

Happy Valley Retail Strip

Peoria, AZ (Phoenix-Mesa-Chandler MSA)





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Demographics

Inquiries by residents and properties owners of the State are to be made to Scott Reid.

Fisher James Corp. & ParaSell, Inc. ("Broker") has been retained on an exclusive basis to market the property described herein ("Property"). Broker has been authorized by the Seller of the Property ("Seller") to prepare and distribute the enclosed information ("Material") for the purpose of soliciting offers to purchase from interested parties. More detailed financial, title and tenant lease information may be made available upon request following the mutual execution of a letter of intent or contract to purchase between the Seller and a prospective purchaser. You are invited to review this opportunity and make an offer to purchase based upon your analysis. If your offer results in the Seller choosing to open negotiations with you, you will be asked to provide financial references. The eventual purchaser will be chosen based upon an assessment of price, terms, ability to close the transaction and such other matters as the Seller deems appropriate.

The Material is intended solely for the purpose of soliciting expressions of interest from qualified investors for the acquisition of the Property. The Material is not to be copied and/or used for any other purpose or made available to any other person without the express written consent of Broker or Seller. The Material does not purport to be all-inclusive or to contain all of the information that a prospective buyer may require. The information contained in the Material has been obtained from the Seller and other sources and has not been verified by the Seller or its affiliates. The pro forma is delivered only as an accommodation and neither the Seller, Broker, nor any of their respective affiliates, agents, representatives, employees, parents, subsidiaries, members, managers, partners, shareholders, directors, or officers, makes any representation or warranty regarding such pro forma. Purchaser must make its own investigation of the Property and any existing or available financing, and must independently confirm the accuracy of the projections contained in the pro forma.

Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto. Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

- Brand New Construction Retail Shops Building
 - Scheduled Rent Increases in All Leases
- 100% Leased to Diverse, E-Commerce-Resistant Mix of Food and Services Users
 - All Tenants Reimburse for Property Management Fees Making this a Truly Passive Investment
- All Corporate or Personally Guaranteed Leases
- Prominent Location Along W Happy Valley Road (32,019 ADT), a Major East-West Arterial in North Phoenix
 - At its Intersection with N 67th Avenue (29,909 ADT)
- Adjacent National Tenants include Life Time, Starbucks, Sonic, QuikTrip, Super Star Car Wash, Dunkin', Pizza Hut, AutoZone, & More
- Surrounded by Major Daily Traffic Drivers
 - Christ's Church of the Valley Campus & Sports Complex
 - Glendale Community College North Campus
 - Mountain Ridge High School, Terramar Academy of the Arts, & Happy Valley School
 - Multiple Golf Courses, Regional Sports Parks, and an Abundance of Outdoor Recreation
- Neighboring Shopping Centers Anchored by Fry's, Walmart Neighborhood Market, & Safeway
- Booming North Phoenix Experiencing Major Residential & Commercial Growth
 - Proximity to Aloravita, a New 1,262-Acre Master-Planned Community
- Robust, Affluent Surrounding Demographics
 - 690,271 Residents within 10 Miles
 - Average Household Income of \$194,947 within a 3-Mile Radius
 - High Percentage of Owner-Occupied Housing
 - 52% of Population (25+) within a 3-Mile Radius Hold a Bachelor's Degree or Higher, Well Above the National Average
- Phoenix Metro Population of Approximately 5 Million
 - One of the Fastest Growing Economic Hubs in the U.S.
 - Massive Tech Investment in the Region with Growing Talent Pool, including Semiconductor, Electric Vehicles, & Data Centers



Brand New 100% Leased Retail Shops

with Scheduled Rent Increases



Synergistic Mix of Neighboring Tenants

Life Time, Starbucks, QuikTrip, & More



~25 Miles North of Downtown Phoenix

Metro Population of ~5M





 LOCATION	6847 W Happy Valley Rd, Peoria, AZ 85383
 LOT SIZE	±0.956 acres or ±41,642 square feet
 IMPROVEMENTS	An approximately 5,858 square foot retail pad divided into three suites. MB2 Dental 3,000 SF Jimmy John's 1,500 SF Desert Bloom Aesthetics 1,358 SF
 YEAR BUILT	2026
 PARKING	30 parking spaces
 FINANCING	The property will be delivered free and clear of permanent financing

