



1945 E INDIAN SCHOOL RD

PHOENIX, ARIZONA

OFFERING MEMORANDUM



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AMAZON

PHOENIX, ARIZONA

OFFERING MEMORANDUM

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01

OFFERING

INVESTMENT HIGHLIGHTS
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EXECUTIVE SUMMARY

TENANT:	PRIME NOW LLC dba Amazon
GUARANTY:	Amazon.com, Inc. 5 Year Guaranty
LOCATION:	1945 E Indian School Rd Phoenix, AZ 85016
LEASE TYPE:	NN
BUILDING SIZE:	±6,652 SF
LAND SIZE:	±25,838 SF
YEAR BUILT:	1959
RENT COMMENCEMENT:	May 15, 2026
LEASE EXPIRATION:	May 31, 2036
LEASE TERM:	10-Years
OPTIONS:	Two (2) Five (5) Year Options
INCREASES:	10% increases every 5-years
APN:	119-28-134F, 119-28-134G

CURRENT NOI
\$217,404

PRICE
\$4,250,000

CAP
5.12%

RENT SCHEDULE:

TERM	LEASE YEAR	AMAZON RENT	BILLBOARD RENT	TOTAL NOI	CAP RATE
Primary	1	\$179,604.00	\$37,800	\$217,404.00	5.12%
Primary	2	\$179,604.00	\$37,800	\$217,404.00	5.12%
Primary	3	\$179,604.00	\$39,690	\$219,294.00	5.16%
Primary	4	\$179,604.00	\$39,690	\$219,294.00	5.16%
Primary	5	\$179,604.00	\$39,690	\$219,294.00	5.16%
Primary	6	\$199,560.00	\$41,675	\$241,235.00	5.68%
Primary	7	\$199,560.00	\$41,675	\$241,235.00	5.68%
Primary	8	\$199,560.00	\$41,675	\$241,235.00	5.68%
Primary	9	\$199,560.00	\$43,758	\$243,318.00	5.73%
Primary	10	\$199,560.00	\$43,758	\$243,318.00	5.73%

INVESTMENT HIGHLIGHTS

INVESTMENT HIGHLIGHTS

- **Strong Corporate Guaranty (NASDAQ: AMZN)**
- Amazon is ranked No. 1 on the 2026 Fortune 500, the largest U.S. company by annual revenue
- Long term 10 year primary lease
- Attractive 10% rent increases every 5 years
- **Additional rental income from on-site billboard, with 5% increases every 3 years**
- New roof recently installed

TENANT HIGHLIGHTS

- **Amazon (NASDAQ: AMZN) has a market capitalization of approximately \$2.70 trillion**
- FY2025 net sales reached approximately \$716.9 billion, representing 12% year-over-year growth
- Employs approximately 1.58 million full- and part-time employees worldwide
- **Ranked No. 1 on the 2026 Fortune 500, making it the largest U.S. company by annual revenue**
- Global leader in e-commerce, cloud computing, digital advertising, logistics and entertainment through brands including Amazon Prime, AWS, Whole Foods Market and Prime Video

LOCATION HIGHLIGHTS

- Nearby national retailers and traffic generators include Sprouts Farmers Market, Whole Foods Market, Fry's Food Stores, Target, Nordstrom Rack and LA Fitness
- Located on the hard, signalized corner of East Indian School Road and North 20th Street, providing strong visibility and convenient access - 48,566 VPD
- Positioned within the established Biltmore/Arcadia trade area, one of Central Phoenix's most desirable infill retail corridors with a Median Household Income of \$82,770.
- Less than one mile from State Route 51, providing direct connectivity throughout the Phoenix metropolitan area
- Extremely dense infill population with over 22,000 residents in a 1-mile radius



RENT ROLL

TENANT	START DATE	END DATE	MONTHLY RENT	ANNUAL RENT	% INCREASE	OPTIONS
Amazon	5/15/2026	5/31/2036	\$14,967	\$179,604	10% increases every 5-years	2 5-year options
Clear Channel Billboard	7/1/2022	6/30/2037	\$3,150	\$37,800	5% increases every 3-years	15-year renewal periods
TOTALS:			\$18,117	\$217,404		

