

753 SOUTH ALMA SCHOOL ROAD

Mesa, AZ 85210



HIGHLIGHTS

- Multi Tenant Commercial Strip Center Investment Offering
- Price: \$6,630,000
- Cap Rate: 7%
- NNN Lease

Confidentiality Agreement

This Confidential Offering Memorandum (the “Memorandum”) is being delivered exclusively by Colliers International (the “Agent”) to a party who may be interested in the acquisition of the Fee Simple interest in 753 South Alma School Road. (the “Property”), described in this Memorandum. This is a private offering, made only by delivery of a copy of the Memorandum to the recipient (the “Recipient”). By accepting this Memorandum, the Recipient agrees to comply strictly with the terms and conditions of the Confidentiality Agreement previously executed and delivered to the Agent by the Recipient with respect to this Memorandum and all information contained herein, and to use this Memorandum only for the purpose of evaluating the offering made hereby.

The material contained in this Memorandum is provided solely to assist the Recipient in determining whether it is interested in making an investigation or evaluation concerning a potential purchase of the Property. Neither the Agent nor any affiliates or client of the Agent which term includes related entities, the owners of any equity interest in the Property, (“Owner”), the manager of the Property (“Manager”), and any officers, employees and agents of any such parties make any representations or warranties with regard to the accuracy or completeness of the information contained herein. This Memorandum may include statements and estimates provided by the Agent, the Owner, or the Manager with respect to the anticipated future performance of the Property. Nothing contained in this Memorandum should be construed as a representation as to the future performance of the Property, and the Recipient acknowledges and agrees that any statements or estimates relating to future performance reflect various assumptions concerning the Property’s anticipated results, which may or may not prove to be correct. No representations are made as to the accuracy of such statements and estimates, and none of the Agent, the Owner, the Manager, or any related entities shall have any liability with respect to or arising from any inaccuracy in such statements or estimates. Statements made in this Memorandum as to the content of any contract or other document referred to, are not complete or definitive descriptions, but summaries or portions thereof. Each such statement is qualified by its reference to the full text of the contract or document, copies of which will be made available by the Agent to Recipient upon request. In addition, not all contracts or other documents, which may be relevant, have been summarized or referenced in this Memorandum. This Memorandum is being delivered by the Agent to a prospective purchaser with the understanding that it will independently investigate those matters which it deems appropriate in evaluating the Property and will rely solely on its own investigation in determining whether to purchase the Property.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, an interest in the Property in any jurisdiction in which, or to any person for which, such offer, sale, or solicitation would be unlawful. Except where otherwise indicated, the information contained in this Memorandum has been prepared as and no obligation is assumed to supplement or modify the information to reflect subsequent events or conditions. Nothing contained in this Memorandum may be construed to constitute legal or tax advice to a Recipient concerning the Property or purchase of the Property.

More detailed information regarding the expected terms, conditions, and timing of the offering of the Property will be provided in due course by separate communication with each Recipient. The Agent, the Owner and the Manager reserve the right to engage in discussions or negotiations with one or more recipients or other prospective investors at any time without notification to, or other obligation to, any other Recipient or prospective investor. The offering made hereby is subject to a change in terms or termination without notice. The Owner and the Manager will remain free to operate the Property in their sole and absolute discretion during the evaluation and offering process, including the taking of such actions, whether within or outside of the ordinary course of business, which the Owner or the Manager shall deem necessary, prudent or desirable.

The Agent reserves the right to require the return of this Memorandum and any other material provided to the Recipient at any time.

Acceptance of this Memorandum by the Recipient constitutes acceptance of the terms and conditions outlined above.

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753 South Alma School Road | Mesa, AZ 85210

List Price	\$6,630,000
Lease Type	NNN
NOI (Feb 2014-Jan 2015)	\$462,331
Square Footage	35,852
Price Per Square Foot	\$183.15
Actual Cap Rate	7%
Occupancy	66%
Year Built	1980

Daniel Gluhaich of Colliers International is proud to present 753 Alma School Rd., Mesa, AZ, a multi-tenant commercial strip center. Alma School Plaza Center is a well maintained and active retail center located off I-101 Freeway. Located 1 mile North of Highway 60 in the Mesa Commercial Retail Redevelopment district. The building is comprised of 36,199 square feet and is built on 2.69 acres. Value added potential through further lease up of remaining retail building.



