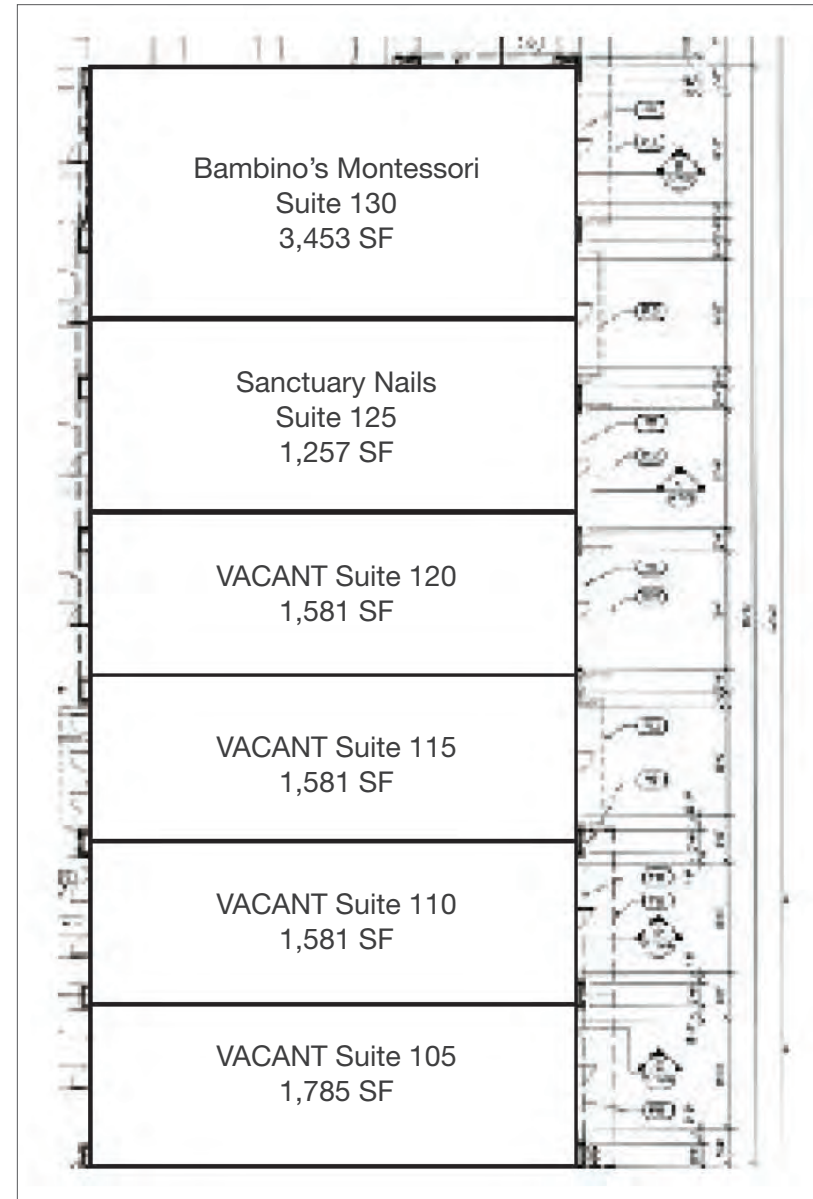


Property Overview

SITE PLAN

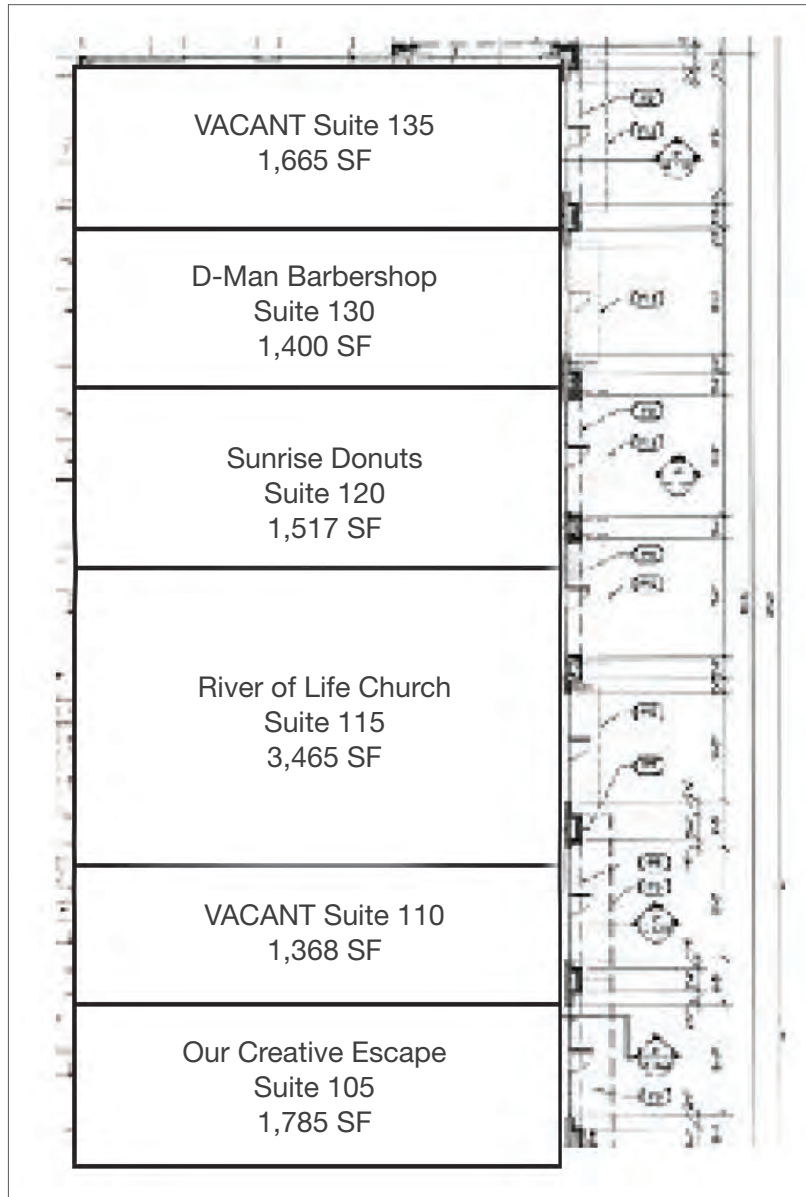


BUILDING 1 FLOOR PLAN

