



CHASE BANK

39516 DAISY MOUNTAIN DRIVE

ANTHEM | ARIZONA

OFFERING MEMORANDUM

PRESENTED BY:

COLLIERS INTERNATIONAL

BRIAN WOODS

602 222 5026

brian.woods@colliers.com





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EXECUTIVE SUMMARY



INVESTMENT OPPORTUNITY

Colliers International is pleased to exclusively offer for sale this single tenant Chase Bank ground lease located at 39516 Daisy Mountain Drive in Anthem, Arizona. This Chase Bank is an outlot to a 130,000 square foot, 100% leased shopping center anchored by Fry's grocery store. Anthem is 30 miles north of downtown Phoenix. The city of Anthem was originally designed as a master-planned Del Webb community a company that focuses on key demographics for retirement communities. The city has since grown to many young families and was recently described by Parenting magazine as one the best places to raise a family.

The Property is a 4,137 square-foot single story building leased to Chase Bank. Chase is operating under a ground lease that runs through June 30, 2027 with significant rent bumps every five years. The next rent increase occurs on July 1st, 2022. In addition to its tremendous visibility, the site boasts traffic counts in excess of 17,427 VPD. Chase operates three branches in Anthem and commands a 31% market share, larger than any other bank in the market.

OFFERING SUMMARY

ASKING PRICE:	\$3,872,000
NOI	\$193,600
CAP RATE:	5.00%
SIZE:	4,137 SF





INVESTMENT HIGHLIGHTS

- One of the fastest growing areas in Southwest United States
- Leading bank in area
- NNN Lease with 10% increases every 5 years

LEASE SUMMARY

Lease Type - NNN Ground Lease

Lease Commencement - July 1, 2007

Lease Expiration - June 30, 2027

Lease Term Remaining - 9.5 years

Next Rent Increase - 7/1/2022

Rent Increases - 10% every 5 Years

Renewal Options Four - 5 year options

Landlord Responsibilities - None

Lease Guaranty - Chase Bank

***Above standard management fee included*



PROPERTY INFORMATION



PROPERTY INFORMATION

**ASKING PRICE**

\$3,872,000

YEAR ONE NOI

\$193,600

CAP RATE

5.00%

ESCALATION

10% every 5 years
(Next bump 7/1/2022)

TERM REMAINING

9.5 years

LEASE TYPE

NNN Ground Lease

PROPERTY ADDRESS

39516 Daisy Mountain Dr.,
Anthem, AZ

COUNTY

Maricopa

ESTIMATED LAND AREA

.81 Acre

SQUARE FEET

4,137 SF

YEAR BUILT

2008

TENANCY

Chase Bank

*Above standard management
fee included.



PROPERTY INFORMATION

TENANT OVERVIEW



Chase is the U.S. consumer and commercial banking business of JPMorgan Chase & Co. (NYSE: JPM), a leading global financial services firm with assets of \$2.3 trillion and operations in more than 60 countries. Chase is the neighborhood bank for thousands of communities across the country and serve approximately one of out of every six Americans through more than 5,500 bank branches; 18,000 ATMs; mortgage offices; online and mobile banking; as well as relationships with auto dealerships, schools and universities.

MARKET OVERVIEW

Chase is located on an off-corner outparcel to the 130,000 square-foot, 100% leased Fry's grocery anchored shopping center (Anthem Crossroads) in Anthem, AZ. Anthem is located 30 miles north of downtown Phoenix. The center is located along Daisy Mountain Drive, approximately one-half mile east of Interstate 17, the main freeway in the area. Anthem was originally designed in 1999 as a master-planned community by Del Webb, a company known for its retirement demographic specialty. Anthem has since prospered with a younger demographic and has been described as one of the best places to raise a family and one of the best family friendly neighborhoods in the Phoenix area. The 3-Mile Population is 40,000 and Average Household Income is \$80K.

There are two grocery anchored shopping centers in the community, in addition to a Super Wal-Mart. Chase opened its first branch in Anthem in 2008, and today operates a total of three branches. Based on total deposits Chase now commands a 31% market share, out-positioning both Wells Fargo and Bank of America which have 28% and 23% respectively.