\$4,921,000

5.75% CAP RATE

[View on Map ↗](#)

Projected Gross Revenue	Year 1	Year 10
Scheduled Base Rental Revenue	\$282,968	337,206
Expense Reimbursement Revenue	\$69,143	89,227
Effective Gross Revenue	\$352,111	426,433
Annual Expenses	Year 1	Year 10
Common Area Maintenance	\$32,219	\$42,038
Insurance	\$5,858	\$7,643
Taxes	\$20,503	\$26,752
Management	\$10,563	\$12,793
Total Operating Expenses	\$69,143	\$89,227
Net Operating Income Return	\$282,968 5.75%	\$337,206 6.85%

NOTE:

The net income is an estimate and does not provide for all potential costs and expenses (i.e. maintenance, repair, etc.) that may be required of the owner. Any reserves set forth herein are merely estimates and not based on any experience, physical inspection, or prior knowledge. All prospective purchasers are strongly advised to make an independent investigation to determine their estimate of costs and expenses prior to entering into an agreement to purchase.

For the Years Ending	Year 1 Apr-2027	Year 2 Apr-2028	Year 3 Apr-2029	Year 4 Apr-2030	Year 5 Apr-2031	Year 6 Apr-2032	Year 7 Apr-2033	Year 8 Apr-2034	Year 9 Apr-2035	Year 10 Apr-2036
Rental Revenue										
Potential Base Rent	\$282,968	\$288,627	\$294,400	\$300,288	\$306,294	\$312,420	\$317,757	\$324,112	\$330,594	\$337,206
Total Rental Revenue	\$282,968	\$288,627	\$294,400	\$300,288	\$306,294	\$312,420	\$317,757	\$324,112	\$330,594	\$337,206
Other Tenant Revenue										
Total Expense Recoveries	\$69,143	\$71,130	\$73,175	\$75,279	\$77,444	\$79,673	\$81,938	\$84,298	\$86,727	\$89,227
Effective Gross Revenue	\$352,111	\$359,757	\$367,575	\$375,567	\$383,738	\$392,093	\$399,695	\$408,411	\$417,321	\$426,433
Expenses										
CAM	\$32,219	\$33,186	\$34,181	\$35,207	\$36,263	\$37,351	\$38,471	\$39,625	\$40,814	\$42,038
Insurance	\$5,858	\$6,034	\$6,215	\$6,401	\$6,593	\$6,791	\$6,995	\$7,205	\$7,421	\$7,643
Taxes	\$20,503	\$21,118	\$21,752	\$22,404	\$23,076	\$23,769	\$24,482	\$25,216	\$25,973	\$26,752
Management	\$10,563	\$10,793	\$11,027	\$11,267	\$11,512	\$11,763	\$11,991	\$12,252	\$12,520	\$12,793
Total Operating Expenses	\$69,143	\$71,130	\$73,175	\$75,279	\$77,444	\$79,673	\$81,938	\$84,298	\$86,727	\$89,227
Net Operating Income	\$282,968	\$288,627	\$294,400	\$300,288	\$306,294	\$312,420	\$317,757	\$324,112	\$330,594	\$337,206

GENERAL ASSUMPTIONS

Analysis Date 05/01/2026	General Expense Growth per Annum 3.00%	Real Estate Tax Growth per Annum 3.00%
Total Rentable Area 5,858	General Inflation per Annum 3.00%	Management Fee 3% of EGR

