FAMILY DOLLAR - BRICK CONSTRUCTION - PHX MSA

12101 W THUNDERBIRD RD, EL MIRAGE (PHOENIX), AZ 85335

OFFERING MEMORANDUM

Marcus & Millichap


TRADER JOE'S
BIG LOTS!
ExtraSpace Storage
goodwill
Hampton by HILTON
Albertsons
BURGER KING
Banner Health
Denny's
OUTBACK STEAKHOUSE
TEXAS
Walmart
Michaels
TARGET
BARNES & NOBLE
THE HOME DEPOT
OfficeMax
SPROUTS FARMERS MARKET
Chick-fil-A
Lowe's
BEST BUY
ULTA BEAUTY
BED BATH & BEYOND
KOHL'S
ROSS DRESS FOR LESS
RED LOBSTER
FIVE GUYS BURGERS and FRIES
macy's
JCPenney
DICK'S SPORTING GOODS
AMC THEATRES
Dillard's
ARROWHEAD TOWNE CENTER
LIVING SPACES
Oregano's PIZZA BISTRO
BevMo!
KOHL'S
SPROUTS FARMERS MARKET
WinCo FOODS
ESPORTA FITNESS
OUTBACK STEAKHOUSE
THE HOME DEPOT
CARRABBA'S ITALIAN GRILL
Walmart
PEORIA SPORTS COMPLEX
60
COSTCO WHOLESALE
Walmart
DUTCH BROS Coffee
CHIPOTLE MEXICAN GRILL
BR
WHATABURGER
Walmart
FAMILY DOLLAR
NORDSTROM rack
TARGET
T·J·maxx
ULTA BEAUTY
HomeGoods
urbanAir ADVENTURE PARK
TRADER JOE'S
JOANN
HOBBY LOBBY
DSW DESIGNER SHOE WAREHOUSE
ROSS DRESS FOR LESS
BARNES & NOBLE
Bath & Body Works
ARIZONA CHRISTIAN UNIVERSITY
±1,000 STUDENTS
ASU West Campus
Arizona State University
±4,445 STUDENTS
CHEVROLET
Ford
TOYOTA
KIA
HONDA
NISSAN
HYUNDAI
PRASADA AUTO MALL
AMC THEATRES
amazon
SONIC
Freddy's FROZEN CUSTARD & STEAKBURGERS
O'Reilly AUTO PARTS
fry's
SAFEWAY
Cafe Rio MEXICAN GRILL
Walgreens
Firestone
fry's
POPEYES LOUISIANA KITCHEN
DAIRY QUEEN
Banner Health
Bealls
101
THE HOME DEPOT
at home The Home Décor Superstore
O'Reilly AUTO PARTS
PETSMART
BIG 5 SPORTING GOODS
GLENDALE COMMUNITY COLLEGE
A MARICOPA COMMUNITY COLLEGE
±18,100 STUDENTS
lululemon
H&M
STEVE MADDEN
SKECHERS
Saks Fifth Avenue OFF 5TH
NIKE
OLD NAVY
MICHAEL KORS
TANGER OUTLETS PHOENIX
Harkins THEATRES
GRIMALDI'S COAL BRICK-OVEN PIZZERIA
BJ's RESTAURANT BREWHOUSE
Hash Kitchen
Fleming's PRIME STEAKHOUSE & WINE BAR
PARK WEST
303
LUKE AIR FORCE BASE
WESTGATE ENTERTAINMENT DISTRICT
GILA RIVER ARENA
State Farm STADIUM
N


