

Hamstra Square

1020-1080 E Pecos Rd
Chandler, Arizona

Executive
Summary



For Sale: \$7,600,000

NAI Horizon

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DE RITO PARTNERS, INC
Arizona's Retail Experts

3200 E Camelback Road
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Prepared By:

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A photograph of a multi-tenant retail building with a light-colored facade and arched windows. A large, leafy tree stands in the foreground, partially obscuring the building. The sky is blue with some light clouds. The building has a sign that reads "HARDWARE" in red letters. The foreground shows a paved area and a concrete curb.

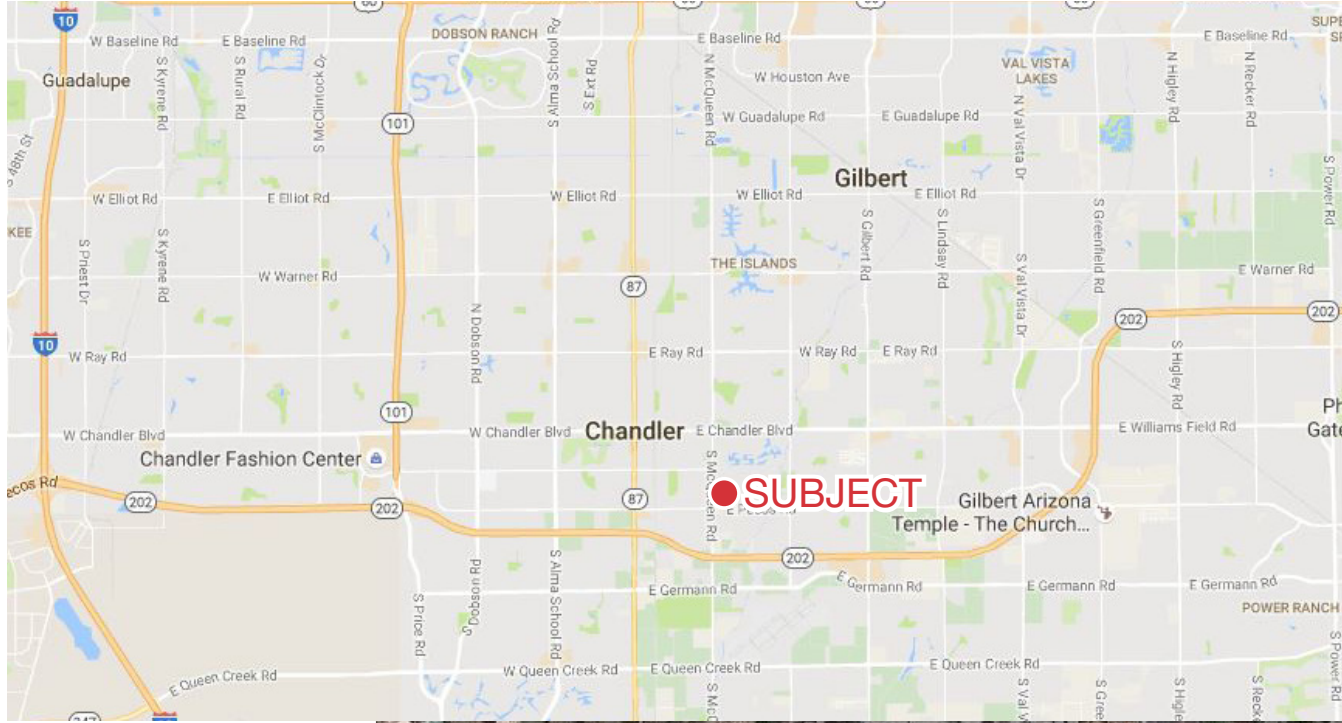
Investment Highlights

The Subject Property (1020-1080 E. Pecos Road aka Hamstra Square), is an 81,148 SF multi-tenant (anchored) retail neighborhood center situated on an 8.26 acre parcel in Chandler, Arizona. The property was built in 2002 and is in overall good condition. There are two (2) outparcel retail users on-site not included in this property, Chevron on the hard corner and McDonald's directly east fronting Pecos.

