

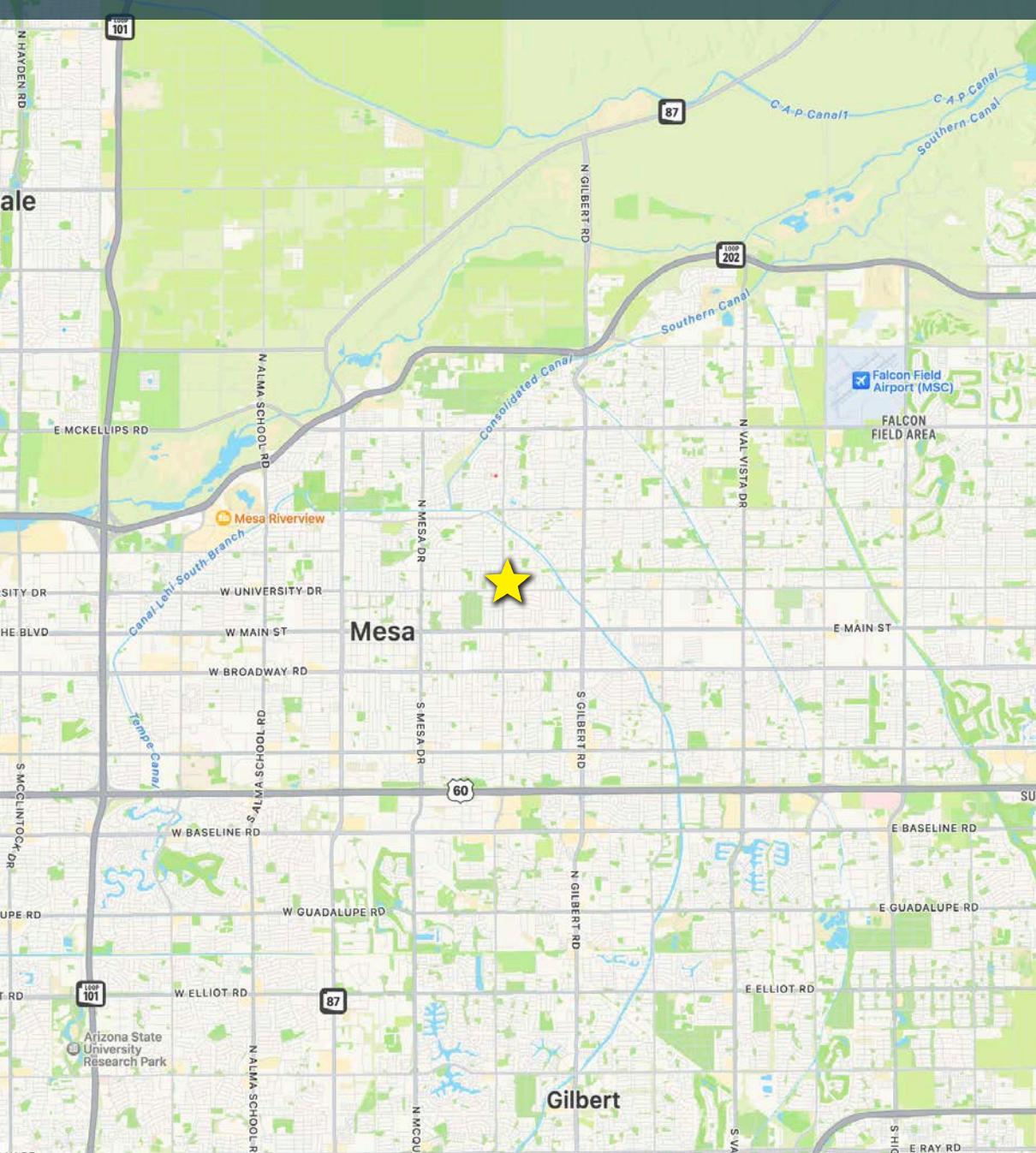


STAPLEY SQUARE

ORION  INVESTMENT REAL ESTATE

425 & 515 N. Stapley Drive | Mesa, AZ 85203

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STAPLEY SQUARE

INVESTMENT OPPORTUNITY

ORION Investment Real Estate is pleased to present the opportunity to acquire Stapley Square, a 24,568 square foot shopping center, located at the northeast corner of Stapley Drive and University Drive in Mesa, Arizona.

The Property is situated on approximately 2.11 acres and is currently 91% leased to an ideal tenant roster anchored by Esporta Fitness (NAP), along with several other E-Commerce and COVID-19 resistant retailers such as Athletico Physical Therapy, BBVA USA, Subway and GNC.