Tenant	Sq Ft	Monthly Rent PSF	Annual Rent PSF	Current Annual Rent	Term	Rent Commence. Date	Lease Expiration Date	Rental Increase Date(s)	Rental Increase Amount(s)	Options	Lease Structure
MB2 Dental Solutions	3,000	\$3.83	\$46.00	\$138,000	10 yrs	6/1/2026	5/31/2036			2 @ 5 yrs	NNN with tenant responsible for its pro rata share of taxes, insurance, and common area maintenance, including management fee. Controllable CAM capped at 5% annual cumulative increase.
								6/1/2027	\$140,760	Option 1:	
								6/1/2028	\$143,575	Yr 1 - \$116,730	
								6/1/2029	\$146,447	Yr 2 - \$119,790	
								6/1/2030	\$149,376	Yr 3 - \$122,850	
								6/1/2031	\$152,363	Yr 4 - \$125,910	
								6/1/2032	\$155,410	Yr 5 - \$128,970	
								6/1/2033	\$158,519	Option 2:	
								6/1/2034	\$161,689	Yr 1 - \$132,030	
								6/1/2035	\$164,923	Yr 2 - \$135,090	
Jimmy John's	1,500	\$4.58	\$55.00	\$82,500	10 yrs 5 mos	6/1/2026	10/31/2036	6/1/2027	\$84,150	3 @ 5 yrs	NNN with tenant responsible for its pro rata share of taxes, insurance, and common area maintenance, including management fee. Controllable CAM capped at 3% annual cumulative increase.
								6/1/2028	\$85,833	Option 1:	
								6/1/2029	\$87,550	2% annual increases	
								6/1/2030	\$89,301	Option 2:	
								6/1/2031	\$91,087	2% annual increases	
								6/1/2032	\$92,909	Option 3:	
								6/1/2033	\$94,767	2% annual increases	
								6/1/2034	\$96,662		
								6/1/2035	\$98,595		
								6/1/2036	\$100,567		
Desert Bloom Aesthetics	1,358	\$3.83	\$46.00	\$62,468	10 yrs	5/1/2026	4/30/2036	5/1/2027	\$63,717	2 @ 5 yrs	NNN with tenant responsible for its pro rata share of taxes, insurance, and common area maintenance, including management fee.
								5/1/2028	\$64,992	Option 1:	
								5/1/2029	\$66,292	2% annual increases	
								5/1/2030	\$67,617	Option 2:	
								5/1/2031	\$68,970	2% annual increases	
								5/1/2032	\$70,349		
								5/1/2033	\$71,756		
								5/1/2034	\$73,191		
5/1/2035	\$74,655										
Leased	5,858	100%									
Vacant	0	0%									
TOTAL	5,858	100%									

*Seller will guarantee rent for any tenants that have not yet commenced rent from close of escrow through actual rent commencement, if the buyer closes prior to the RCDs occurring.

Jimmy John's



LESSEE

Walters Boys, LLC

GUARANTOR(S)

Jeff Walters and Kelly Walters

NO. OF LOCATIONS

2,600+

WEBSITE

jimmyjohns.com

Jimmy John's is a nationally recognized fast-casual sandwich chain founded in 1983 and known for its simple menu, high-quality ingredients, and speed-of-service model. The brand operates 2,600+ locations across the United States, primarily through a franchise system. Jimmy John's benefits from strong brand recognition, a streamlined operational footprint, and consistent demand driven by lunch and dinner traffic. The concept performs well in suburban retail corridors and high-income residential trade areas, serving both dine-in and takeout customers with a loyal, repeat customer base.



MB2 Dental



LESSEE

MB2 Dental Solutions, LLC

NO. OF LOCATIONS

700+

WEBSITE

mb2dental.com

MB2 Dental is a leading dental partnership organization supporting independently owned practices across the United States. Founded in 2007, the firm partners with 700+ dental practices nationwide, providing operational, administrative, and strategic support while allowing doctors to retain clinical autonomy. MB2 Dental benefits from recurring patient demand and favorable demographic tailwinds tied to population growth and preventative healthcare utilization, positioning the tenant as a stable, service-oriented healthcare occupant.

Desert Bloom Aesthetics

Desert Bloom Aesthetics

LESSEE

Desert Bloom Aesthetics LLC

GUARANTOR(S)

Jamie Eschete and Travis Eschete

NO. OF LOCATIONS

1

WEBSITE

desertbloomaesthetics.com

Desert Bloom Aesthetics is a boutique medical aesthetics practice offering non-invasive cosmetic and wellness treatments, including injectables, skincare services, and aesthetic therapies. The practice caters to a growing consumer segment focused on preventative care, personal wellness, and appearance-driven services.





