



# **SUPERSTITION SPRINGS POWER CENTER**

A 51,285 SF, 100% OCCUPIED, FITNESS ANCHORED SHOPPING CENTER IN MESA, ARIZONA



# THE OPPORTUNITY

Jones Lang LaSalle Americas, Inc. (“JLL”) has been engaged as the exclusive advisor to extend to qualified investors the opportunity to acquire Superstition Springs Power Center (“Property”) The 51,285 sq. ft. fitness anchored shopping center is 100% occupied and located at the southeast corner of Superstition Spring Blvd. and Power Rd. in Mesa, AZ. The Property is part of the larger Regional Power Center consisting of over 285,000 sq. ft. and is anchored by Planet Fitness (NYSE: PLNT), Best Buy (N.A.P.) and Burlington Coat Factory (N.A.P.). Adjacent to the Property is Superstition Springs Mall, a 1.2 million sq. ft. Regional Mall. ***Superstition Springs Power Center presents the opportunity to acquire a daily needs shopping center at a significant discount to today’s replacement costs.***



New 10-Year  
Lease with  
Planet Fitness



# OFFERING OVERVIEW

<b>ADDRESS</b>	6247, 6341 E Southern Ave., Mesa, AZ 85206
<b>OCCUPANCY</b>	100.0%
<b>GLA</b>	51,285 SF
<b>YEAR BUILT</b>	1995
<b>LAND AREA</b>	1.51 AC (65,775 SF)
<b>PRICE</b>	Best Offer
<b>YEAR 1 NOI:</b>	\$622,451
<b>WALT:</b>	±6.8 Years
<b>10-YR CAGR:</b>	1.76%

## FINANCING:

The Property is being delivered free and clear of any mortgage financing. The JLL AZ debt team has fully underwritten the asset and is available for consultation.



## 1/3 MILE

From Us-60 Superstition Freeway



## 1.2M SF

Regional Mall Adjacent to Property



VIEW ON GOOGLE MAPS



# INVESTMENT HIGHLIGHTS



## **Fitness Anchor provides Daily Needs Foot Traffic:**

Planet Fitness (NYSE: PLNT) recently signed a new, 10-Year lease until September 2032\*. The fitness operator is one of the largest fitness club franchises in terms of membership count and number of locations. The daily needs user provides Superstition Springs Power Center with consistent foot traffic at all hours of the day. This location is operated by the largest franchisee in the chain (United PF Partners, LLC). They currently operate over 160 clubs across 14 different states, including 37 locations in Arizona.

*\*\*Assumes lease begins on Analysis Start Date of October 2022*



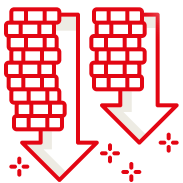
## **Long-Term Security with Neighboring Anchors:**

Walmart, Burlington, and Ashley Furniture all own their own parcels, providing investors' confidence these major retailers are invested into the trade area for the long-term. These anchors provide consistent foot traffic and consumer shopping patterns for years to come.



## **Regional Mall Proximity:**

Superstition Springs Regional Mall has 1.2 million sq. ft. of retail and attracted over 4.5 million customers in the last year. The family-oriented Regional Mall caters to a diverse audience with a strong mix of national brands and departments stores. Superstition Springs Power Center is a direct beneficiary of this regional foot traffic. The Regional Power Center pulls customers from over an 85-square mile trade area (per Placer.ai).



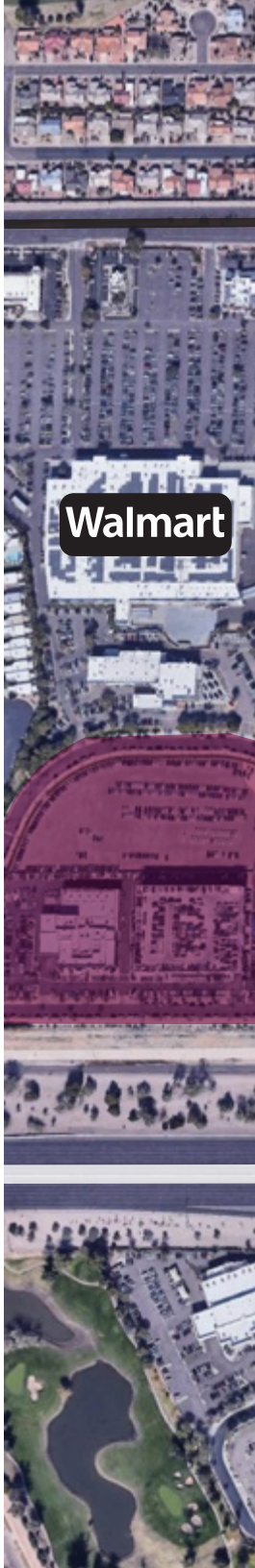
## **Significant Discount to Replacement Cost:**

Superstition Springs Power Center is being offered at a significant discount to today's replacement costs.



