



THE SHOPS AT
VISTANCIA™





BLACKSTONE

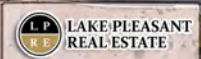


Trilogy at Vistancia

the village

Vistancia Blvd

El Mirage Rd



Walgreens

Edward Jones

SUBWAY

CHASE

PIZZA DELIVERY

SAFEMART

Great Clips

Starbucks



Exclusively Listed by

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Executive Summary

Phoenix Commercial Advisors is pleased to exclusively offer for sale the Shops at Vistancia located in Peoria, AZ. The ±6,140 square foot shops are 100% leased to excellent tenants: Pacific Dental, Lake Pleasant Real Estate and Temptation Nail & Spa. The shops are shadow anchored by Safeway, the only grocery store northwest of Loop 303, making this center the main retail destination for the northern Peoria residents. The shops are located within the rapidly growing Vistancia master-planned community, ranked #12 top selling master-planned communities in the Nation. With a national grocer providing strong traffic flow, this investment provides a potential purchaser with an exceptional investment opportunity with excellent tenants and located within a high-end, top ranked, master-planned community.

Investment Summary

OFFERING PRICE	\$2,354,600
CAP RATE	6.50%
OCCUPANCY	100%
TOTAL GLA	±6,140 SF
LAND AREA	±0.73 Acres
NET OPERATING INCOME	±\$153,050

STRONG REAL ESTATE FUNDAMENTALS

- **Shadow anchored by Safeway**, the only grocer within a ±5 mile radius serving northern Peoria and the only grocer northwest of Loop 303
- **Staggered lease terms and excellent internet resistant tenants** provides security to a future investor
- **High profile outparcel** located at the gateway of a top ranked community
- The shops are located within the high-end Vistancia master-planned community, including Trilogy Golf Club – a pristine, **5-Star Award Winning Arizona public golf course and community**
- The Vistancia master-planned community includes: the family friendly **Village**, the premier gated community **Blackstone**, resort-style active adult community **Trilogy**, and finally a **future community** with over 4,000 homes in the northwest

STRONG GROWTH LOCATION

- RCLCO has ranked Vistancia **#12 top selling master-planned community in the Nation** and #2 in Arizona for 2015
- The property is surrounded by the **several rapidly growing communities of Vistancia, with over 17,000 housing units**, providing strong customer potential
- **Affluent customer base** with average household income over \$92,000 within a 5-mile radius
- **Strong growth location within a 5-mile radius** that has grown 19% in the last 5 years and is projected to grow 14% in the next 5 years



Site Plan





Site Plan Not
Drawn To Scale



Property Description

LOCATION

The Shops at Vistancia are located at 28451 N. Vistancia Boulevard in Peoria, AZ 85383.

BUILDING AREA

The subject property consists of one retail building totaling approximately ±6,140 square feet of rentable space.

PARKING

There are approximately 423 parking spaces for the Vistancia retail shopping center.

ZONING

This shopping center is zoned Planned Community District (PCD) by the city of Peoria.

FRONTAGE & ACCESS

The Shops at Vistancia are easily accessible with two (2) full movement access points on Vistancia Boulevard and three (3) full movement access points from El Mirage Road.

TRAFFIC COUNTS

Loop 303 Freeway±17,807 VPD
Total ±17,807 VPD




PARCEL

This property consists of one (1) parcel containing approximately ±0.73 acres of land.

APN NO.	ADDRESS	SQ. FT.	ACRES
503-99-833	28451 N. Vistancia Blvd	±32,016	±0.73
Total		±32,016	±0.73



Rent Roll

TENANT	SQ. FT.	LEASE	CURRENT ANNUAL BASE RENT	CURRENT RENT PER SQ. FT.	ANNUAL ESTIMATED NNN'S	INCREASES ON	INCREASES TO	RENEWAL OPTIONS
 LAKE PLEASANT REAL ESTATE Personal Guarantee	1,640	Proj. Aug 2016 to Aug 2021 5 Years	\$27,880.00	\$17.00	\$12,817	Year 2 Year 3 Year 4 Year 5	\$17.50 \$18.00 \$18.50 \$18.50	One, Three Year Option At FMV
 Personal Guarantee	1,560	Mar 2012 to Mar 2017 5 Years	\$28,080.00	\$18.00	\$11,444			One, Five Year Option At 3% Annual Increases
 "Legacy Smiles Family Dentistry" Corporate Guarantee	2,940	Dec 2007 to Dec 2022 10 Years (Recently exercised first 5-yr option)	\$93,793.56	\$31.90	\$20,725	May-17 May-18 May-19 May-20 May-21 May-22	\$32.86 \$33.85 \$34.86 \$35.91 \$36.98 \$38.09	One, Five Year Option Remaining At 3% Annual Increases
TOTALS	6,140							
<i>OCCUPIED SQ. FT.</i>	<i>6,140</i>	<i>100%</i>	\$149,753.56		\$44,986			

