



# Superstition Springs Power Center

A 51,285 Square Foot, Value-Add 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. 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 Best Buy (N.A.P.), Burlington Coat Factory (N.A.P.), and Ashley Furniture (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 value-add shopping center at a significant discount to today’s replacement costs.***



# 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>	3.00 AC (130,862 SF)
<b>Price</b>	Best Offer
<b>Year 1 NOI:</b>	\$531,479
<b>WALT:</b>	±2.1 Years

**5-Yr CAGR:** 8.23%\*

## 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

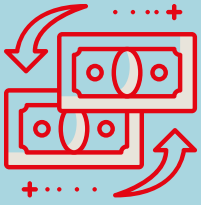


**VIEW ON GOOGLE MAPS**

\* Per JLL's Projected Cash Flow Statement

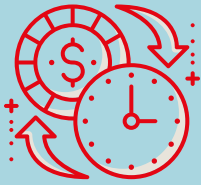


# Investment Highlights



## Opportunity to Drive Value through Re-Tenancing:

The short-term leases currently in place allow for flexibility of lease-up. Potential Investors have the opportunity to replace the below-market, gross leases and achieve outsized returns.



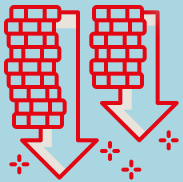
## Long-Term Security with Neighboring Anchors:

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. Walmart's sales in 2021 were in excess of \$85 million.



## 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. A new owner will have the ability to re-merchandise the northern anchor with a variety of potential uses.



## 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).



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

Southern Avenue 19,000 VPD



**Superstition Springs Center**  
1.2M SF Retail

**12 Acre**  
Redevelopment

Olive Garden  
Burlington  
Ashley HOMESTORE  
Chevrolet  
Kia  
Superstition Springs Autoplex  
11+ Dealerships  
Honda  
GMC

BANK OF AMERICA  
OfficeMax  
ULTA BEAUTY  
The Cheesecake Factory  
Denny's  
Best Western Hotels & Resorts  
Macy's  
TJ-maxx  
Dillard's  
LA BOY  
verizon  
SHOE DEPT. ENCORE  
JCPenney  
SCANDINAVIAN DESIGNS

Power Road 46,000 VPD

WinCo FOODS  
PETSMART  
DEL TACO  
Freddy's STEAKBURGERS  
BLACK ANGLUS  
AT&T  
Wendy's  
3S  
AMTRUST BANK  
TARGET

ARIZONA U.S. 60 228,000 VPD

ARIZONA U.S. 60

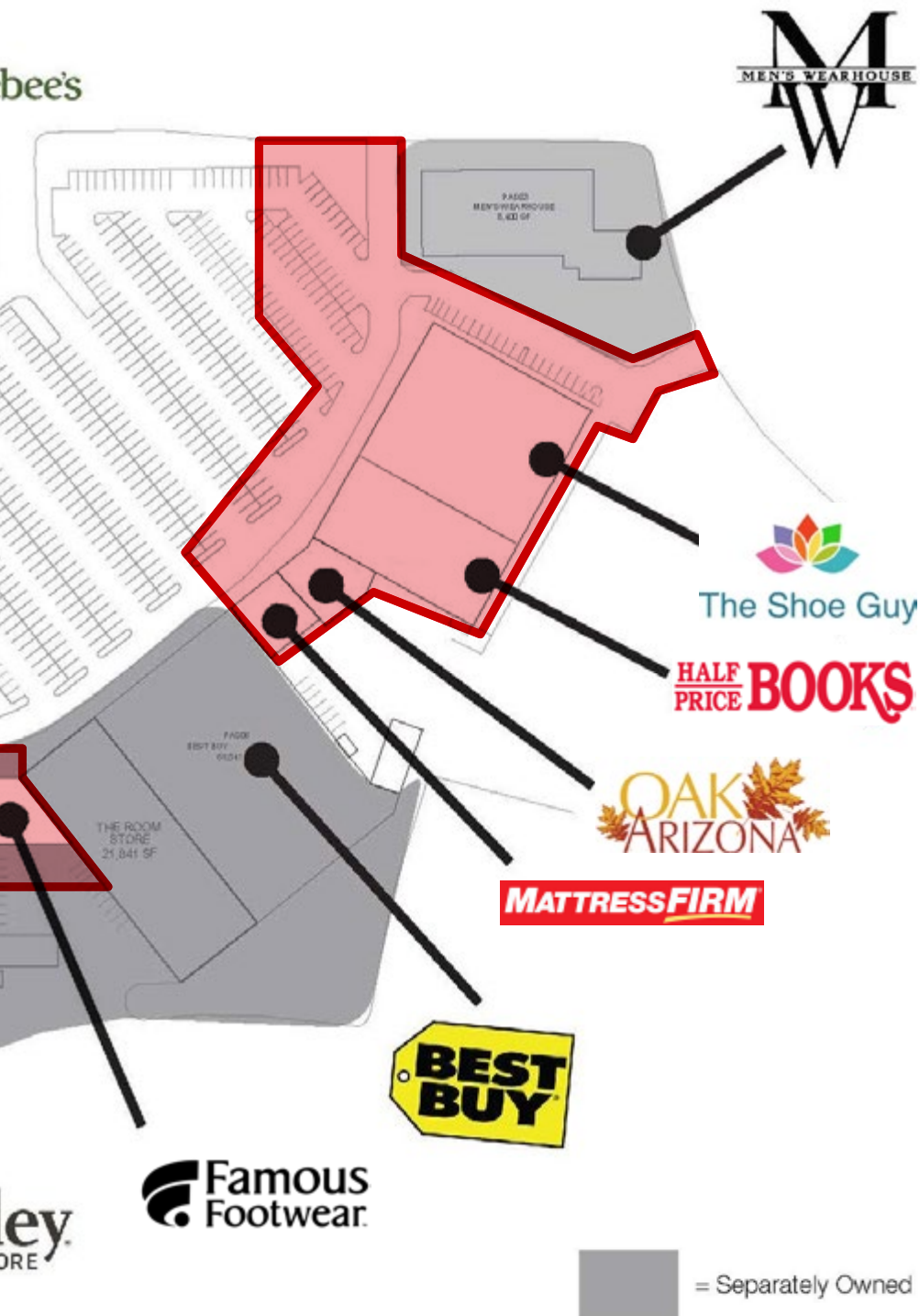
NISSAN  
LAQUINTA INNS & SUITES  
Macayo's Mexican Food  
BUFFALO WILD WINGS  
BJ's RESTAURANT BREWHOUSE  
INFINITI  
MAZDA  
Jeep  
THE HOME DEPOT  
AMC THEATRES

# 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>	3.00 AC (130,862 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	The Shoe Guy	26,250	51.2%	Dec-22
M05	Half Price Books	9,870	19.2%	Dec-26
B02A	Oak Arizona Furniture	6,057	11.8%	Jun-23
A01	Famous Footwear	5,508	10.7%	Jan-25
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

Burlington



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

L A B O Y



SCANDINAVIAN  
DESIGNS

verizon

ARIZONA U.S. 60  
228,000 VPD

**Superstition  
Springs Autoplex  
11+ Dealerships**

**MATTRESS FIRM** HALF PRICE BOOKS



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



# Superstition Springs Power Center

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