Downtown Phoenix (~25 Miles)

SIERRA VERDE SHOPPING CENTER

SPROUTS FARMERS MARKET

TACO BELL **DQ**

THE HOME DEPOT

FRUITS

ARROWHEAD CROSSING

TJ-maxx **Rack**

Burlington HomeGoods

ARROWHEAD TOWNE CENTER

AMC THEATRES **macy's**

Dillard's **DICK'S**

Thunderbird Conservation Park

354,300 Annual Visits

Bayer Private School

Mountain Ridge High School

Hillcrest Middle School

101

COSTCO WHOLESALE

LIFETIME

Pizza Hut **DUNKIN'**

N 67th Ave (29,909 ADT)

HAPPY VALLEY RETAIL STRIP

JIMMY JOHN'S **MB2 DENTAL**

Desert Bloom Aesthetics

Christ's Church of the Valley Campus & Sports Complex

Biscuits Cafe **AutoZone**

Orchard Pointe at Terrazza

MORITZ BUTCHERY

Starbucks

W Happy Valley Rd (32,019 ADT)





HAPPY VALLEY CENTER
 1.5M Annual Visits
Walmart
 Neighborhood Market
 716,100 Annual Visits

SAFEWAY
CVS
 Pharmacy AUTO PARTS

SHOPS AT NORTERRA
DICK'S
Harkins
 THEATRES

HAPPY VALLEY TOWNE CENTER
Walmart Supercenter
LOWE'S
TJ-maxx HomeGoods

Phoenix Deer Valley Airport

HAPPY VALLEY MARKETPLACE
 2.1M Annual Visits

fray's FOOD STORES 948,900 Annual Visits	McDonald's 386,100 Annual Visits
SUBWAY	H&R BLOCK
Firestone COMPLETE AUTO CARE	TACO BELL
LESLIES	

HAPPY VALLEY RETAIL STRIP

TIMMY JOHN'S
MB2 DENTAL
Desert Bloom Aesthetics

SONIC
MOCKY
 KTCMN

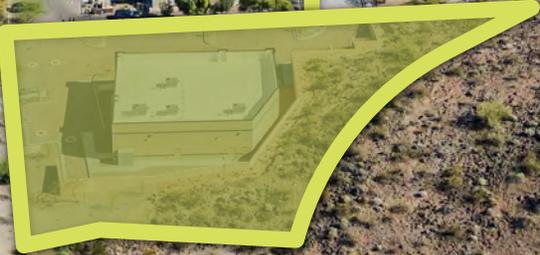
Starbucks

SUPER STAR CAR WASH

SportClips
HAIRCUTS
HONORHEALTH

Biscuits Cafe
AutoZone

Pizza Hut
DUNKIN'



Entrada

N 67th Ave (29,909 ADT)

Terramar

Terramar Park

W Happy Valley Rd (32,019 ADT)

Pinnacle Heights

Mission Ranch

Pinnacle Hill

Orchard Pointe at Terrazza



TSMC's North Phoenix semiconductor campus, initially announced in 2020 and under construction since 2021, is now entering early production phases in 2025-2026. The expansion has grown into a \$65+ billion advanced manufacturing investment, including three fabrication facilities. The development is projected to create 6,000+ direct high-skilled jobs and drive sustained population, housing, and retail demand growth across Peoria and the surrounding West Valley.