Total Base Rent	\$149,754
Expense Reimbursements	\$44,986
Total Income	\$194,740
Less Expenses	\$41,690
Net Operating Income	\$153,050

Estimated NNN Expenses ¹	
Management	\$4,482
CAM	\$11,052
Taxes	\$24,744
Insurance	\$1,412
TOTAL	\$41,690

¹This is an estimated expense breakdown





Not a Part

Tenant Profiles



The greatest dental company in America.



Specializing in the Vistancia Master Planned Community and the North Valley markets.



The best nails and service in the Valley of the Sun.

WEBSITE pacificdentalservices.com

OF LOCATIONS ±400

WEBSITE theworthgroup.com

OF LOCATIONS ±1

WEBSITE temptationaz.com

OF LOCATIONS ±1



Demographics



Population Summary

	1 mi radius	3 mi radius	5 mi radius
2010 Total Population	3,570	9,859	38,723
2015 Total Population	4,601	14,020	46,050
2020 Total Population	5,556	17,040	52,284

Household Summary

	1 mi radius	3 mi radius	5 mi radius
2010 Households	1,392	3,627	14,927
2015 Households	1,820	5,060	17,310
2020 Households	2,190	6,145	19,448

Households by Income

	1 mi radius	3 mi radius	5 mi radius
2015 Average HH Income	\$90,347	\$94,729	\$92,517
2020 Average HH Income	\$106,160	\$109,830	\$106,213

Households by Income

	1 mi radius	3 mi radius	5 mi radius
2015 Median HH Income	\$66,475	\$71,682	\$70,890
2020 Median HH Income	\$78,914	\$84,765	\$82,451

Per Capita Income

	1 mi radius	3 mi radius	5 mi radius
2015	\$35,685	\$33,486	\$35,079
2020	\$41,799	\$38,834	\$39,819

Business Area Data

	1 mi radius	3 mi radius	5 mi radius
Total Businesses	76	144	667
Total Employees	447	907	5,129

©2015 Esri

VISTANCIA BLVD

TRILOGY
AT VISTANCIA
±2,450 HOMES
AT FULL BUILD OUT

EL MIRAGE RD



Edward Jones
MAKING SENSE OF INVESTING



L.P. LAKE PLEASANT
R.E. REAL ESTATE



Great Clips



LAKE PLEASANT HEIGHTS
6,500 D/U

BLACKSTONE
COUNTRY CLUB

VISTANCIA
17,546 D/U

BLACKSTONE
AT VISTANCIA

THE ENCLAVE
@ WHITE PEAK VISTA
252 D/U

LONE MOUNTAIN PKWY

VISTANCIA
RIDGELINE RD

LOOP
303

TRIOLOGY

SAFeway

LP
RE
LAKE PLEASANT
REAL ESTATE

PACIFIC
DENTAL SERVICES

TRIOLOGY GOLF CLUB
AT VISTANCIA

DESERT SKY AT
TRIOLOGY AT
VISTANCIA PCL

TRIOLOGY AT
VISTANCIA

DESERT BLOOM
AT TRIOLOGY

EL MIRAGE RD

TIERRA DEL RIO
7,637 D/U

WESTWING
MOUNTAIN
2,550 D/U

LAKE PLEASANT PKWY

CIBOLA VISTA
350 D/U

JOMAX RD

RANCHO CABRILLO
2,300 D/U

COLDWATER RANCH
590 D/U

Pier 1 imports

ROSS
DRESS FOR LESS

OfficeMax

KOHL'S

SPORT CHALET

Michael's

PET SMART

\$11,700 VPD

RANCHO MERCADO
5,000 D/U

HAPPY VALLEY PKWY

LOWE'S
Home Improvement Warehouse

Target
SUPER TARGET

BED BATH &
BEYOND

Marshall's

BevMo!

TRAILSIDE
@ HAPPY VALLEY
358 D/U

\$17,807 VPD



SAFeway

SUBWAY

Legacy SMILES

DELI & BLVD.

Edward Jones

NAIls & SPA

Confidentiality Statement

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All property showings are by appointment only.



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