

SUNDANCE TOWNE CENTER

Southwest Quadrant of Interstate 10 & South Watson Road
Buckeye (Phoenix MSA), Arizona

An Approximate 205,034 Square Foot Portion of a 567,375 Square Foot, Seasoned, Institutional Quality, Community Shopping Center Anchored by Walmart and Lowe's Home Improvement



Please direct inquiries to:

Mark Lucescu
MLucescu@LucescuRealty.com
Tel: 949.706.7772 x 100

Greg Wendelken
GWendelken@LucescuRealty.com
Tel: 480.685.5998 x 114



CA DRE License #01506278
AZ DRE License #CO641916000

INVESTMENT SUMMARY

Offering Price:	Market Value
Terms:	All Cash
Net Operating Income (Year 1):	\$3,813,791
Occupancy:	93.66%

PARTIAL TENANT LIST

TENANT	SQ. FT.
Walmart	203,007
Lowe's	138,134
Beall's Outlet	28,720
PetSmart	20,384
Boot Barn	17,998
Cracker Barrel	10,100
Dollar Tree	8,736

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EXECUTIVE SUMMARY

LUCESCU REALTY has been selected, as the Exclusive Broker, to offer for sale, Sundance Towne Center, located in Buckeye (Phoenix MSA), Arizona. The Subject Property is an approximate 205,034 square foot portion of an approximate 567,375 square foot Seasoned, Institutional Quality, Community Shopping Center located along the primary thoroughfare running through the heart of the Phoenix MSA. Additional features include:

- **Highly Visible, Easily Accessible Site, with Immediate Access from Interstate 10 upon entering Phoenix MSA.** The Property is strategically located along Interstate 10 (apprx. 80,000 VPD), the primary thoroughfare in the Phoenix MSA, at the off-ramp to Watson Rd (apprx. 40,000 VPD). The site boasts high visibility, and easy accessibility via twelve (12) ingress and egress points around the Property's perimeter. 65 foot tall pylon signs offer high visibility to east and west bound traffic on Interstate-10.
- **Seasoned, Institutional Quality, Necessity Retail Shopping Destination.** Walmart (NAP), which includes a full size Grocery store, is one of the largest, most successful and credit worthy retailers in the world, anchors the property and provides a tremendous draw to the center. Additional anchor tenants at the Subject Property include: Lowe's Home Improvement (NAP), PetSmart, Dollar Tree, Beall's Outlet, Boot Barn, Cracker Barrel Old Country Store, and many other market leading retailers with strong brand recognition providing a regional draw to the Subject Property. Minimal competition exists to serve the community's growing population.
- **Add Value Opportunity.** There is an immediate opportunity to add value through leasing, management and development expertise due to the six (6) existing, in-line and pad, shop vacancies totaling 13,003 square feet and two (2), vacant, in-line anchor sites consisting of nearly 64,000 square feet that are ideally positioned for development. NOI is anticipated to increase ~100% during the next 10 years.
- **High Occupancy Level with High Percentage of Regional/National Tenancy.** 93.66% leased with more than 94% national and regional, best in class, tenants in the leased Gross Leasable Area. Additional national and regional tenants include AutoZone, BMO Bank, Dunn-Edwards, El Pollo Loco, Carl's Jr., Mattress Firm, One Health Urgent Care, Wendy's, Pacific Dental, KFC, Leslie's Pool Supplies, Chipotle, Taco Bell, AT&T, Jimmy John's, Wingstop, Nationwide Vision, Sally Beauty, Verizon Wireless, Cold Stone Creamery, GameStop, Papa John's, Sport Clips, T-Mobile, Robeks, Fantastic Sams, and State Farm.
- **Class A Construction and Design.** Originally developed in 2007 by Phoenix, AZ based, Vestar, one of the premier development and investment companies in the Western U.S., Sundance Towne Center was designed with a conventional site plan with traditionally sized tenant suites and a classic layout ensuring long-term tenant demand.
- **One of the Fastest Growing Counties in the United States.** Maricopa County had the fastest growth in the country, in terms of population change, between 2010 and 2019, more recently in 2022, and was the fourth fastest growing in 2023. Maricopa is now the fourth most populous county in the nation, ranking behind only Los Angeles County (California), Cook County (Illinois) and Harris County (Texas).
- **Favorable Trade Area Demographics.** Within a 5-mile radius, the 2023 Average Household Income was \$101,640. The Population in the City of Buckeye has grown by more than 276% since 2010, with an additional 15% increase projected by 2028.

SITE PLAN



REGIONAL MAP