HAPPY VALLEY RETAIL STRIP




Desert Bloom Aesthetics



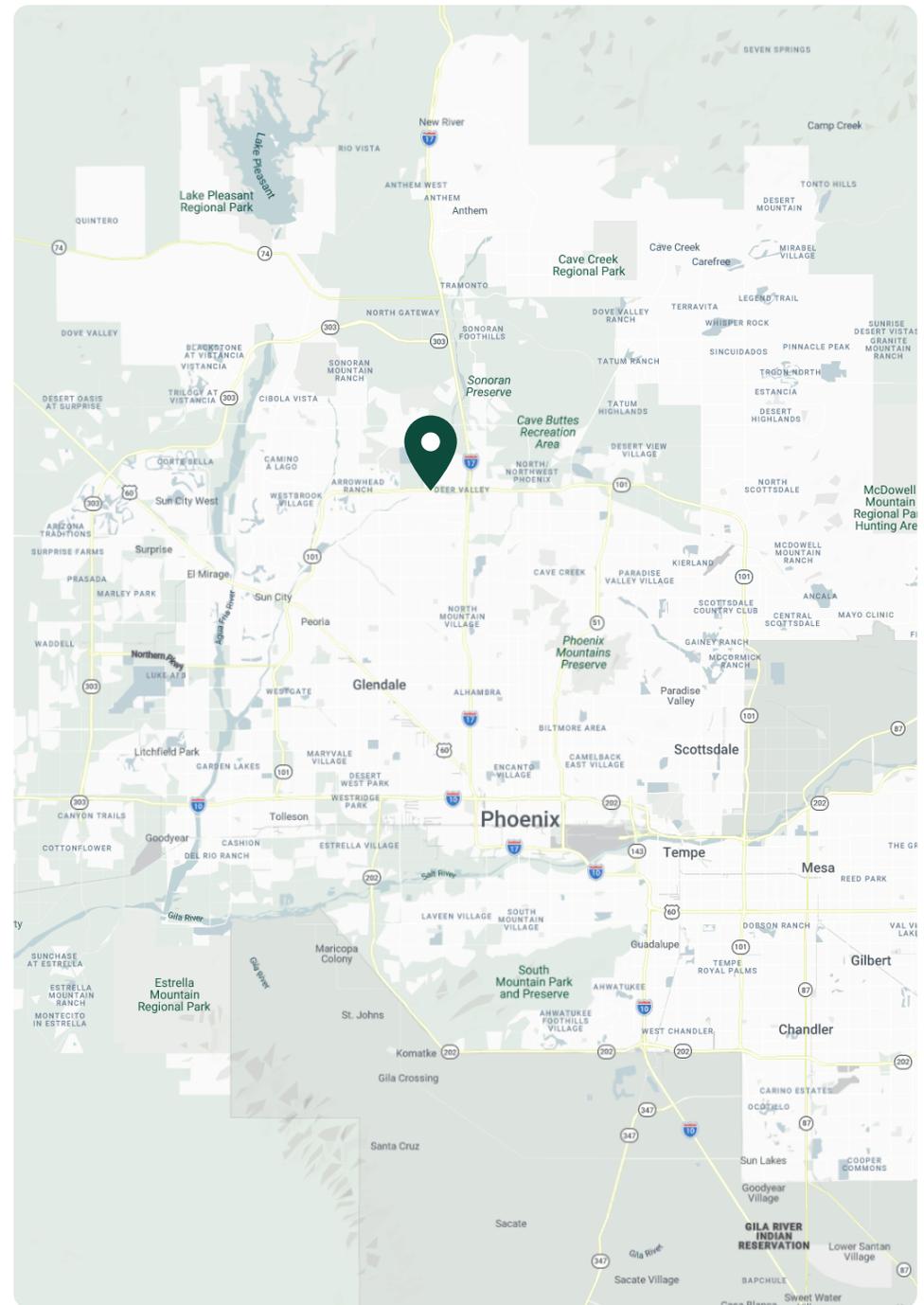
Orchard Pointe at Terrazza

Peoria is a high-growth Northwest Valley city in Maricopa County and a key suburban market within Greater Phoenix. Located roughly 20–30 miles from Downtown Phoenix with direct access to Loop 101, Peoria benefits from strong regional connectivity to Glendale, Westgate, Surprise, Scottsdale, and major employment corridors across the metro. The city’s population is approximately 200,000 and continues to rise as new households migrate to the West Valley in search of newer housing, lower cost of living, and high-quality suburban amenities.