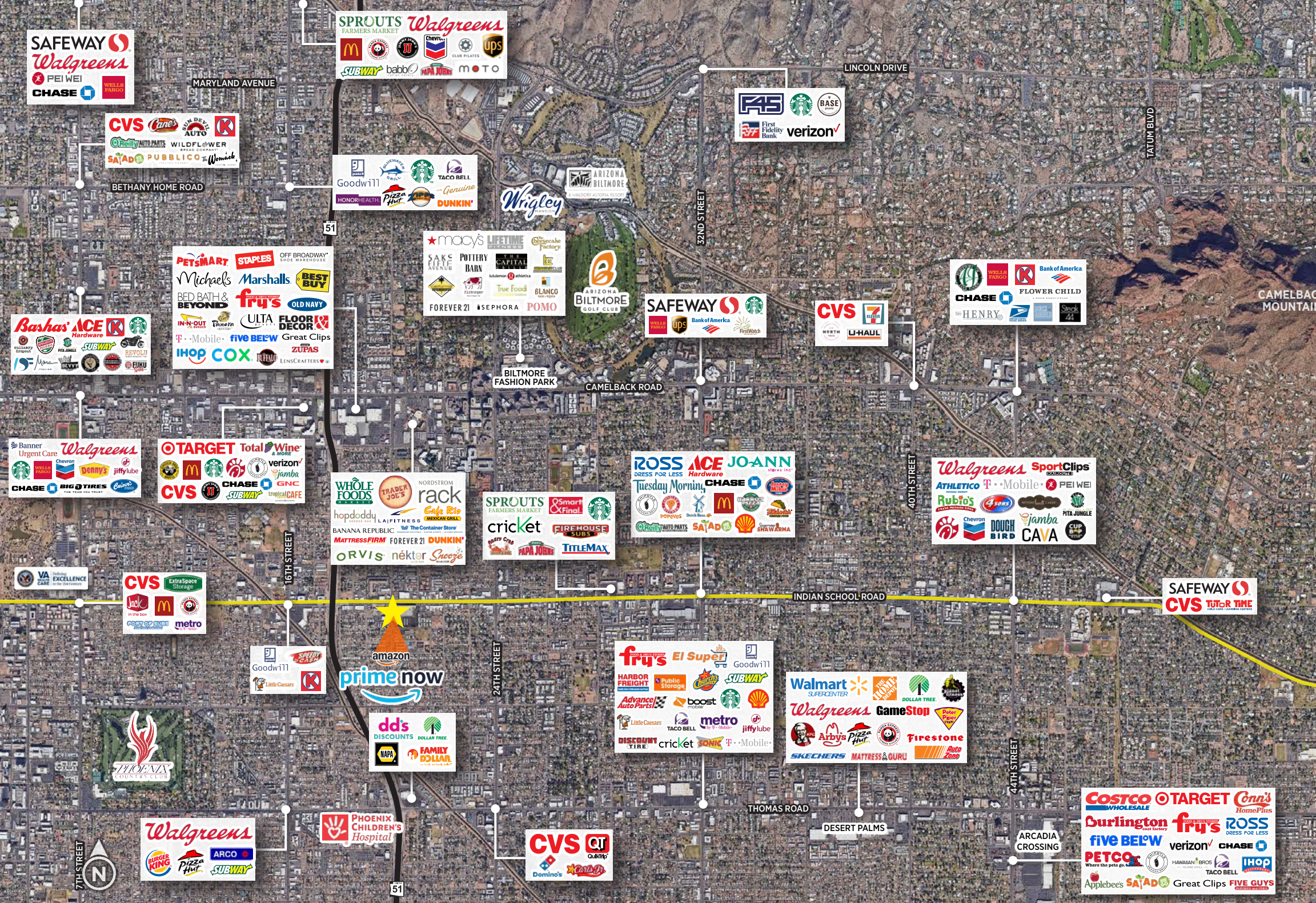






INDIAN SCHOOL ROAD VPD #48,566

20TH STREET VPD #8,303





02

OVERVIEW

TENANT OVERVIEW

ACTUAL PROPERTY

TENANT OVERVIEW



Amazon.com, Inc. (NASDAQ: AMZN) is a leading global technology and retail company headquartered in Seattle, Washington. Founded by Jeff Bezos in 1994, Amazon began as an online bookstore before expanding into one of the world's largest e-commerce platforms. The company now serves consumers, businesses, developers, and content creators through a broad range of products and services.