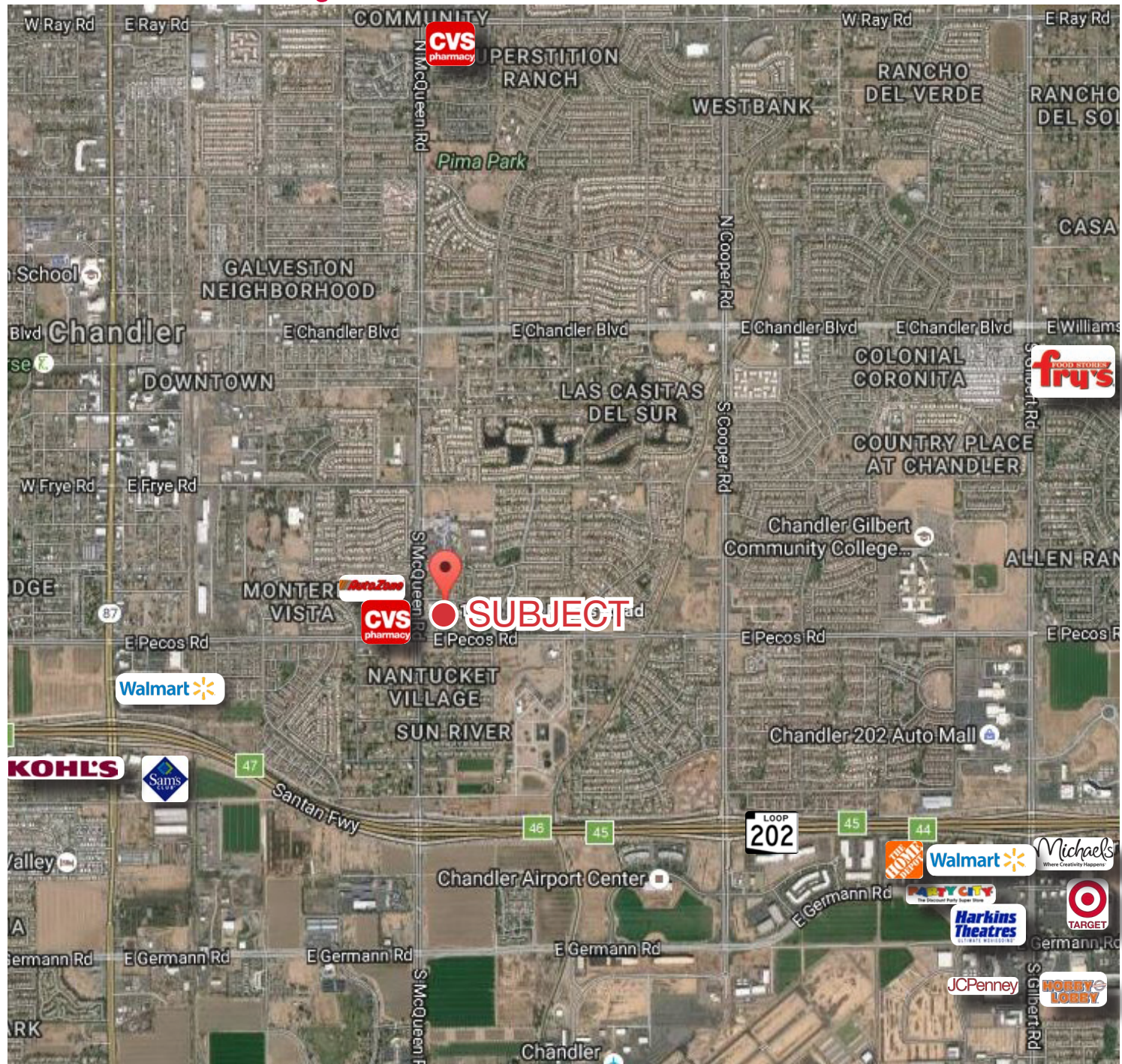
Property Information

Property Type:	Retail Strip Center
Year Built:	2002 / 2003
Size:	± 81,148 SF
Lot:	± 359,681 / ±8.26 Acres
Address:	1020-1080 E Pecos Rd Chandler, AZ
Parcel:	303-82-445
Zoning:	PAD, City of Chandler
2016 Property Taxes:	\$70,187.60
Occupancy:	87.7%
Traffic Counts:	Approximately 38,000 VPD
Parking Ratio:	4.4 spaces per 1,000 SF <i>*Based on 357 total spaces</i>

Property Location



Property Vicinity



KTR Tenant Profile



A multitude of activities available everyday including tumbling, trampoline, cheerleading, parkour/ninja warrior, dodgeball, skateboarding, scootering, dance, beginning gymnastics, fitness..the list goes on and on! KTR offers educational clinics in each sport discipline using our proven techniques that continue to produce some of the best athletes in the world. The KTR team has spent over 30 years developing what we believe to be the safest, most progressive and comprehensive teaching system for kids in the world.