WILLOW CREEK GOLF COURSE
PEORIA AUTO MALL
SUN CITY RECREATION CENTER
Walmart
Michaels
TARGET
BARNES & NOBLE
THE HOME DEPOT
OfficeMax
SPROUTS FARMERS MARKET
Chick-fil-A
LOWE'S
BEST BUY
ULTA BEAUTY
BED BATH & BEYOND
KOHL'S
ROSS DRESS FOR LESS
RED LOBSTER
FIVE GUYS BURGERS and FRIES
SURPRISE CITY CENTER
New Mixed-Use Development
Ottawa University
±2,440 Students
BNSF
Automotive Distribution Center
SURPRISE ARIZONA
SURPRISE STADIUM
SUN CITY LAKES WEST GOLF COURSE
Walmart
FAMILY DOLLAR
Banner Health
Boswell Medical Center
amc THEATRES
amazon
SONIC
Freddy's STEAKBURGERS
O'Reilly AUTO PARTS
fry's
SAFEWAY
Cafe Rio MEXICAN GRILL
Walgreens
Firestone
Extra Space Storage
DUNKIN'
QuikTrip
CLEANFREAK CAR WASH
Quality INN & SUITES
Jack in the box
60
INDUSTRIAL
PUEBLO EL MIRAGE GOLF COURSE
DYSART HIGH SCHOOL
fry's
POPEYES LOUISIANA KITCHEN
DAIRY QUEEN
Bealls
SUN CITY SOUTH GOLF COURSE
THE HOME DEPOT
PETSMART
at home
The Home Décor Superstore
N

Executive Summary

12101 W Thunderbird Rd, El Mirage (Phoenix), AZ 85335

FINANCIAL SUMMARY

Price	**$2,289,000**
Cap Rate	7.50%
Est. Building Size	±8,271 SF
Net Cash Flow	7.50% $171,638 (1)
Year Built	2015
Lot Size	±1.06 Acres

LEASE SUMMARY

Lease Type	Absolute Triple-Net (NNN) Lease
Roof and Structure	Tenant Responsible
Tenant	Family Dollar
Guarantor	Corporate
Lease Commencement Date	September 24, 2013
Lease Expiration Date	July 31, 2029
Lease Term Remaining	3 Years
Rental Increases	CPI Capped at 6% Every 3 Years
Renewal Options	6, 5 Year Options
Right of First Refusal	10 Business Days

(1) As of 10/1/2027. Assumes a 6% increase from current rent.

ANNUALIZED OPERATING DATA

Lease Years	Annual Rent	Cap Rate
10/1/2027 – 7/31/2029	$171,637.58	7.50%
Renewal Option 1	**Annual Rent**	**Cap Rate**
8/1/2029 – 9/30/2030	$171,637.58	7.50%
10/1/2030 – 9/30/2033	$181,935.83	7.95%
10/1/2033 – 7/31/2034	$192,851.98	8.43%
Renewal Option 2	**Annual Rent**	**Cap Rate**
8/1/2034 – 9/30/2036	$192,851.98	8.43%
10/1/2036 – 7/31/2039	$204,423.10	8.93%
Renewal Option 3	**Annual Rent**	**Cap Rate**
8/1/2039 – 9/30/2039	$204,423.10	8.93%
10/1/2039 – 9/30/2042	$216,688.49	9.47%
10/1/2042 – 7/31/2044	$229,689.80	10.03%
Renewal Option 4	**Annual Rent**	**Cap Rate**
8/1/2044 – 9/30/2045	$229,689.80	10.03%
10/1/2045 – 9/30/2048	$243,471.19	10.64%
10/1/2048 – 7/31/2049	$258,079.46	11.27%
Renewal Option 5	**Annual Rent**	**Cap Rate**
8/1/2049 – 9/30/2051	$258,079.46	11.27%
10/1/2051 – 7/31/2054	$273,564.23	11.95%
Renewal Option 6	**Annual Rent**	**Cap Rate**
8/1/2054 – 9/30/2054	$273,564.23	11.95%
10/1/2054 – 9/30/2057	$289,978.08	12.67%
10/1/2057 – 7/31/2059	$307,376.76	13.43%

Base Rent	**$171,638**
Net Operating Income	**$171,638**
Total Return	**7.50% $171,638**