Residential growth is concentrated in North Peoria and surrounding master-planned communities, where large-scale development has been paired with new parks, schools, trails, and community facilities. This expansion has driven sustained demand for neighborhood retail, medical offices, services, and convenience-oriented commercial nodes along major arterials and freeway interchanges. The city’s housing base is predominantly newer, owner-occupied, and family-oriented, supporting strong daytime and evening consumer activity.

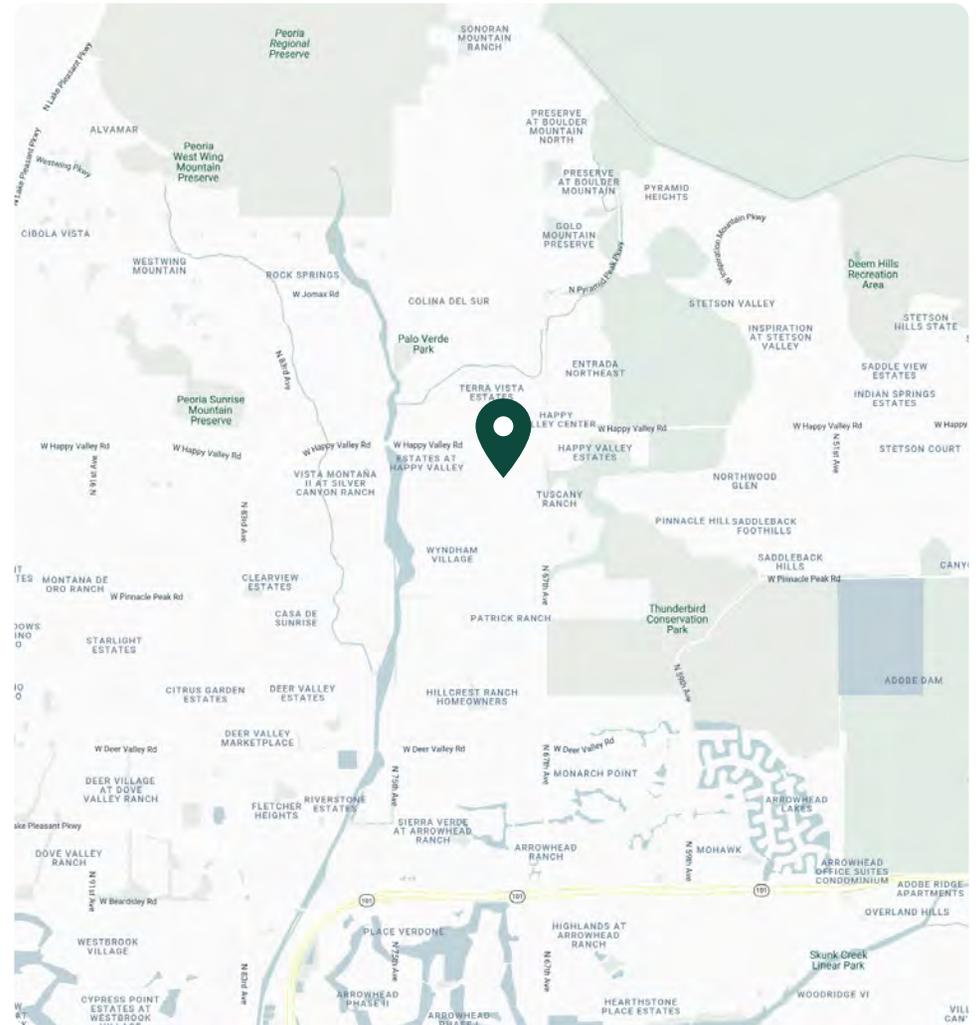
On the commercial side, Peoria is anchored by the P83 Entertainment District and the Peoria Sports Complex, which serve as major regional destinations for dining, entertainment, and seasonal tourism. Ongoing investment and redevelopment in this corridor have strengthened its appeal as a mixed-use activity center, attracting restaurants, experiential retail, and professional users while reinforcing Peoria’s identity beyond a purely residential suburb. North Peoria and surrounding communities are also welcoming multiple planned developments for major employers including semiconductor campuses for Amkor, Hyperion, & TSMC.