INVESTMENT ADVISOR



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PROPERTY SUMMARY

SALE PRICE	\$5,631,295
CAP RATE	5.25%
NOI	\$295,643
PRICE PER SF	\$229.21
YEAR BUILT	1999 2005
TOTAL SQUARE FOOTAGE	24,568 SF
NUMBER OF PARCELS	2
PARCEL NUMBERS	APN 137-04-008; 137-04-010
SITE AREA	2.11 Acres (91,967 SF)
ZONING	City of Mesa, LC
PARKING	110 Total Spaces (4.49/1,000 SF)



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DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
2020 Population	22,094	174,618	347,024
2025 Est. Population	23,212	186,420	371,424
2020 Average HH Income	\$65,690	\$67,759	\$73,645
2025 Average HH Income	\$72,259	\$74,282	\$81,270

TRAFFIC COUNTS

North of University on Stapley Drive:	19,723 VPD
South of University on Stapley Drive:	23,407 VPD
East of Stapley Drive on University Drive:	23,149 VPD
West of Stapley Drive on University Drive:	21,295 VPD



MESA PUBLIC SCHOOLS
CURRICULUM SERVICES CENTER

OWNED BY SRPAI & PD
ZONED PS

EASTWOOD PARK
CONDOMINIUMS

STAPLEY DRIVE | 23,407 VPD



ESPORTA
FITNESS

OWNED BY
UNITED STATES
OF AMERICA
ZONED PS



UNIVERSITY DRIVE | 29,216 VPD



PARKWOOD VILLA
APARTMENTS
67 UNITS

THE CHURCH OF
JESUS CHRIST OF
LATTER DAY SAINTS

PROPERTY INFORMATION



Site Area: ±2.11 Acres | ±91,967 SF



Parcel #'s: Maricopa County
137-04-008, 137-04-010



Parking: 110 Total Spaces @ 4.49/1,000 SF



Access: There are four points of ingress/egress - one along University Drive and three points of ingress/egress along Stapley Drive.



Foundation: The foundations consist of continuous monolithic slabs poured on reinforced concrete footings.



Construction: The construction components are primarily masonry block.



Exterior Walls: Exterior walls are stucco and masonry block with plate glass storefront panels set in anodized aluminum frames.



Roof Cover: The buildings have flat roof decks with built up membrane covering.



Interior Finishes: The interior areas are typical building standard retail showroom finish. The walls are textured and painted sheetrock. The ceilings are a combination of texture and painted sheetrock and suspended acoustical tile. The lighting is standard commercial fluorescent fixtures.



HVAC, Electrical, Plumbing: Each building is 100% heated and air conditioned via roof-mounted units. Plumbing components include cast iron sanitary sewer systems with copper domestic water mains and distribution lines.



Fire Protection: The improvements are 100% fire sprinklered by an overhead wet system that is connected via radio dialers. The improvements have adequate fire alarm systems, fire exits, fire extinguishers, fire escapes and/or other fire protection measures to meet local fire marshal requirements.



Landscaping: The Property features a combination of gravel and natural desert landscaping to meet zoning requirements and enhance the curb appeal of the site.

GNC

GNC Holdings, Inc. (also known as General Nutrition Centers and abbreviated GNC), is a company based in Harbin, China with an American office in Pittsburgh, Pennsylvania. GNC specializes in health and nutrition products, including vitamins, supplements, minerals, herbs, sports nutrition, diet, and energy products.



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Subway

Subway is an American multi-national fast food restaurant franchise that primarily sells submarine sandwiches (subs), wraps, salads and beverages. Subway serves an array of topping choices, allowing the customer to choose which toppings are included in their sandwich. The longtime Subway slogan, “Eat Fresh”, is intended to indicate the fresh ingredients that are used in their sandwiches.



It was the fastest-growing franchise in the world in 2015 and, as of June 2021, had 37,540 locations in more than 100 countries and territories. More than half its locations (21,796 or 58.1%) are in the United States. It also is the largest single-brand restaurant chain, and the largest restaurant operator, in the world. Subway’s international headquarters are in Milford, Connecticut.

Athletico Physical Therapy

Athletico Physical Therapy operates over 500 locations across 12 states. They offer a wide variety of services including physical therapy, occupational therapy, athletic training, rehabilitation, back pain treatment and much more.



BBVA USA

BBVA USA (formerly known as BBVA Compass) is a bank headquartered in Birmingham, Alabama. It has been a subsidiary of the Spanish multinational Banco Bilbao Vizcaya Argentaria since 2007 and operates chiefly in Alabama, Arizona, California, Colorado, Florida, New Mexico, and Texas. As of June 2020, the company is the 39th largest bank in the United States by total assets.