AERIAL



RETAIL MAP

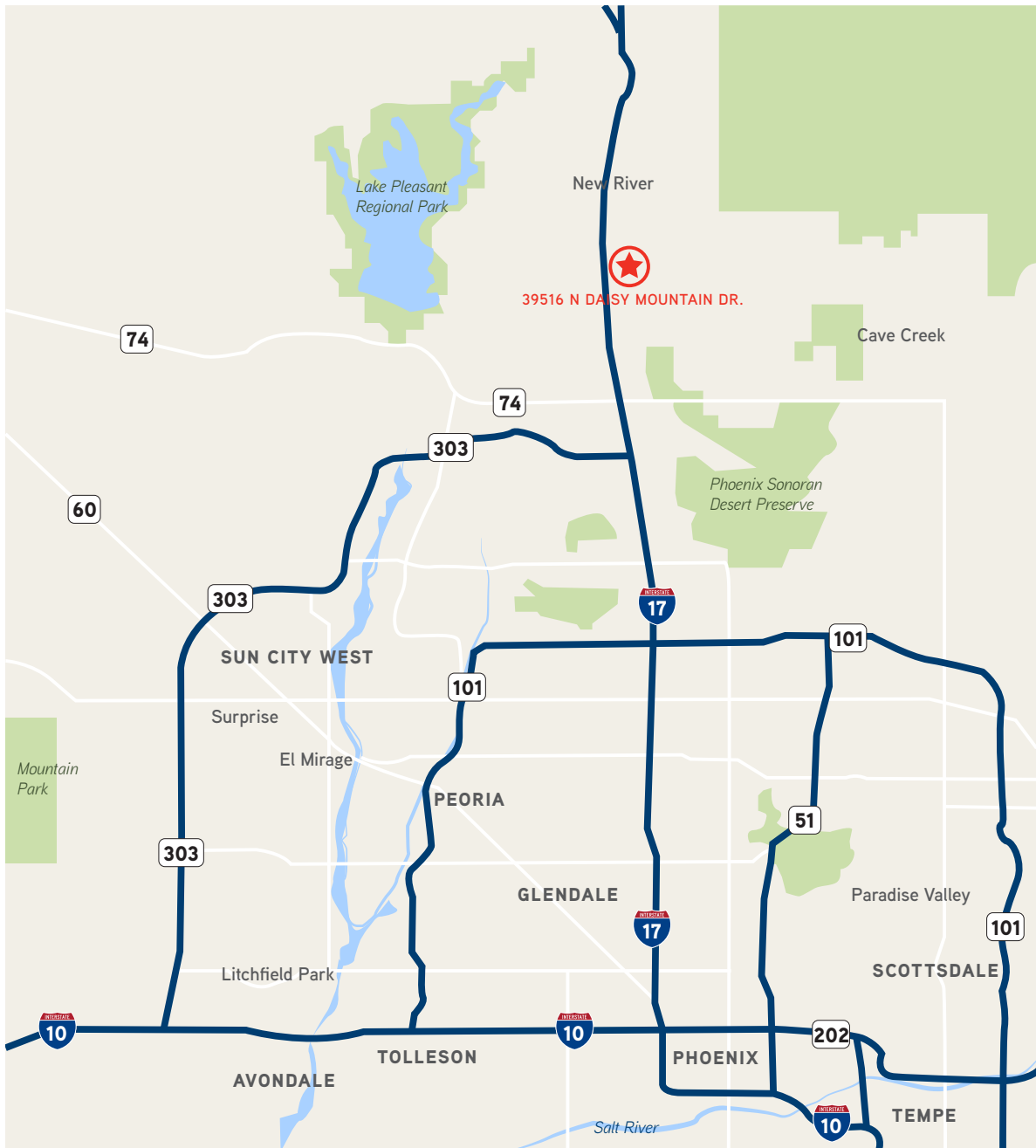


MARKET OVERVIEW





AREA MAP



MARKET OVERVIEW

POP FACTS: DEMOGRAPHIC REPORT 2015						
39516 N DAISY MOUNTAIN DR, ANTHEM, AZ 85086-1646, AGGREGATE						
	RADIUS 1 (0.0-1.0 miles)		RADIUS 2 (0.0-3.0 miles)		RADIUS 3 (0.0-5.0 miles)	
POPULATION						
2020 Projection	8,946		46,437		63,328	
2015 Estimate	7,810		40,755		55,862	
2010 Census	6,517		34,223		47,298	
2000 Census	414		4,467		10,668	
Growth 2000 - 2010	1473.03%		666.10%		343.36%	
Growth 2010 - 2015	19.83%		19.09%		18.11%	
Growth 2015 - 2020	14.54%		13.94%		13.37%	
HOUSEHOLDS						
2020 Projection	2,629		14,398		20,536	
2015 Estimate	2,330		12,800		18,316	
2010 Census	2,105		11,531		16,414	
2000 Census	149		1,375		3,506	
Growth 2000 - 2010	1312.70%		738.68%		368.22%	
Growth 2010 - 2015	10.69%		11.00%		11.59%	
Growth 2015 - 2020	12.85%		12.49%		12.12%	
2015 EST. POPULATION BY SINGLE CLASSIFICATION RACE						
Total	7,810		40,755		55,862	
White Alone	6,812	87.22%	35,426	86.92%	48,641	87.07%
Black or African American Alone	170	2.18%	938	2.30%	1,267	2.27%
American Indian and Alaska Native Alone	66	0.85%	333	0.82%	453	0.81%
Asian Alone	266	3.41%	1,314	3.22%	1,850	3.31%
Native Hawaiian and Other Pacific Islander Alone	11	0.14%	65	0.16%	91	0.16%
Some Other Race Alone	194	2.48%	1,182	2.90%	1,605	2.87%
Two or More Races	291	3.73%	1,497	3.67%	1,955	3.50%
2015 EST. POPULATION HISPANIC OR LATINO						
Total	7,810		40,755		55,862	
Hispanic or Latino	883	37.93%	4,285	10.51%	5,744	10.28%
Not Hispanic or Latino	6,927	62.07%	36,470	89.49%	50,118	89.72%
2015 TENURE OF OCCUPIED HOUSING UNITS						
Total	2,330		12,800		18,316	
Owner Occupied	1,752	75.19%	9,939	77.65%	13,852	75.63%
Renter Occupied	578	24.81%	2,861	22.35%	4,464	24.37%
AVERAGE HOUSEHOLD SIZE						
Total	3.35		3.12		2.98	

MARKET OVERVIEW

POP FACTS: DEMOGRAPHIC REPORT 2015						
39516 N DAISY MOUNTAIN DR, ANTHEM, AZ 85086-1646, AGGREGATE						
	RADIUS 1 (0.0-1.0 miles)		RADIUS 2 (0.0-3.0 miles)		RADIUS 3 (0.0-5.0 miles)	
2015 EST. HOUSEHOLDS BY HOUSEHOLD INCOME						
Total	2,330		12,800		18,316	
CY HHs, Inc < \$15,000	160	6.87%	844	6.59%	1,153	6.30%
CY HHs, Inc \$15,000 - \$24,999	165	7.08%	781	6.10%	1,120	6.11%