FAMILY DOLLAR


AMC THEATRES
amazon
SONIC
Freddy's STEAKBURGERS
O'Reilly AUTO PARTS
fry's
SAFEWAY
Cafe Rio MEXICAN GRILL
Walgreens
Firestone
Walmart
Domino's
cricket wireless
Ottawa University
±2,440 Students
SURPRISE CITY CENTER
New Mixed-Use Development
Walmart
Michaels
THE HOME DEPOT
TARGET
BARNES&NOBLE
OfficeMax
SPROUTS FARMERS MARKET
Chick-fil-A
LOWE'S
BEST BUY
ULTA BEAUTY
BED BATH & BEYOND
KOHL'S
ROSS DRESS FOR LESS
RED LOBSTER
FIVE GUYS BURGERS and FRIES
EL MIRAGE ELEMENTARY SCHOOL
Rally's
EL MIRAGE CITY COURT
SURPRISE ELEMENTARY SCHOOL
FOOD CITY
DISCOUNT STORE & MEXICAN RESTAURANT
CASA MIRAGE APARTMENTS
±126 Units
FAMILY DOLLAR
22,500 CPD
W THUNDERBIRD RD
boost mobile


fry's
POPEYES LOUISIANA KITCHEN
DAIRY QUEEN
Bealls
Banner Health
Boswell Medical Center
Vulcan Materials Company
GRAND VILLAGE
±156 Single-Family Homes
AVILLA GRAND APARTMENTS
±267 Units
60,325 CPD
GRAND AVE / US-60
ExtraSpace Storage
DUNKIN'
QuikTrip
CLEANFREAK CAR WASH
Powered by CIRCLE K
Quality INN & SUITES
Jack in the box
BNSF
Automotive Distribution Center
boost mobile
22,500 CPD
W THUNDERBIRD RD
FAMILY DOLLAR
DISCOUNT STORE
& MEXICAN RESTAURANT
N

Property Description

INVESTMENT HIGHLIGHTS

- **Absolute Triple-Net (NNN) Lease with Corporate Family Dollar Guaranty - Brick Construction**
- Multiple Renewal Options with Rent Increases Occurring Every Three Years
- **Densely-Populated Trade Area in the Phoenix MSA - 245,799 Residents within 5 Miles**
- Strategically Located in the Rapidly Growing Northwest Phoenix Corridor Between Sun City, Surprise, and Peoria
- **Highly Visible Location Along Thunderbird Road, Immediately Off U.S. Highway 60 - Accessible by Nearly 83,000 Cars per Day**
- Strong Consumer Traffic with More Than 152,000 Annual Visits in 2025 (per Placer.ai)
- **Connected to Loop 101 and Loop 303, Two of the Area's Busiest Regional Highways, via U.S. Highway 60**

DEMOGRAPHICS	1-mile	3-miles	5-miles
Population			
2030 Projection	22,831	102,847	252,936
2025 Estimate	22,244	100,295	245,799
Growth 2025 - 2030	2.64%	2.54%	2.90%
Households			
2030 Projections	6,553	41,185	107,424
2025 Estimate	6,378	40,145	104,299
Growth 2025 - 2030	2.75%	2.59%	3.00%
Income			
2025 Est. Average Household Income	$79,910	$81,142	$87,512
2025 Est. Median Household Income	$71,010	$69,637	$74,351

