



MESA PAVILIONS *north*

RETAIL INVESTMENT OPPORTUNITY
100% Leased, Multi-tenant Pad Building in Mesa, AZ



THE OFFERING

JLL has been engaged as the exclusive advisor to extend to qualified investors the opportunity to acquire the fee simple interest in Mesa Pavilions North. The 12,508 sq. ft. multi-tenant pad building is located south of the southeast corner of Power Rd. & Southern Ave. in Mesa, Arizona. The Property is 100% leased with 80% of the tenants being national brands. Mesa Pavilions North presents the rare opportunity to acquire a stable asset that greatly benefits from the grocery shadow anchor (Winco Foods).



100%
OCCUPANCY



80%
NATIONAL
TENANTS



[VIEW ON GOOGLE MAPS](#)

PROPERTY SUMMARY

Offering Price:	\$7,150,000
CAP Rate:	5.9%
Year 1 NOI:	\$421,897
Occupancy:	100%
Tenancy:	Nine (9) Tenants
Building GLA:	12,508 sf
Land Area	± 1.51 Acres
Address	1229 S Power Rd., Mesa, AZ 85206
Year Built / Renovated	1995
Zoning	LC (Limited Commercial, Mesa)
APN#	218-56-703
Shadow Anchor:	Winco Foods



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Southern Avenue **19,000 VPD**

Burlington
BEST BUY
Ashley
HOMESTORE

Superstition
Springs Autoplex
11+ Dealerships

ROSS
DRESS FOR LESS
ULTA
BEAUTY

Superstition
Springs Center
1.2M SF Retail

The
Cheesecake
Factory

★ macy's

JCPenney

Dillard's

Power Road **46,000 VPD**



WinCo
FOODS

PET SMART

FLOOR
DECOR

MEGA FURNITURE

BLACK ANGLUS

DEL TACO Aspen
Dental
Sold Dec-20
5.5% CAP

TARGET

Mor



228,000 VPD

THE HOME
DEPOT

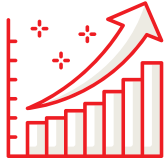
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THEATRES.

INVESTMENT HIGHLIGHTS



Ease of Management with Stability and National Co-Tenancy

Seven out of the nine tenants at Mesa Pavilions North are national brands representing 80% of the rent roll. With the historically strong tenant-mix and occupancy levels, investors will enjoy ease of management with minimal leasing responsibilities throughout the life of the investment.



Pre-COVID Foot Traffic

Mesa Pavilions North has seen over 100,000 visitors per month since November 2020, surpassing 2019 numbers (Placer.ai data).



Convenient Access with Strong Visibility

The Property is strategically located about ½ mile north of one of the busiest thoroughfares in Arizona, U.S. Route 60 (220,000+ VPD) which has a full diamond interchange. The 252 feet of frontage on Power Rd. makes the multi-tenant building highly visible to over 46,000 cars per day.



Dense Trade Area

Located in the heart of the East Valley, serving major cities such as Mesa, Chandler, Gilbert, Tempe, Apache Junction, and Queen Creek.



Regional Mall Proximity

Superstition Springs Mall has 1.2 million sq. ft. of retail and attracted over 2.63 million customers in the last year. Mesa Pavilions' is a direct beneficiary, as 12% of the visitors come from the Regional Mall, or visit directly after (Placer.ai data).