## **Infill, High Traffic Location in a Dense Trade Area:**

The Property is strategically located in the heart of the East Valley and serves major cities such as Mesa, Chandler, Gilbert, Tempe, Apache Junction, Queen Creek and San Tan Valley. The property also has excellent accessibility to the Superstition Freeway (over 228,000 VPD).





planet fitness  
**MATTRESS FIRM**  
Famous Footwear  
HALF PRICE BOOKS

Southern Avenue 19,000 VPD

**SITE**

Superstition Springs Center  
1.2M SF Retail

Bank of America

OfficeMax

Burlington

BEST BUY

Ashley  
HOMESTORE

ULTA  
BEAUTY

The Cheesecake  
Factory

Denny's

Best Western

McDonald's

★ macy's

TJ-maxx

Dillard's

LA BOY

JCPenney

SHOE DEPT.  
ENCORE

verizon

Superstition  
Springs Autoplex  
11+ Dealerships

Power Road 46,000 VPD

WinCo  
FOODS

PETSMART

DEL TACO

Freddy's  
STEAKBURGERS

BLACK ANGUS

AT&T

Wendy's

SCANDI  
DESIGN

AMTRUST  
BANK

TARGET

ARIZONA  
U.S.  
60  
228,000 VPD

ARIZONA  
U.S.  
60

THE HOME  
DEPOT

AMC  
THEATRES.



L A B O Y



SCANDINAVIAN DESIGNS

verizon

Superstition Springs Center  
1.2M SF Retail  
ULTA SHOE DEPT. The Cheesecake Factory  
ENCORE  
TJ-maxx ★ macy's  
Dillard's JCPenney

ARIZONA U.S. 60  
228,000 VPD

Superstition Springs Autoplex  
11+ Dealerships

MATTRESS FIRM HALF PRICE BOOKS

Famous Footwear

planet fitness

BEST BUY

Ashley HOMESTORE

Burlington

MEN'S WEARHOUSE



Applebee's GRILL + BAR

Olive Garden ITALIAN KITCHEN

Southern Avenue 19,000 VPD

Superstition Springs Blvd





**1/3 MILE**  
FROM US-60 FREEWAY



**228,000**  
VEHICLES PER DAY  
ON US-60 FREEWAY



**1.03M+**  
RESIDENTS WITHIN A  
20-MINUTE DRIVE



**\$85,688**  
HOUSEHOLD INCOME  
WITHIN 5-MILE RADIUS



**35**  
MEDIAN AGE  
WITHIN 5 MILES

## TRANSIT ORIENTED LOCATION WITH HIGHWAY FRONTAGE

Ideally located less than 1/3 mile from the US-60 Superstition Freeway which averages over 228,000 vehicles per day. Superstition Springs Power Center is located in a dense infill location in Mesa, AZ with more than 916,000 residents in a 10-mile radius.

## DEMOGRAPHICS

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Population</b>			
2022 Population Estimate:	7,095	120,168	308,170
2027 Population Projection:	7,975	135,070	345,820
2021-2026 Annual Population Growth Rate:	2.48%	2.48%	2.44%
<b>2022 Est. Household Income</b>			
Average Houshold Income:	\$75,871	\$77,200	\$85,688
> \$75,000 Income	34.39%	36.78%	42.89%
> \$100,000 Income	23.37%	24.91%	29.67%
<b>Residential Market</b>			
2022 Household Estimate:	3,678	51,695	122,205
Average Home Value:	263,797	238,832	253,936
<b>2022 Employment</b>			
Daytime Employees:	8,009	38,788	74,358
# of Businesses:	704	4,715	9,802
<b>Consumer Spending</b>			
Total Apparel:	\$4.67M	\$74.83M	\$194.69M
Total Entertainment & Hobbies:	\$17.77M	\$256.24M	\$636.1M
Total Food & Alcohol:	\$29.78M	\$437.29M	\$1.10B
<b>Traffic Counts</b>			
21,490 VPD - Southern Avenue	228,000 VPD - US Route 60 Freeway		