Within the broader Phoenix metro, Peoria benefits from being part of one of the fastest-growing and most economically diverse regions in the country. Greater Phoenix now has nearly 5 million residents and continues to attract corporate investment in semiconductors, aerospace and defense, healthcare, finance, technology, and advanced manufacturing. Major infrastructure, airport access, and workforce expansion across Maricopa County support long-term growth, making Peoria a well-positioned and increasingly important market within the West Valley and the larger Phoenix economy.



The subject property is prominently located along West Happy Valley Road (32,019 ADT) at its intersection with North 67th Avenue (29,909 ADT), a primary east–west arterial serving North Phoenix, approximately 25 miles north of Downtown Phoenix. The site benefits from exceptionally strong and growing demographics, with 690,271 residents within a 10–mile radius and an average household income of \$194,947 within 3 miles, supported by a high concentration of owner–occupied housing that reflects significant discretionary spending power. Regional connectivity is excellent via AZ–101 (3 miles), Interstate 17 (5 miles), and AZ–303 (6 miles), providing seamless access to the broader Phoenix metro and West Valley employment corridors. The immediate trade area is anchored by a dense mix of national retailers and service providers, including Life Time, Starbucks, Sonic, QuikTrip, Super Star Car Wash, Dunkin', Pizza Hut, and AutoZone, as well as a Fry's–anchored center with Circle K, McDonald's, Taco Bell, and additional co–tenants, a Walmart Neighborhood Market–anchored center featuring Walgreens, Bank of America, Jersey Mike's, and more, and a newly developed Safeway–anchored center with McDonald's, Einstein Bros. Bagels, and other complementary retailers.

The property is further strengthened by a robust cluster of surrounding traffic drivers, including Christ's Church of the Valley campus and sports complex directly adjacent to the site, Glendale Community College North Campus, Terramar Academy of the Arts, Mountain Ridge High School, and Happy Valley School, as well as Six Flags Hurricane Harbor Phoenix, multiple golf courses and sports parks, and the nearby Thunderbird Conservation Park, a 1,185–acre natural preserve offering hiking, equestrian trails, mountain biking, and picnicking. The Northwest Valley also serves as the gateway to the White Tank Mountains Regional Park and Lake Pleasant Regional Park, attracting outdoor and adventure tourism year–round. The area is supported by numerous established residential communities, including Orchard Pointe at Terrazza, Westview, Terramar, Entrada, Tuscany Ranch, Chaminade, Mission Ranch, Vista Montana, and others, alongside significant new development such as the Vistancia master–planned community with a 20–acre Fry's Marketplace–anchored center, the 1,262–acre Aloravita master–planned community, and the 41,000–square–foot 83rd Marketplace neighborhood retail center, reinforcing long–term growth and demand in the immediate trade area.



Nearby Top–Performing Retailers	Visit Data (per Placer.ai)
Happy Valley Marketplace Fry's McDonald's	2.1M Annual Visits 948,900 Annual Visits 386,100 Annual Visits
Happy Valley Center Walmart Neighborhood Market	1.5M Annual Visits 716,100 Annual Visits
Safeway	720,500 Annual Visits

690,271



2025 Total Population

\$668,564



Average Home Value

\$194,947



Average Household Income

📍 67th Ave & W Happy Valley Rd | Peoria, AZ



Population Summary	3 Miles	5 Miles	10 Miles
2020 Total Population	63,184	169,433	666,269
2025 Total Population	65,047	174,563	690,271
2030 Total Population	65,054	175,281	710,096
Average Household Income			
2025	\$194,947	\$162,589	\$119,047
2030	\$215,838	\$181,580	\$134,173
Average Home Value			
2025	\$668,564	\$617,178	\$517,778
2030	\$731,967	\$703,426	\$630,284

Major Employers in Maricopa County	# of Employees
Banner Health	48,869
Amazon.com	40,000
State of Arizona	39,733
Walmart	37,979
University of Arizona	22,391
Fry's Food Stores	20,000
Honor Health	16,969
Dignity Health Arizona	14,676
City of Phoenix	14,452
Maricopa County	13,000+



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