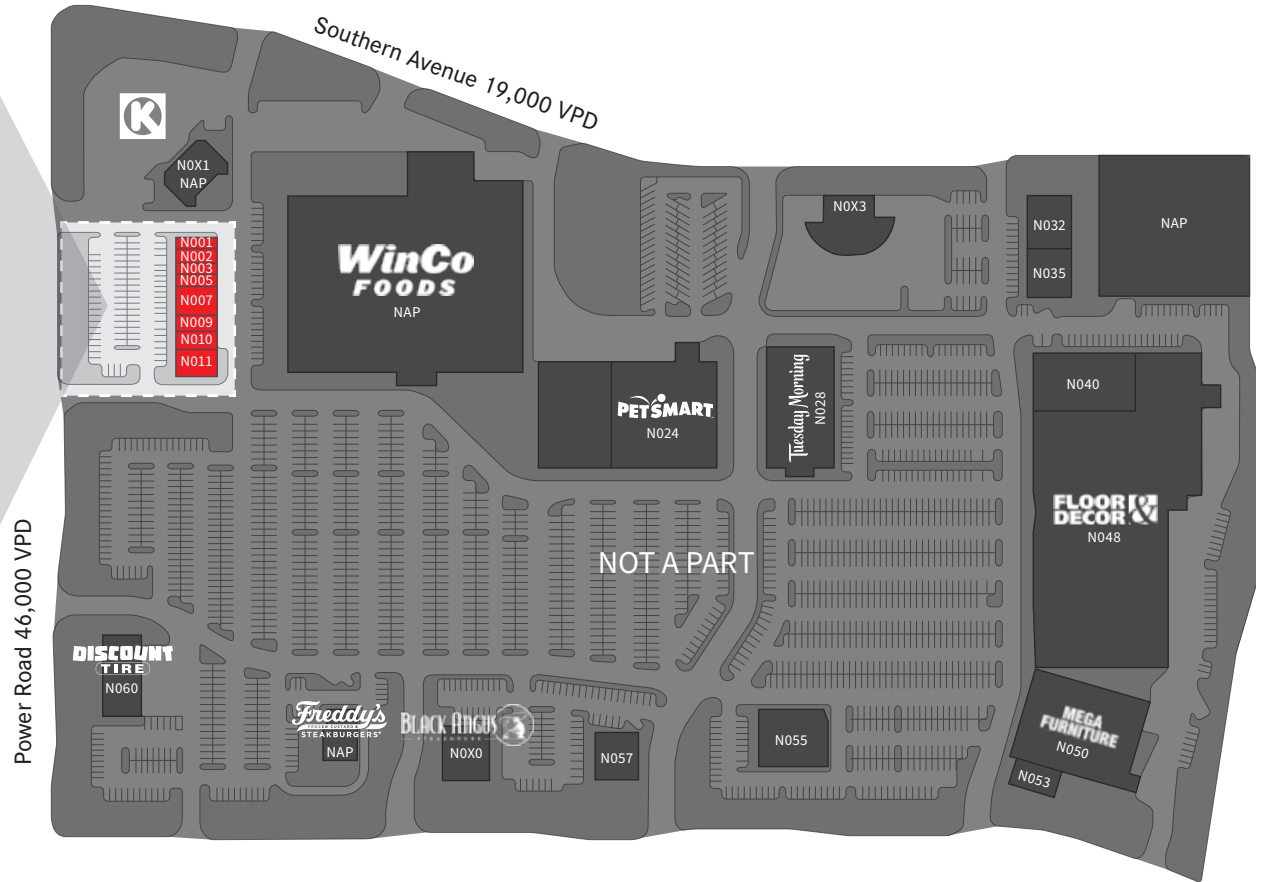
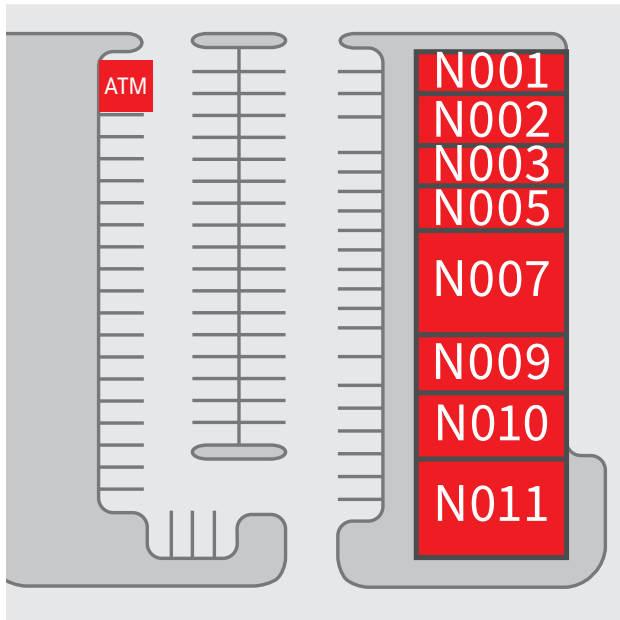


NAP



Mesa Pavilions North

SITE PLAN & TENANT ROSTER



Suite	Tenant	SF	Exp.
N-001	Varon Barber Shop	1,266	Jan-25
N-002	Maskadores Taco Shop	1,180	May-23
N-003	Baskin-Robbins	945	Dec-22
N-005	Boost Mobile	945	Feb-23
N-007	Teriyaki Madness	2,655	Jun-25
N-009	Sally Beauty	1,425	Dec-31
N-010	Jimmy Johns	1,592	Feb-27
N-011	Five Guys Burgers & Fries	2,500	Feb-27
ATM	Wells Fargo ATM	0	Feb-23