Amazon's operations span online and physical retail, cloud computing, digital advertising, entertainment, logistics, artificial intelligence, and consumer electronics. Its portfolio includes Amazon.com, Amazon Prime, Amazon Web Services, Whole Foods Market, Prime Video, Audible, Twitch, Ring, and various delivery and fulfillment services. Amazon Web Services is one of the company's largest and fastest-growing business segments, generating approximately \$128.7 billion in revenue during 2025.

In 2025, Amazon generated approximately \$716.9 billion in net sales, representing a 12% increase from the prior year. The company also reported approximately \$80.0 billion in operating income and \$77.7 billion in net income. Amazon employed approximately 1.576 million full- and part-time employees worldwide as of December 31, 2025.

Amazon was ranked No. 1 on the 2026 Fortune 500, surpassing Walmart and becoming the largest U.S. company based on fiscal-year revenue. The company's scale, diversified business lines, extensive distribution infrastructure, and continued investment in technology have established Amazon as one of the world's most recognizable and financially significant companies.

For more information please visit: www.amazon.com

SEATTLE, WA

Headquarters

1994

Founded

\$716.9 BILLION

2025 Revenue



±1,576,000

Employees

Fortune 500 Ranking: **1**

NASDAQ Symbol: **AMZN**

TENANT OVERVIEW

Prime Now is Amazon's rapid-delivery platform designed to provide Prime members with fast delivery of groceries, household essentials, health and wellness products, and everyday consumer goods. Operating through strategically located last-mile fulfillment hubs, Prime Now enables same-day and expedited delivery by positioning inventory closer to consumers and reducing delivery times. Amazon has increasingly integrated Prime Now capabilities into its broader Amazon.com and Amazon Fresh platforms, making rapid fulfillment a key component of its customer experience strategy. Unlike traditional distribution centers that serve regional markets, Prime Now facilities are located within dense urban areas to support local fulfillment and last-mile delivery operations. These locations play a critical role in Amazon's logistics network by facilitating faster delivery speeds, increasing operational efficiency, and supporting growing consumer demand for convenience-driven shopping.

As e-commerce continues to evolve toward same-day fulfillment, localized facilities such as Prime Now locations have become increasingly important infrastructure assets within Amazon's supply chain. These sites support customer retention, Prime membership engagement, and Amazon's ongoing investment in delivery speed, one of the company's primary competitive advantages. As a result, Prime Now facilities serve as mission-critical components of Amazon's nationwide logistics network and long-term growth strategy.

For more information please visit: www.amazon.com



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



REPRESENTATIVE PHOTO



03

MARKET

AREA OVERVIEW
AREA DEMOGRAPHICS

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PHOENIX



AREA OVERVIEW

Population

Phoenix is the fifth largest city in the United States and anchors the nation's tenth largest metropolitan area, with 5.1 million residents. Greater Phoenix encompasses 14,600 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe and Mesa. Greater Phoenix is the financial, commercial, cultural, entertainment and government center of Arizona.

Maricopa County, in which Phoenix is located, covers more than 14,600 square miles. Its strategic southwest location has made it a major business and distribution hub for aerospace, high-technology, logistics, financial services, bio-science and sustainable technology companies.

Phoenix is a large desert city. Its elevation is 1,117 feet above sea level. The city's horizon is defined by three distinct mountains: South Mountain, Camelback Mountain and Piestewa Peak. It is known for its warm climate, beautiful setting and great cultural and recreational amenities. The timeless Southwestern backdrop is scattered with resorts and spas infused with Native American tradition. Numerous golf courses stay emerald green all year. Mountain parks are criss-crossed with trails and plentiful sports venues host some of the biggest events in the nation. All together, Phoenix makes for the perfect setting for 16 million leisure visitors each year, which is good for business.

The population of Greater Phoenix is 5.1 million and is expected to grow to nearly 6.4 million in the next 20 years. A relatively young region, Greater Phoenix has a median age of 36.6 – 2.3 years younger than the average age nationwide. The population boasts comparatively high-earnings, with an median household income of over \$75,940. This is 4.9% above the national median average household income, which stands at \$72,414.