SCOOTIN BOOTS

Scootin Boots is Arizona’s largest clean country dance venue. They offer country swing lessons along with other various styles of country dancing. Scootin Boots has open dance as well as private or group lessons, venue rental and more.



Proforma Rent Roll

SUITE #	TENANT	SQ. FT.	Rent PSF	Lease Term Begin	Lease Term End	Month 1 Jun-22	Month 2 Jul-22	Month 3 Aug-22	Month 4 Sep-22	Month 5 Oct-22	Month 6 Nov-22	Month 7 Dec-22	Month 8 Jan-23	Month 9 Feb-23	Month 10 Mar-23	Month 11 Apr-23	Month 12 May-23	Total	Comments
A101	El Pueblo LLC	1,400	\$ 11.11	2/1/22	3/31/27	\$1,283.33	\$1,283.33	\$1,283.33	\$1,283.33	\$1,283.33	\$1,283.33	\$1,283.33	\$1,283.33	\$1,321.83	\$1,321.83	\$1,321.83	\$1,321.83	\$15,554	(1) 5 year option
A102	GNC	1,400	\$ 19.07	09/012/99	1/31/24	\$2,203.14	\$2,203.14	\$2,203.14	\$2,203.14	\$2,203.14	\$2,203.14	\$2,203.14	\$2,203.14	\$2,269.23	\$2,269.23	\$2,269.23	\$2,269.23	\$26,702.04	NNN excl Mgmt Fee + 15% CAM
A103	Panacea Barbershop	1,400	\$ 10.29	9/1/21	10/31/24	\$1,166.67	\$1,166.67	\$1,166.67	\$1,166.67	\$1,166.67	\$1,225.00	\$1,225.00	\$1,225.00	\$1,225.00	\$1,225.00	\$1,225.00	\$1,225.00	\$14,408	
A104	Subway	1,400	\$ 20.79	3/28/00	4/30/25	\$2,391.67	\$2,391.67	\$2,391.67	\$2,391.67	\$2,391.67	\$2,391.67	\$2,391.67	\$2,391.67	\$2,391.67	\$2,391.67	\$2,391.67	\$2,420.83	\$28,729.20	
A105	Athletico	4,125	\$ 10.65	10/7/19	10/31/26	\$3,611.52	\$3,611.52	\$3,611.52	\$3,611.52	\$3,611.52	\$3,701.81	\$3,701.81	\$3,701.81	\$3,701.81	\$3,701.81	\$3,701.81	\$3,701.81	\$43,970	(2) five year options w/2.5% annual increases Termination option-right to terminate within 6 months notice of 60th month
A110	Nails of the World	835	\$ 31.52	9/15/99	1/31/27	\$2,182.49	\$2,182.49	\$2,182.49	\$2,182.49	\$2,182.49	\$2,182.49	\$2,182.49	\$2,182.49	\$2,182.49	\$2,182.49	\$2,247.96	\$2,247.96	\$26,320.82	
A111	Palms Spa	900	\$ 14.44	3/1/18	4/23/23	\$1,181.78	\$1,181.78	\$1,181.78	\$1,181.78	\$1,181.78	\$1,181.78	\$1,181.78	\$1,181.78	\$1,181.78	\$1,181.78	\$1,181.78	\$0.00	\$13,000	
A112	VACANT	2,308	\$ -			\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
B101	Bank	1,996	\$ 19.09	2/23/09	2/28/25	\$3,152.54	\$3,152.54	\$3,152.54	\$3,152.54	\$3,152.54	\$3,152.54	\$3,152.54	\$3,152.54	\$3,152.54	\$3,247.11	\$3,247.11	\$3,247.11	\$38,114.19	(1) Five year option
B103-B107	Scoot'n Boots	8,804	\$ 10.09	10/11/17	6/30/25	\$7,236.12	\$7,418.96	\$7,418.96	\$7,418.96	\$7,418.96	\$7,418.96	\$7,418.96	\$7,418.96	\$7,418.96	\$7,418.96	\$7,418.96	\$7,418.96	\$88,844.68	(1) Five year option

Total square feet	24,568
Total Occupied	22,460 91%
Total Available	2,308 9%

\$24,409	\$24,592	\$24,592	\$24,592	\$24,592	\$24,592	\$24,741	\$24,741	\$24,741	\$24,845	\$24,940	\$25,005	\$23,853	\$295,643
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Cash Flow Summary

Projected Base Rent	\$295,643
Expense Reimbursements	\$93,604
<i>*Management fee included (3.5% of gross revenue)</i>	
Total Rental Income	\$389,626
Operating Expenses	(\$93,604)
NOI	\$295,643