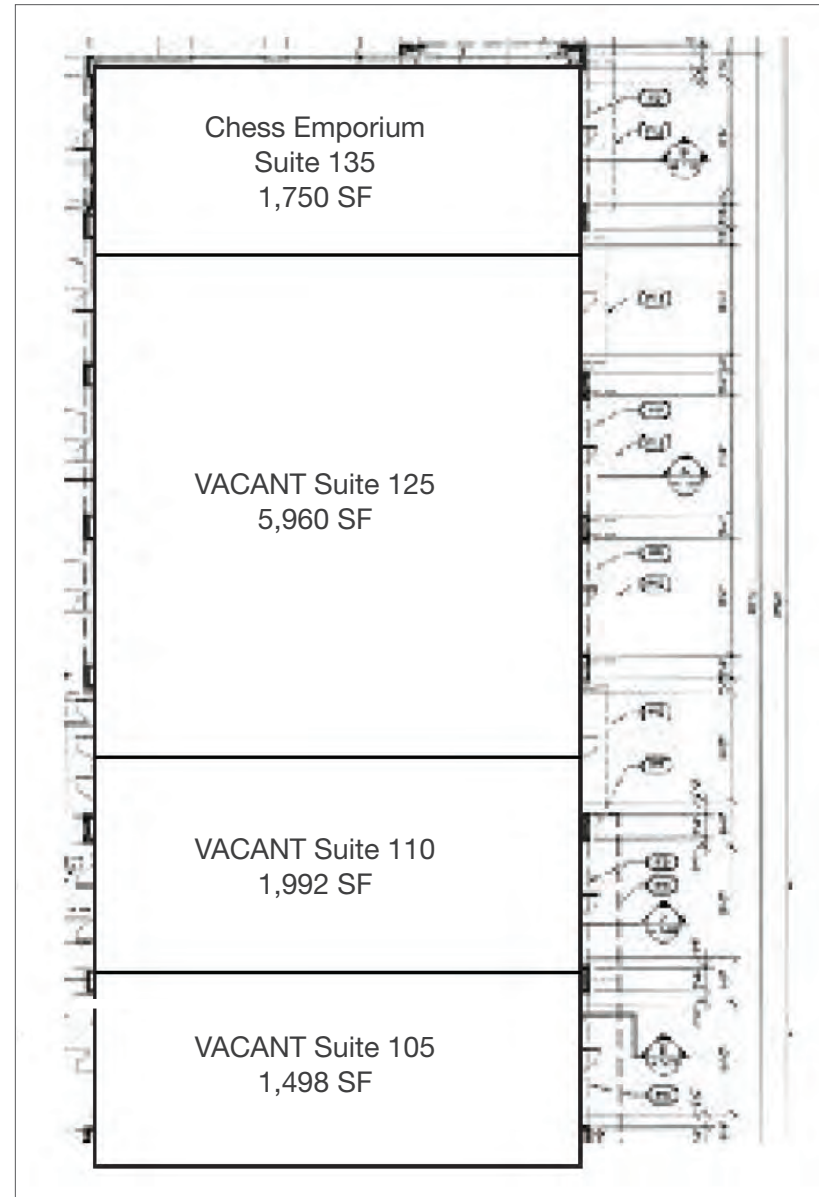


Property Overview

BUILDING 2 FLOOR PLAN



BUILDING 3 FLOOR PLAN



TENANT SUMMARY

BUILDING 1

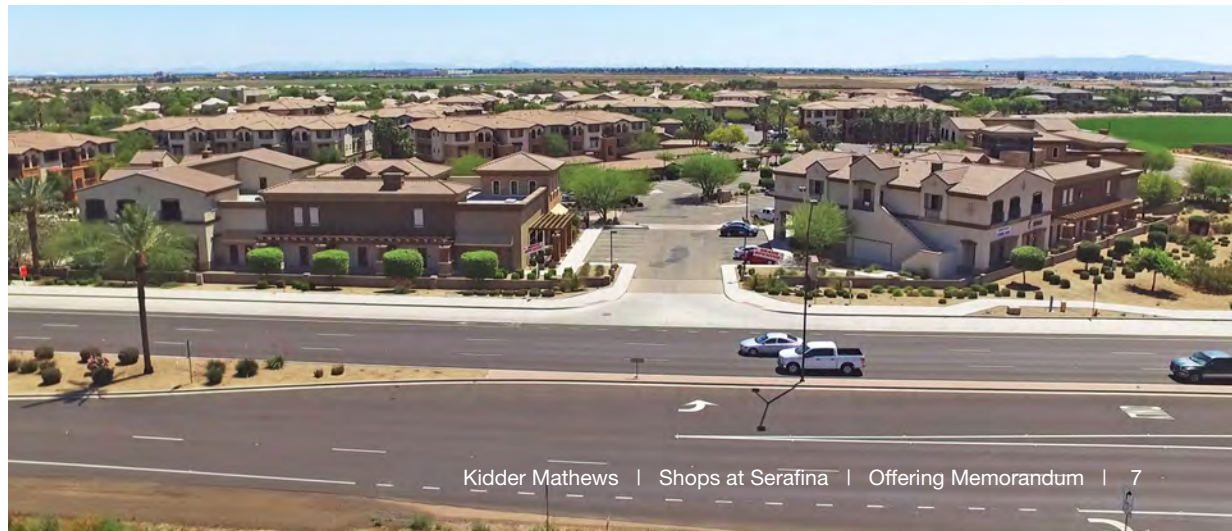
Suite	Tenant	SF
130	Bambino's Montessori	3,453
125	Sanctuary Nails	1,257
120	VACANT	1,581
115	VACANT	1,581
110	VACANT	1,581
105	VACANT	1,747