Employment

The Metro Phoenix employment base has grown rapidly in the past 20 years and currently boasts more than 2 million workers. Projected employment by occupation shows continued strength in the area's professional and technical workforce, with service employment increasing as well. A steady influx of new workers and high graduation levels from the state's largest university, Arizona State University, enrich the quality of labor. Thanks to the variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow.

Metro Phoenix has a diversified base of industries, led by aerospace, high-tech manufacturing, distribution and logistics, financial services and corporate/regional headquarters. Major data processing, credit card and customer service companies are also attracted to Greater Phoenix's telecommunications infrastructure. Phoenix has a predictable climate and low catastrophic risk—no earthquakes, tornadoes or coastal flooding.

Intel, Freescale, Microchip Technology and ON Semiconductor have given Arizona the distinction of being the fourth largest semiconductor manufacturing exporter in the nation.

Phoenix is ranked among the top in the country for its solar and renewable energy sector, and has a rapidly growing healthcare and biomedical industry. With \$1.3 billion in strategic investments over the past 10 years added into its emerging healthcare enterprise and research capabilities, Greater Phoenix is the place for healthcare opportunities.

MAJOR PHOENIX EMPLOYERS

State of Arizona
Banner Health
Walmart
Frys Food Stores
Wells Fargo
Maricopa County
City of Phoenix
Intel
Arizona State University
Bank of America
State Farm Insurance
U-Haul
Dignity Health
USAA
The Boeing Company
Phoenix Childrens Hospital
Vanguard
General Dynamics
American Express
Amazon
Honeywell
HonorHealth

AREA OVERVIEW

Lifestyle & Entertainment

Dependable sunshine and warm temperatures make outdoor activities a way of life in Phoenix. Golf, tennis, hiking, cycling, mountain biking and rock climbing are popular Phoenix activities. Some of Greater Phoenix's most notable outdoor attractions are South Mountain Park and Preserve, Tempe Town Lake, Camelback Mountain, Desert Botanical Garden, the Tournament Players Club (TPC) and the Phoenix Zoo. Phoenix is also a gateway to the Grand Canyon, just a short three and a half hour drive to America's greatest natural wonder.

Live music including classical, blues, local bands and major concerts are easy to come by, and Downtown Phoenix's First Friday Artwalk is a popular event each month with thousands of attendees. Phoenix is chockfull of local galleries, boutiques and studios.

Greater Phoenix annually plays host to the PGA Tour's Waste Management Phoenix Open at the TPC, NASCAR's March and November events at Phoenix International Raceway, the Rock 'n' Roll Arizona Marathon and college football's VRBO Fiesta Bowl and Guaranteed Rate Bowl. Phoenix has played host to the Super Bowl in 2023, 2015 and 2008 at University of State Farm Stadium, the College Football Playoff National Championship Game in 2016 and the 2017 and 2024 NCAA Men's Basketball Final Four. Phoenix has franchises in three major professional sports leagues: Phoenix Suns (NBA), Arizona Diamondbacks (MLB) and Arizona Cardinals (NFL).

With more than 16 million leisure visitors each year, Greater Phoenix is home to more than 500+ hotels with more than 69,000 guest rooms. That total includes more than 40 luxury resorts. Notable resorts include the JW Marriott Desert Ridge Resort and Spa, the Arizona Biltmore, Westin Kierland Resort & Spa, The Phoenician, Royal Palms, Omni Scottsdale Resort & Spa at Montelucia, Four Seasons Resort at Troon North, Hyatt Regency Resort & Spa at Gainey Ranch, Sanctuary Camelback Mountain, The Camby, The Wigwam, W Scottsdale, and the Fairmont Scottsdale Princess.

Housing

As one might expect in the 10th largest metropolitan area in America, the options for housing are as diverse as the people who live here. You'll find everything from luxury high-rise condos to modest apartments, to mature tree-lined family neighborhoods and brand-new gated communities. The metro area has many distinct neighborhoods and urban "villages" and no home in Phoenix is very far from one of the city's parks. Whether you want the bustle of living in a downtown loft or historic mid-century gem, the comfort of a home in a family oriented neighborhood, or the quiet of a mini-ranch in the beautiful Sonoran Desert, Phoenix is a great place to put down roots.