Geoff Eaton founded KTR in 2007. Geoff and his family have been involved in the elite world of sports for over 35 years. Using his experience and his unique approach to athletic development Geoff developed a world-class skate curriculum that has produced X Games and world level competitors. He then saw the need to re-innovate the extreme sports fitness industry and provide a comprehensive safe playground that would give everyone an opportunity to learn the basics and foundation that high level sports has to offer.

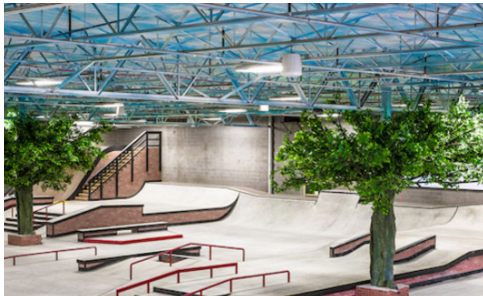


KTR Skateboard School has over 40,000 sq. feet of indoor skate park, and is recognized as one of the most progressive training facilities available. It was custom designed and built by the same builders of the X-Games and Mega Ramp. Located in Mesa, AZ, KTR is under the family umbrella of Desert Devils multi-sports-plex facility, which offers programs for Skateboarding, Scooters, Parkour, Gymnastics and Cheer.



Techniques used in our world-class gymnastic programs have proven to be a successful crossover in our skateboarding programs. By practicing foundational movements on trampoline and into mats, skaters at any age can gain superior agility and the confidence needed to approach the ever-progressive tricks of skateboarding.

At KTR we embrace the creativity and individuality innate to skateboarding. Our staff strives to maintain a safe, fun, and encouraging environment where the potential in your child can be both recognized and reached. Our programs and facility are catered to meet the needs of a beginner skateboarder, and as far as he or she may dream to take it. KTR offers skateboarding lessons, camps, open sessions and skate events year round.



Through the KTR program, our skaters have accomplished two Guinness World Records, 1 Silver medal, and 8 X Games appearances all before the age of 13! As well as, skated in top Am Street contests such as the Tampa and Phoenix Am. Kids can start their journey young as age three in one of our programs

Tenant Profiles



Panda Express is America's largest family-owned Chinese restaurant with more than 27,000 associates and \$2 billion in sales. The Cherng family opened the first Panda Express in 1983 in Glendale, California. They now have over 1,900 locations across all 50 states, the District of Columbia, Puerto Rico, Guam, Canada, Mexico, Korea and the United Arab Emirates.

www.pandaexpress.com



Today, the SUBWAY® brand is the world's largest submarine sandwich chain with more than 44,000 locations around the world. They've become the leading choice for people seeking quick, nutritious meals that the whole family can enjoy. From the beginning, Fred had a clear vision for the future of the SUBWAY® brand. As they continue to grow, they are guided by his passion for delighting customers by serving fresh, delicious, made-to-order sandwiches.

www.subway.com

Property Demographics

	1 Mile	3 Mile	5 Mile
POPULATION	2016 Estimated Population	13,270	118,073
	2021 Projected Population	14,277	127,479
	2010 Census Population	12,489	108,731
	Growth 2010-2016	6.25%	8.59%
	Growth 2016-2021	7.59%	7.97%
	2016 Estimated Average Age	33.5	34.5
HOUSEHOLDS	2016 Estimated Households	4,391	41,013
	2021 Projected Households	4,722	44,280
	2010 Census Households	4,133	37,712
	Growth 2010-2016	6.24%	8.75%
	Growth 2016-2021	7.54%	7.97%
	2016 Estimated Average Household Size	3.0	2.9
INCOME	2016 Median Household Income	\$73,713	\$70,234
	2016 Estimated Average Household Income	\$86,054	\$87,300
HOUSING	2016 Estimated Owner Occupied Units	2,913	26,997
	2016 Estimated Renter Occupied Units	1,478	14,016
	2016 Estimated Median Housing Value	\$215,640	\$236,874
	2016 Estimated Daytime Employment	2,153	36,705



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