Property Description

Property Detail

753 South Alma School Road | Mesa, AZ 85210

Building Square Footage	35,852
Number of Buildings	2
Number of Stories	1
Land Acres	2.69 Acres
Zoning	I-G
Building Class	A
Location Class	A
Number of Parking Spaces	129
Parking Ratio	3/1000

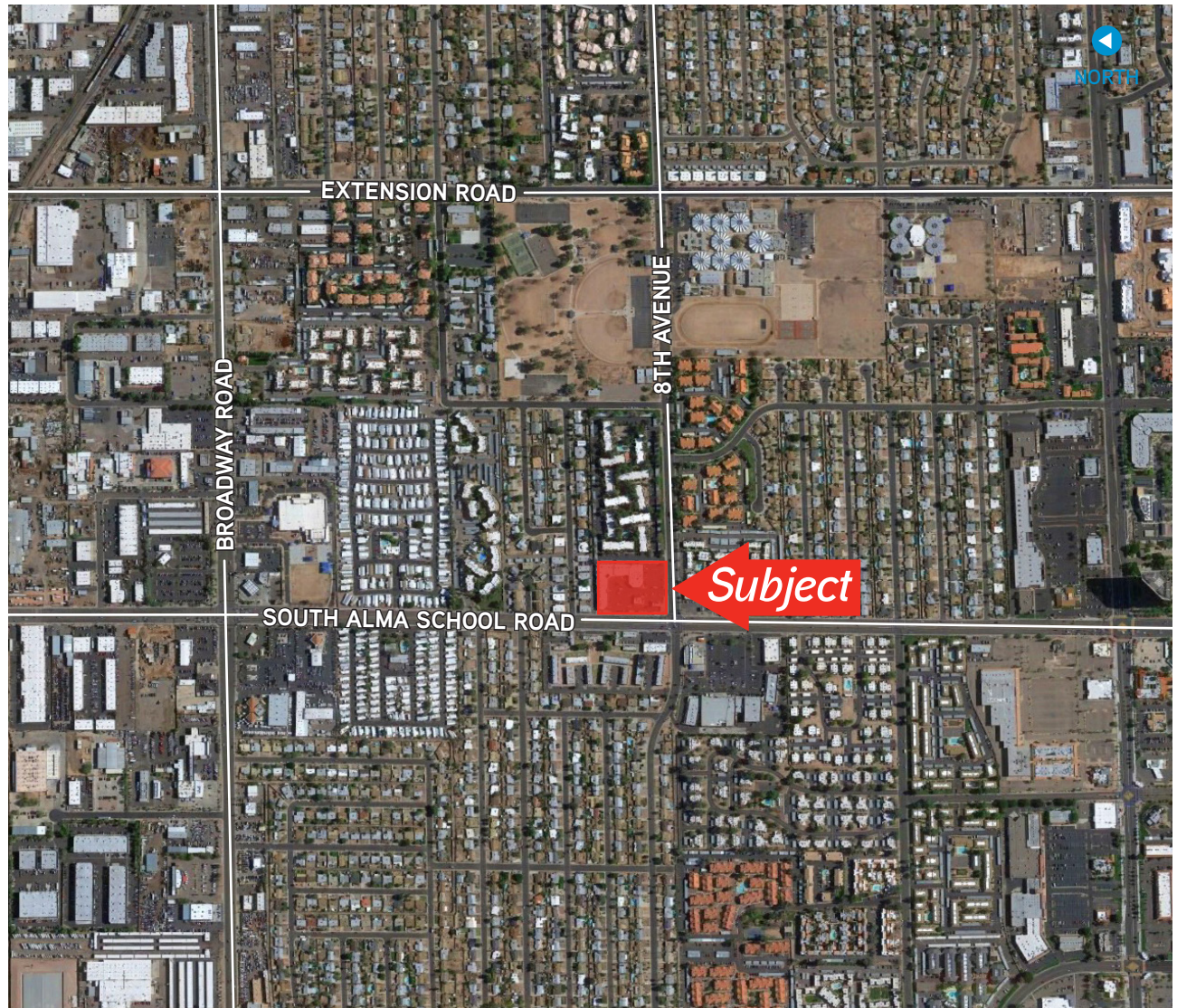


Location Overview

Located in Mesa 2 miles east of SR-101/US 60 Interchange.