AREA DEMOGRAPHICS

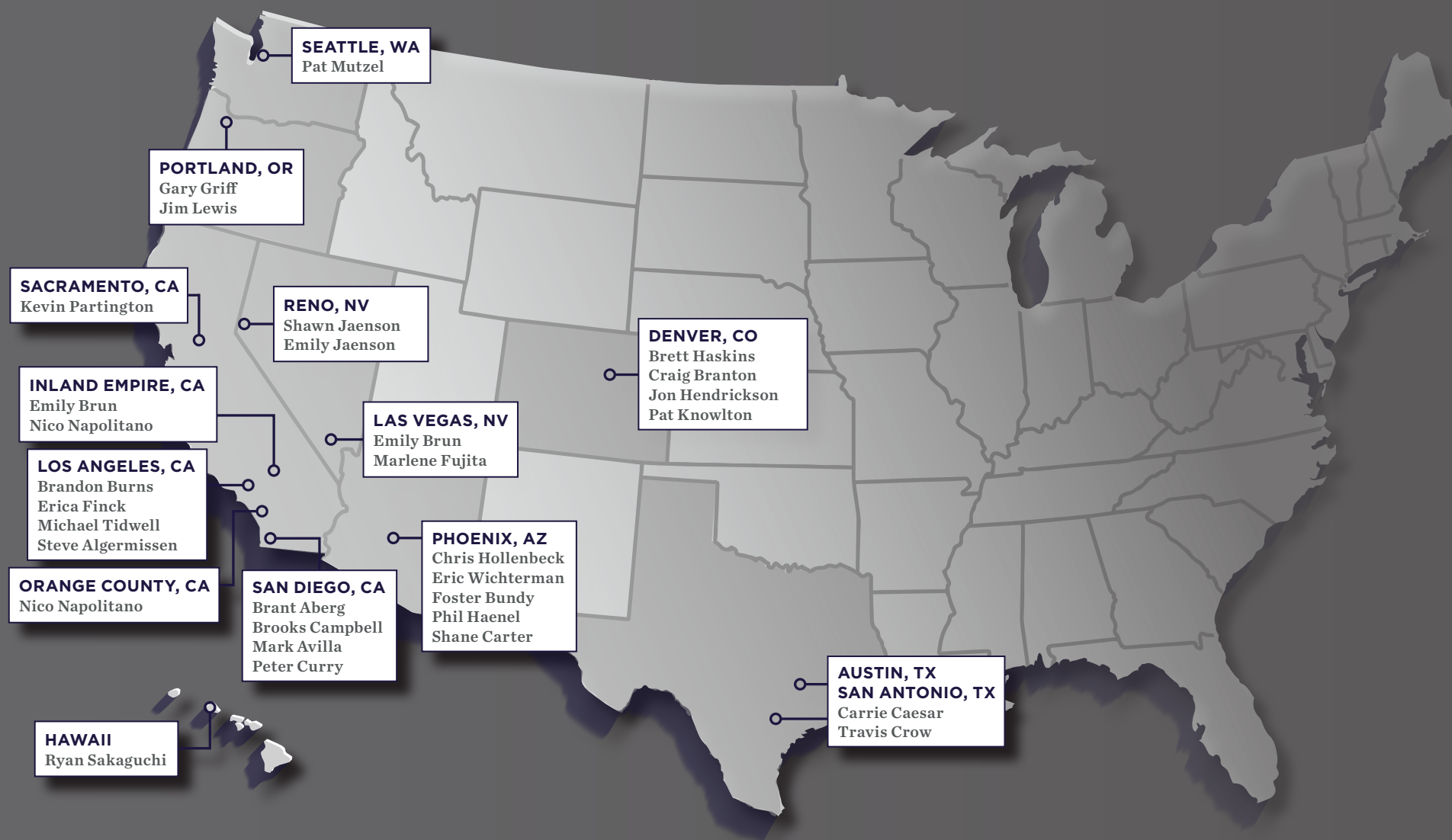
	1 Mile	3 Miles	5 Miles
 POPULATION GROWTH			
2026	22,820	171,886	358,680
2031	23,562	180,181	376,706
 AVERAGE HH INCOME			
2026	\$82,770	\$82,125	\$78,909
2031	\$97,248	\$96,708	\$92,242

HIGH INCOME TRADE AREA

More than 22,820 residents within one mile with an average household income of \$82,770

PRIVATE CAPITAL GROUP WESTERN REGION

ONE team FOURTEEN markets





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