Source: CoStar

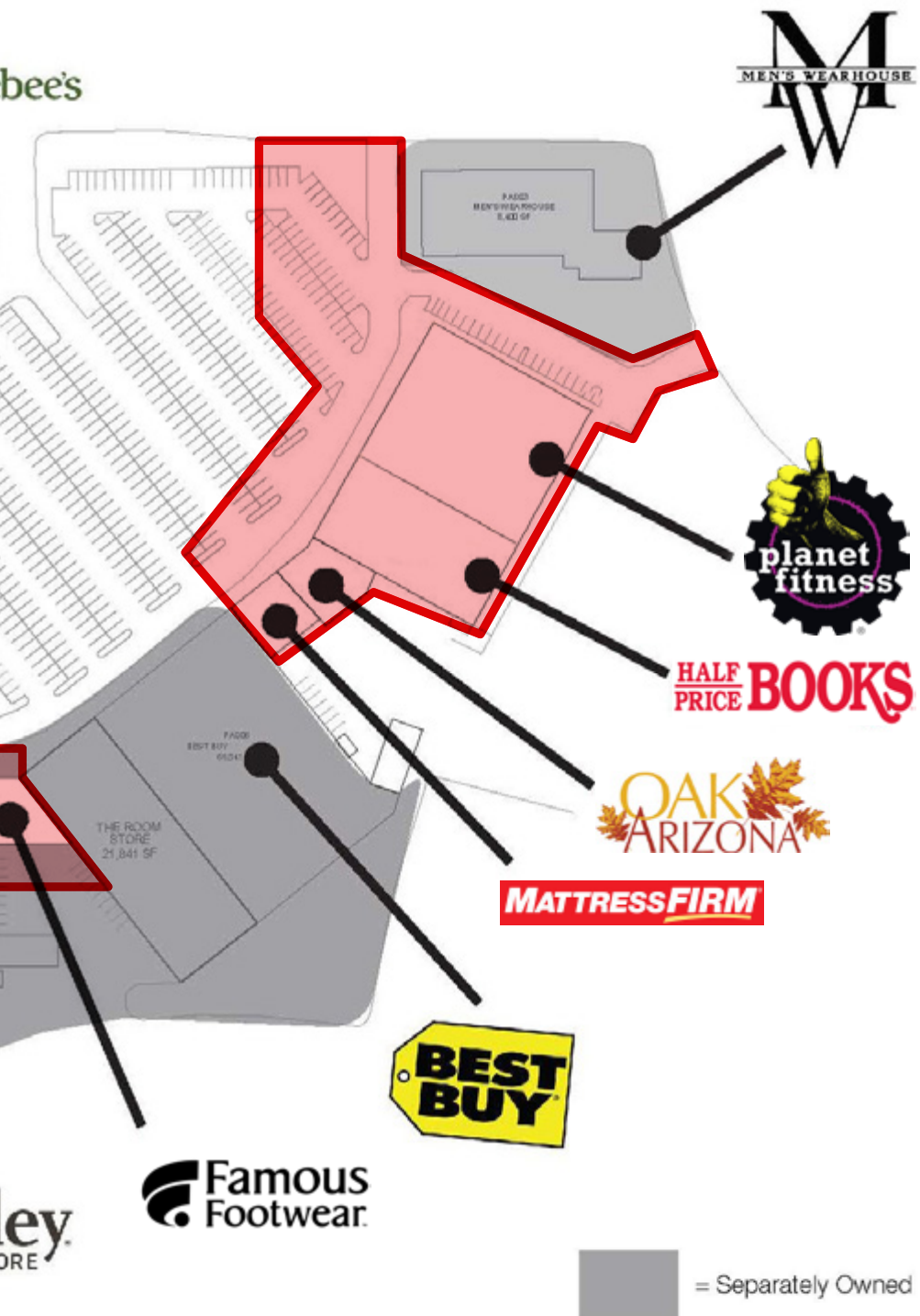
# PROPERTY SUMMARY

<b>Property Address:</b>	6247, 6341 East Southern Avenue Mesa, AZ 85206
<b>Occupancy:</b>	100.0%
<b>Gross Leasable Area:</b>	51,285 SF
<b>Site Size:</b>	1.51 AC (65,775 SF)
<b>Year Built:</b>	1995
<b>Parking Area:</b>	594 Surface Spaces at Superstition Springs Power Center- Shared Parking Agreement in Place
<b>Ingress / Egress:</b>	Three (3) access points along Southern Ave., and two (2) access points from Superstition Springs Blvd.
<b>Zoning:</b>	LC (Limited Commercial, City of Mesa)
<b>Utility Providers:</b>	Electricity: Salt River Project (SRP) Water: City of Mesa Sewer: City of Mesa

# SITE PLAN







## TENANT ROSTER

SUITE	TENANT	SF	% GLA	EXP
M04	Planet Fitness	26,250	51.2%	Sept-32
M05	Half Price Books	9,870	19.2%	Dec-26
B02A	Oak Arizona Furniture	6,057	11.8%	Sept-23
A01	Famous Footwear	5,508	10.7%	Sept-23
B01	MattressFIRM	3,600	7.0%	Feb-26
<b>Total Leased GLA</b>		<b>51,285</b>	<b>100.0%</b>	
<b>Total Vacant</b>		<b>0</b>	<b>0.0%</b>	
<b>Total Building Area</b>		<b>51,285</b>	<b>100.0%</b>	

## NATIONAL RETAILERS AT INTERSECTION INCLUDE

Walmart



Ashley  
HOMESTORE

Famous  
Footwear



Burlington





# SUPERSTITION SPRINGS POWER CENTER

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