BUILDING 2

135	VACANT	1,665
130	D-Man Barbershop	1,400
120	Sunrise Donuts	1,517
115	River of Life Church	3,465
110	VACANT	1,368
105	Our Creative Escape	1,785

BUILDING 3

135	Chess Emporium	1,750
125	VACANT	5,960
110	VACANT	1,992
105	VACANT	1,498



ABOUT SHOPS AT SERAFINA

A few blocks south of I-10, this property is newly constructed retail. Located on the going-to-work side of the road near the Goodyear post office. The spring training facility for the Cincinnati Reds and Cleveland Indians is located one block south of the site. There is abundant drive-by and pedestrian traffic. In the heart of Goodyear, and the future City Center, economic development is focused on retail and office uses that service this community, and family focused corridor.

PROPERTY HIGHLIGHTS

Easy access to I-10 and MC-85; Close to Goodyear Ballpark

Ample Parking

Spacious 32,150 SF of retail space; Perfect for retail or office

Surrounded by 98% occupied multi-family buildings



RETAIL AERIAL



LOOP 303

INTERSTATE 10

INTERSTATE 10

WAL*MART
 Walgreens
SAFEMART
 CHASE
 Bank of America
 WELLS FARGO
 QT
 UPS
 GameStop
 Panda Express
 Papa Murphy's
 Starbucks
 Jack in the Box
 McDonald's
 Sally's Beauty Supply
 BR Bookery
 Pizza Hut

Harkins THEATRES
STAPLES
 Cona's HomePlus
 HomeGoods
 Walgreens
 OLD NAVY
 Olive Garden
 Red Lobster
 TEXAS
 Firestone
GNC
 Burlington
 petco
 TOYS R US
 Party City
 Dollar Tree
 native
 Chick-fil-A
 Rubio's
 Popeyes
 Pizzeria Uno
 PIZZA VISTO
 Louisiana Kitchen
 Comerica Bank
 CHASE
 TACO BELL

ULTA
 BARNES & NOBLE BOOKSELLERS
 ROSS DRESS FOR LESS
 BEST BUY
 Famous Footwear
 Total Wine & More
 PLAY IT AGAIN SPORTS
 Michaels
WAL*MART
 JCPenney
 LOWE'S
 KOHL'S
 SPROUTS FARMER MARKET
 Chipotle
 Denny's
 Chick-fil-A
 FIVE GUYS
 Carib's Jr.
 Wendy's
 Applebee's
 IN-N-OUT BURGER
 frus
 Buffalo Wild Wings
 Chick-fil-A
 JO-ANN fabric and craft stores
 OfficeMax

SHOPS AT SERAFINA

basis
 BASIS Goodyear
 DESERT EDGE HIGH SCHOOL

UNITED STATES POSTAL SERVICE

GYR
 Phoenix Goodyear Airport

MLB SPRING TRAINING

ESTRELLA BY NEWLAND ↓



Market Overview

CITY OF GOODYEAR

Located in Metro Phoenix, Goodyear is a leader in the Valley that provides great opportunities for families and businesses to realize their full potential. It is a city with a tremendous community spirit, as exemplified by winning two prestigious national awards in - the All-America City Award and City Livability Award.

Nestled near the Estrella Mountains and a mere 20 minutes west of downtown Phoenix, Goodyear offers all the advantages of a growing community, with all the cultural and entertainment resources that the Phoenix metro area has to offer.

Scenic mountain views, desert vistas, wide open spaces, golf courses, lakes, parks and palm-lined streets have already attracted residents who are among the most affluent and best educated in the state.

Source: <http://www.goodyearaz.gov/about-us>



Top Area Employers

Abrazo West Campus	1,009
Macy's - Bloomingdale's	1,008
Amazon.com	975
Cancer Treatment Centers of America	768
Sub-Zero, Inc.	472
McLane Sunwest	345
Cavco Industries	325
Snyder's of Hanover	215
REI	195

CONTACT

Jenette Bennett, CCIM
Vice President
jenetteb@kiddermathews.com
602.513.5113
LIC #SA557543000

kiddermathews.com