MARKET HIGHLIGHTS

- Near Fiesta Mall, Mesa Community College and park, and Fiesta Lakes Golf Club
- Busy Location with High Visibility
- Plenty of Parking
- 24 Units strategically positioned to distribute products to its large market customer base while benefiting from Arizona's business friendly climate.
- Spaces with elevated signage available



Location Overview



Financial Overview

Building Information		
753 South Alma School Road Mesa, AZ 85210		
Price	\$6,630,000	\$183.15 PSF
Down Payment	\$6,630,000	\$183.15 PSF
Rentable Square Footage	35,852	
Price PSF	\$183.15 PSF	
CAP Rate	7%	
Year Built	1980	
Lot Size	2.69 Acres	
Base Rent	\$304,171	\$8.40 PSF
Monthly Rent	\$25,348	\$0.07 PSF
*Pricing analysis based on January 2016 - May 2016		

Lease Overview

RENT ROLL							
Tenant	SF	Lease Commence	Lease End	Building Share	Annual Rent	Annual Rent (PSF)	Monthly Rent
Fiesta Liquors	2,290	01/01/14	12/31/19	6.39%	\$42,594.00	\$18.60	\$3,549.50
Lizbeth's Beauty Salon	1,060	07/01/12	03/31/18	2.96%	\$19,200.00	\$18.11	\$1,600.00
So Good, Dulce y Saladito	950	09/01/14	08/31/17	2.65%	\$7,385.76	\$7.77	\$615.48
Ramtha Smoke Shop & Gift Shop, LLC	1,060	05/01/16	04/30/21	4.47%	\$11,660.04	\$11.00	\$971.67
Red Line Pizzeria	1,180	09/01/15	08/31/18	3.29%	\$16,172.40	\$13.71	\$1,347.70
Dolex Dollar Express, Inc.	1,185	08/01/99	03/31/18	3.31%	\$14,646.60	\$12.36	\$1,220.55
Internet International Fulfillment Services	1,050	01/01/16	12/31/16	2.93%	\$8,190.00	\$7.80	\$682.50
Centro Universal Cristiano De Fe	2,560	04/01/15	03/31/20	7.14%	\$31,641.60	\$12.36	\$2,636.80
Sunshine Laundries, LLC	5,350	01/01/99	12/31/18	14.92%	\$66,126.00	\$12.36	\$5,510.50
Wings Express	1,600	10/01/08	09/30/18	4.46%	\$30,720.00	\$19.20	\$2,560.00
Llantera El Maripen	1,862	11/01/13	10/31/16	5.19%	\$26,067.96	\$14.00	\$2,172.33
Pit Area	1,210				\$3,000.00	\$2.48	\$250.00
Vacant	13,180	COE	One Year		\$158,160	\$12.00	\$13,180