Operating Expense	Annual	Monthly
Property Taxes	\$ 49,381.68	\$ 2.01
Property Insurance	\$ 2,211.12	\$ 0.09
Maintenance	\$ 42,011.28	\$ 1.71
Total	\$93,604.08	\$ 3.81

*Not Included

PAD	Circle K Stores	5,000	11/8/09
PAD 2	Exporta Fitness	57,390	1/1/09
PAD 3	Jack in the Box	4000	









STAPLEY SQUARE

425 & 515 N. Stapley Drive
Mesa, AZ 85203



Mesa is the third largest city in the state of Arizona and offers a limitless array of activities for residents as well as the business and leisure traveler. Mesa is a thriving metropolis in the southwest, surrounded by the Sonoran Desert. Mesa is a playground for outdoor recreation, with convenient access to three lakes, two rivers and endless hiking trails. The city's downtown is a vibrant epicenter with boutiques, antique shops, museums, studios and cafes – all anchored by Mesa Arts Center. Mesa is home to a stunning collection of golf courses, superb dining and upscale shopping. The city is home to 514,144 people as of 2020 according to the Census Bureau, which makes it more populous than Minneapolis, St. Louis, or Miami. Mesa is home to numerous higher education facilities including the Polytechnic campus of Arizona State University. It is also home to the largest relief airport in the Phoenix area, Phoenix-Mesa Gateway Airport, which is in the southeastern corner of the city.

FORECASTED RETAIL DEMAND FOR 2025

\$656,138,244

ENTERTAINMENT

\$794,039,578

..... DINING OUT

\$451,006,821

APPAREL & SERVICES

***SOURCE: ESRI 2021, CITY OF MESA**

- Located 20 miles east of Phoenix in the East Valley section of the Phoenix Metropolitan Area
- The City of Mesa is home to over 520,000 people*
- Largest suburban city by population and 35th largest city overall in the United States
- Mesa's Eastmark is #6 in the U.S. of the top-selling master-planned communities in America
- Home to 13 colleges including: ASU Polytechnic Campus, Mesa Community College (40,000+ Students Annually), East Valley Institute of Technology, A.T. Still University, Benedictine University and DeVry University



487,538
Daytime Population

5 Mile



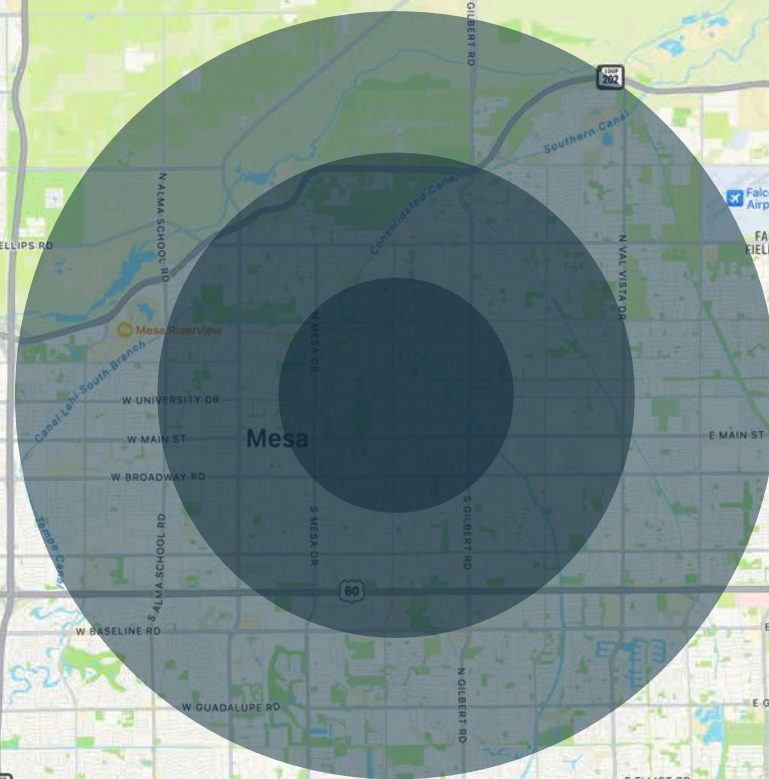
\$74,905
Average Household Income

5 Mile



29.8
Median Age

1 Mile



2021 Summary (Source: ESRI)

	One Mile	Three Mile	Five Mile
Daytime Population	25,481	229,059	487,538
Population	21,718	174,082	347,106
Average Household Size	3.12	2.89	2.68
Average Household Income	\$66,329	\$68,956	\$74,905
Median Age	29.8	32.4	34.0

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by ORION Investment Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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