Tenant Overview

CHESAPEAKE, VIRGINIA
Headquarters

1953
Founded

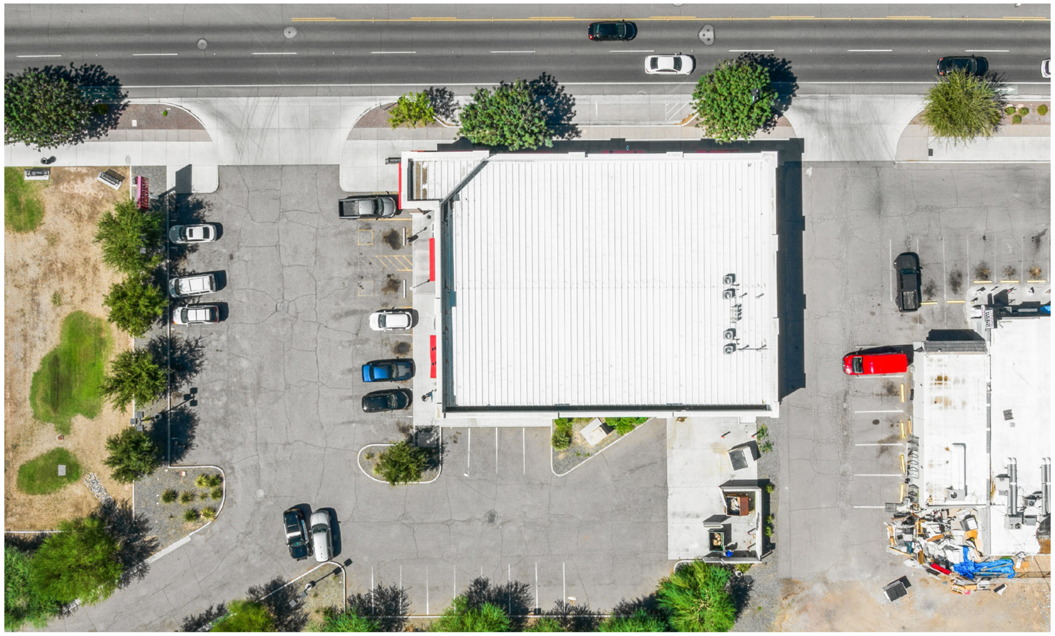
±8,000
Locations

WWW.FAMILYDOLLAR.COM
Website

As one of the nation's fastest growing retailers, Family Dollar offers a compelling assortment of merchandise for the whole family, ranging from household cleaners to name brand foods, from health and beauty aids to toys, from apparel for every age to home fashions, all for everyday low prices. While shoppers can find many items at $1 or less, most items in the store are priced below $10, which makes shopping fun without stretching the family budget.

Ranked 137 on the Fortune 500 list, Dollar Tree, Inc. is comprised of two iconic brands – Dollar Tree and Family Dollar – delivering value and convenience through complementary businesses. Serving North America for more than 63 years, Dollar Tree, Inc. provides customers with quality merchandise, amazing values, convenience, and a fun shopping experience. The Company operates over 16,000 stores in 48 U.S. states and five Canadian provinces, supported by more than 200,000 associates.

Property Photos



Location Overview

9 Miles
to State Farm Stadium

14 Miles
to Grand Canyon University

18 Miles
to Downtown Phoenix

23 Miles
to Phoenix Sky Harbor International Airport

El Mirage is considered the gateway to the Northwest Valley of the Greater Phoenix Metro Area. Over the years, El Mirage has grown from a small agriculture town to a diverse urban economy with a population of more than 35,000. The city is located roughly 10 miles northwest of downtown Phoenix and is in immediate proximity to Luke Air Force Base, the largest fighter pilot training facility in the world. On the city's northern edge, U.S. Highway 60 provides easy access to the Loop 101 and Loop 303, two of the area's busiest regional highways. Population, housing, and commercial development are developing at a rapid rate as the city has placed a high priority on attracting restaurants, entertainment, and services-related businesses to the area.

PHOENIX METROPOLITAN AREA

The Phoenix metro consists of Maricopa and Pinal counties, and includes more than 30 incorporated and more than 30 unincorporated towns and cities. Since 2000, the population in the metro increased by more than 38 percent. The largest city is Phoenix, which encompasses about 520 square miles, is the capital city and boasts a population of more than 1.5 million.

As one of the primary beneficiaries of the massive shift in the U.S. population from north to south, the Phoenix metro has had little difficulty finding workers. Phoenix claims five Fortune 500 headquarters, including Freeport-McMoRan, Republic Services, Insight Enterprises, Avnet and PetSmart. Construction, high-tech manufacturing, healthcare and tourism dominate the Phoenix economy. The strengthening economy has drawn job seekers to the area, boosting the housing market. Phoenix offers a lower cost of living than other metros its size, a moderate climate, and a wide variety of recreational and cultural activities. The Phoenix region boasts almost 300 days of sunshine annually, low humidity and mild winters.

[exclusively listed by]

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