Area Demographics

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION			
2021 Projection	23,794	161,757	400,654
2016 Estimate	22,713	154,552	383,866
2000 Census	21,798	148,601	369,115
2000 Census	21,621	157,651	378,060
Growth 2016 - 2021	4.8%	4.7%	4.4%
Growth 2010 - 2016	4.2%	4.0%	4.0%
Growth 2000 - 2010	0.8%	-5.7%	-2.4%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION BY RACE/ETHNICITY			
White Alone	50.1%	64.0%	68.7%
Black or African American Alone	8.2%	5.6%	5.0%
Amer. Indian and Alaska Native Alone	7.6%	4.7%	3.8%
Asian Alone	2.2%	2.2%	3.4%
Native Hawaiian and Other Pac. Isl. Alone	0.7%	0.6%	0.5%
Some Other Race Alone	26.0%	18.5%	14.4%
Two or More Races	5.1%	4.3%	4.3%
Not Hispanic or Latino	50.1%	58.5%	66.8%
Hispanic or Latino	49.9%	41.5%	33.2%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
HISPANIC RACE BASE			
White Alone	39.4%	47.3%	48.1%
Black or African American Alone	1.1%	0.9%	1.1%
American Indian and Alaska Native Alone	2.0%	1.8%	1.9%
Asian Alone	0.3%	0.3%	0.3%
Native Hawaiian and Other Pacific Islander Alone	0.1%	0.1%	0.1%
Some Other Race Alone	51.8%	44.3%	42.8%
Two or More Races	5.3%	5.2%	5.7%

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HOUSEHOLDS			
2021 Projection	9,762	65,685	158,070
2016 Estimate	9,208	61,780	149,037
2010 Census	8,606	57,413	139,251
2000 Census	8,863	59,720	139,813
Growth 2010 - 2016	7.0%	7.6%	7.0%

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HOUSEHOLDS BY INCOME			
Income < \$15,000	20.5%	17.3%	14.9%
Income \$15,000 - \$24,999	20.3%	15.9%	13.1%
Income \$25,000 - \$34,999	16.3%	14.2%	12.5%
Income \$35,000 - \$49,999	18.7%	16.5%	15.6%
Income \$50,000 - \$74,999	15.5%	16.3%	17.7%
Income \$75,000 - \$99,999	5.0%	8.3%	10.3%
Income \$100,000 - \$124,999	1.8%	5.2%	6.6%
Income \$125,000 - \$149,999	1.1%	2.8%	3.7%
Income \$150,000 - \$199,999	0.7%	2.3%	3.5%
Income \$200,000 - \$249,999	0.1%	0.7%	1.1%
2016 Est. Average Household Income	\$37,556	\$50,436	\$58,943
2016 Est. Median Household Income	\$30,632	\$37,413	\$44,135

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION BY SEX			
Male	50.1%	50.6%	50.6%
Female	49.9%	49.4%	49.4%

Area Demographics

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION BY HOUSEHOLD TYPE			
Family Households	53.1%	55.9%	57.6%
Nonfamily Households	46.9%	44.1%	42.4%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
MARITAL STATUS PERSONS 15+			
Males, Never Married	29.1%	26.1%	25.4%
Females, Never Married	23.9%	21.0%	20.7%
Married	30.7%	35.6%	37.4%
Divorced	13.2%	12.6%	12.3%
Widowed	3.1%	4.6%	4.2%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
HOUSEHOLDS BY TYPE			
Married-Couple Family, own children	26.6%	28.1%	28.8%
Married-Couple Family, no own children	22.9%	32.1%	35.3%
Male Householder, own children	8.2%	6.5%	5.9%
Male Householder, no own children	7.2%	6.6%	5.9%
Female Householder, own children	22.3%	15.7%	13.7%
Female Householder, no own children	12.8%	10.9%	10.3%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
HOUSEHOLDS BY POVERTY STATUS			
2016 Families at or Above Poverty	69.0%	77.3%	83.4%
2016 Families Below Poverty	31.0%	22.7%	16.6%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION BY AGE			
Age 0 - 4	8.8%	7.5%	6.6%
Age 5 - 9	8.1%	7.3%	6.6%
Age 10 - 14	7.3%	6.7%	6.3%
Age 15 - 17	4.4%	4.2%	4.2%
Age 18 - 20	4.3%	4.2%	6.3%
Age 21 - 24	6.7%	6.5%	7.3%
Age 25 - 34	20.3%	18.6%	17.6%
Age 35 - 44	14.5%	14.0%	13.5%
Age 45 - 54	10.5%	11.4%	11.4%
Age 55 - 64	7.9%	9.6%	10.1%
Age 65 - 74	4.3%	5.6%	6.1%
Age 75 - 84	2.0%	2.8%	2.9%
Age 85 and over	0.8%	1.6%	1.3%
2016 Est. Median Age	30.1	32.3	32.2