MESA PAVILIONS north

Bank of America

OfficeMax

ROSS
DRESS FOR LESS

ULTA
BEAUTY

The Cheesecake Factory

Denny's

Best Western

★ macy's

T.J. MAXX

Dillard's

LABOY

JCPenney

SHOE DEPT.
ENCORE

verizon

Superstition Springs Center
1.2M SF Retail

SCANDINAVIAN
DESIGNS

McDonald's

WinCo FOODS

Full Circle waterworks

Tuesday Morning

PET SMART

FLOOR DECOR

DEL TACO

MEGA FURNITURE

Freddy's STEAKBURGERS

BLACK ANGLUS

AT&T

Wendy's

AMIRUST BANK

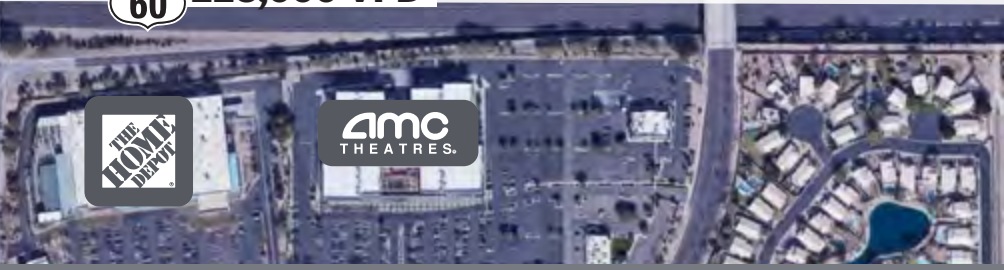
DIKE MASTERS

TARGET

Southern Avenue 19,000 VPD

Power Road 46,000 VPD

ARIZONA U.S. 60 228,000 VPD



TENANT PROFILE



Tenant:	Five Guys
Website:	www.fiveguys.com
Locations:	1,600
Guarantee:	Corporate

Five Guys is an American fast casual restaurant chain focused on hamburgers, hot dogs, and french fries. They are headquartered in Lorton, Virginia and have over 1,600 locations open worldwide, with 1,500 locations under development. Sales in 2020 were up 11.1% company wide with over \$2.1 billion in sales.



Tenant:	Sally Beauty
Website:	www.sallybeauty.com
Locations:	2,500
Guarantee:	Corporate (NYSE: SBH)

Sally Beauty is an international specialty retailer and distributor of professional beauty supplies with revenues of more than \$3.9 billion annually.



Tenant:	Jimmy John's
Website:	www.jimmyjohns.com
Locations:	2,754
Guarantee:	Personal

Jimmy John's, an American fast food franchise, is a sandwich restaurant chain owned by Inspire Brands. As of 2020, 98% of their locations are franchise-owned. Jimmy John's was ranked #1 of the Entrepreneur 2016 Franchise 500.



Tenant:	Teriyaki Madness
Website:	www.teriyakimadness.com
Locations:	150
Guarantee:	Personal

Teriyaki Madness is a fast casual Asian restaurant concept with all natural, fresh ingredients that are served at a reasonable price. The concept was founded in 2003 and currently has franchisee agreements for nearly 150 locations.

TENANT PROFILE



Tenant:	Boost Mobile
Website:	www.boostmobile.com
Locations:	8,000
Guarantee:	Personal

Boost Mobile is a wireless telecommunications brand that is headquartered in Irvine, California. Dish Network purchased the prepaid carrier Boost Mobile in 2020 for \$1.4 billion.



Tenant:	Maskadores Taco Shop
Website:	www.maskadorestacoshop.com
Locations:	18
Guarantee:	Personal

Maskadores Taco Shop is a quick service mexican restaurant chain that has 18 locations in the Phoenix metropolitan area.



Tenant:	Baskin Robbins
Website:	www.baskinrobbins.com
Locations:	5,636
Guarantee:	None

Baskin Robbins is a multinational chain of ice cream and cake specialty restaurant owned by Inspire Brands. Founded in 1945 in Glendale, California, the brand now has over 5,500 locations.



Tenant:	Varon Barbershop
Website:	www.varonco.com
Locations:	1
Guarantee:	Personal

The Varon Co. Barber Shops are family owned in Mesa, AZ. They offer a variety of services, including haircuts for men, as well as shaves, trims and more. Their vision is to provide a new age haircut with a touch of traditional experience.



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