CY HHs, Inc \$25,000 - \$34,999	56	2.40%	733	5.73%	1,227	6.70%
CY HHs, Inc \$35,000 - \$49,999	234	10.04%	1,823	14.24%	2,714	14.82%
CY HHs, Inc \$50,000 - \$74,999	426	18.28%	2,348	18.34%	3,296	18.00%
CY HHs, Inc \$75,000 - \$99,999	372	15.97%	1,788	13.97%	2,453	13.39%
CY HHs, Inc \$100,000 - \$124,999	314	13.48%	1,410	11.02%	2,095	11.44%
CY HHs, Inc \$125,000 - \$149,999	240	10.30%	1,195	9.34%	1,670	9.12%
CY HHs, Inc \$150,000 - \$199,999	174	7.47%	889	6.95%	1,317	7.19%
CY HHs, Inc \$200,000 - \$249,999	75	3.22%	366	2.86%	489	2.67%
CY HHs, Inc \$250,000 - \$499,999	101	4.33%	520	4.06%	662	3.61%
CY HHs, Inc \$500,000+	14	0.60%	104	0.81%	119	0.65%
2015 EST. AVERAGE HOUSEHOLD INCOME						
Total	\$98,810		\$94,189		\$91,839	
2015 EST. MEDIAN HOUSEHOLD INCOME						
Total	\$83,418		\$73,639		\$72,333	
2015 MEDIAN HH INC. BY SINGLE RACE, CLASS, OR ETHNICITY						
White Alone	82,366		74,254		72,536	
Black or African American Alone	70,642		69,919		75,087	
American Indian and Alaska Native Alone	104,005		80,144		55,687	
Asian Alone	100,153		72,220		85,481	
Native Hawaiian and Other Pacific Islander Alone	82,469		65,133		68,318	
Some Other Race Alone	105,522		84,181		78,803	
Two or More Races	64,790		58,756		54,950	
Hispanic or Latino	83,115		62,239		60,820	
Not Hispanic or Latino	83,460		74,834		73,628	

CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property at 39516 Daisy Mountain Drive, Anthem, AZ. It has been prepared by Colliers International. This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Colliers International. The material is based in part upon information supplied by the Seller and in part upon financial information obtained by Peter Block from sources it deems reliable. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum from Colliers International, you agree:

- 1) The Offering Memorandum and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence; and
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller.

Owner and Colliers International expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of 39516 Daisy Mountain Drive, Anthem, AZ. or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Colliers International or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date this Offering Memorandum.