

SALE BROCHURE

8280 WEST UNION HILLS DRIVE
GLENDALE, ARIZONA

UNION HILLS ■ SQUARE ■

ORION 
INVESTMENT REAL ESTATE

EXCLUSIVELY LISTED BY

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PROPERTY SUMMARY

SALE PRICE	\$4,960,000
PRICE PER SF	\$417.58
CAP RATE	7.0%
NOI	\$347,864
OCCUPANCY	100%
BUILDING SIZE	11,878 SF
LOT SIZE	1.98 Acres
YEAR BUILT	2004
ZONING	C-2
CROSS STREETS	Union Hills Dr & 83rd Ave
TRAFFIC COUNT	Union Hills: 41,771 VPD

THE PROPERTY

The Union Hills Square retail pad is an 11,878 square foot, newly built shopping center located in Glendale, Arizona. The property is anchored by Arrowhead Grill, a highly acclaimed steak and seafood restaurant that has multiple awards from The Arizona Republic, Phoenix Magazine, and Wine Spectator. The property is currently 100% leased with three other tenants, including Picazzo's Organic Italian Kitchen, Allstate Insurance, and Bujor's Granite. The property was originally built in 2004 and sits on 1.98 acres of land within the Union Hills Square Retail Center.

Union Hills Square is located in the Arrowhead trade district, which is anchored by Arrowhead Towne Center, a 1.2 million square foot super regional shopping center owned and operated by Macerich (NYSE: MAC). The primary trade area is one of the largest and fastest-growing in Arizona, with an average household income of nearly \$80,000. The West Valley is growing at a higher rate than compared to Phoenix Metro which is showing a 6.8% increase. Nearly one-third of the population of greater Phoenix lives in the West Valley; that number is expected to grow by 9% over the next five years. Source: Nielson, 2014

HIGHLIGHTS

- 100% Occupied Retail Center in Highly Desirable Arrowhead Trade Area
- Located Adjacent to Glendale Northwest Center; a 500,000 SF Power Center
- Anchored by Arrowhead Grill: Named One of the Top Steakhouses in Arizona by Arizona Republic & Phoenix Magazine
- Arrowhead Grill Extended Lease for Five Years
- Excellent Access off of the Loop 101 Freeway with a Signalized 4-Way Stop at Property
- Strong Demographics with Over 254,000 People within 5 Miles, and an Average Household Income of \$77,974