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POP. 25+ BY EDUCATION			
Less than 9th grade	10.3%	9.8%	7.1%
Some High School, no diploma	8.6%	8.8%	7.4%
High School Graduate (or GED)	28.3%	25.2%	23.7%
Some College, no degree	27.4%	25.4%	25.4%
Associate Degree	10.2%	8.4%	8.9%
Bachelor's Degree	10.9%	14.8%	17.5%
Master's Degree	3.2%	5.8%	7.3%
Professional School Degree	0.6%	0.8%	1.3%
Doctorate Degree	0.6%	1.0%	1.3%

Area Demographics

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POP. 16+ BY OCCUPATION			
Architect/Engineer	1.8%	2.1%	2.4%
Arts/Entertainment/Sports	2.3%	2.3%	2.3%
Building Grounds Maintenance	6.8%	8.4%	5.7%
Business/Financial Operations	3.5%	4.3%	4.7%
Community/Social Services	1.7%	1.5%	1.7%
Computer/Mathematical	2.2%	2.8%	3.2%
Construction/Extraction	6.7%	6.9%	5.4%
Education/Training/Library	5.3%	5.6%	6.3%
Farming/Fishing/Forestry	0.3%	0.5%	0.3%
Food Prep/Serving	9.8%	8.2%	8.5%
Health Practitioner/Technician	2.7%	3.2%	3.8%
Healthcare Support	4.3%	2.1%	2.1%
Maintenance Repair	3.8%	3.1%	3.4%
Legal	0.5%	0.6%	0.8%
Life/Physical/Social Science	0.4%	0.6%	0.7%
Management	3.6%	5.5%	6.7%
Office/Admin. Support	15.1%	15.2%	15.7%
Production	5.2%	4.4%	4.0%
Protective Services	2.1%	1.8%	1.8%
Sales/Related	10.9%	11.9%	12.0%
Personal Care/Service	5.2%	4.4%	4.7%
Transportation/Moving	6.0%	4.8%	3.9%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
HH BY NUMBER OF VEHICLES			
No Vehicles	14.9%	11.1%	8.9%
1 Vehicle	51.0%	45.0%	41.7%
2 Vehicles	26.7%	31.2%	34.5%
3 Vehicles	5.2%	9.1%	10.8%
4 Vehicles	1.7%	2.7%	3.1%
5 or more Vehicles	0.5%	0.8%	1.1%

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
WORKERS TRANS. TO WORK			
Drove Alone	69.9%	72.7%	73.4%
Car Pooled	14.0%	12.0%	10.9%
Public Transportation	7.2%	4.9%	4.0%
Walked	2.9%	2.6%	2.8%
Bicycle	1.9%	1.7%	2.4%
Other Means	1.5%	2.1%	2.0%
Worked at Home	2.7%	3.9%	4.5%

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OWNER OCC PROPERTY VALUES			
Value Less than \$20,000	15.9%	5.8%	5.6%
Value \$20,000 - \$39,999	8.0%	3.0%	2.6%
Value \$40,000 - \$59,999	11.9%	4.4%	2.6%
Value \$60,000 - \$79,999	11.8%	6.4%	4.2%
Value \$80,000 - \$99,999	11.9%	8.0%	5.6%
Value \$100,000 - \$149,999	21.8%	20.1%	18.3%
Value \$150,000 - \$199,999	9.2%	21.8%	21.4%
Value \$200,000 - \$299,999	4.0%	21.5%	24.0%
Value \$300,000 - \$399,999	0.6%	5.1%	8.6%
Value \$400,000 - \$499,999	1.2%	2.0%	4.0%
Value \$500,000 - \$749,999	0.6%	1.0%	2.0%
Value \$750,000 - \$999,999	0.8%	0.4%	0.6%
Value \$1,000,000 or more	2.4%	0.6%	0.6%
Median Housing Value	\$84,182	\$155,300	\$175,933