



OFFERING MEMORANDUM

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5541 NORTH 59TH AVENUE GLENDALE, AZ 85301



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SUITE 252
PHOENIX, AZ 85018

FOR MORE INFORMATION VISIT
WWW.ROIProperties.COM

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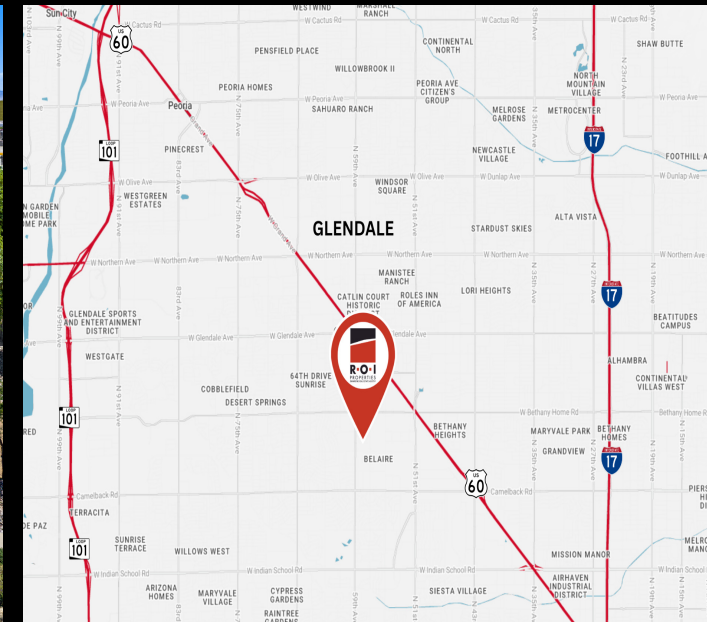
EXECUTIVE SUMMARY

ADDRESS:	5541 North 59th Avenue
SALE PRICE:	\$1,300,000
CAP RATE:	6.07%
LEASE COMMENCEMENT:	February 1st, 2024
LEASE EXPIRATION:	January 31, 2029
LEASE RATE:	\$1.08 NNN
ANNUAL INCREASE:	4.00%
OPTIONS:	1 5-year
TENANT:	Awning Care Professionals

The property located at 5541 N 59th Avenue consists of a $\pm 5,975$ -square-foot commercial building situated on a 0.46-acre ($\pm 20,000$ square foot) parcel. The site is zoned C-2, allowing for a wide range of commercial, retail, and service-oriented uses, providing flexibility for both investors and future tenants.

Positioned in Glendale, Arizona, the property benefits from a strong West Valley location within the greater Phoenix metropolitan area, offering convenient access to surrounding commercial corridors and regional transportation routes.

- Zoned C-2 (General Commercial) allowing a wide range of retail and service uses
- Strong frontage along N 59th Ave with excellent visibility and signage potential
- Excellent access to Loop 101, I-10, and key West Valley arterials
- Located in an established Glendale corridor with strong surrounding demand drivers



PROPERTY OVERVIEW

The subject property at 5541 N 59th Avenue is a commercially zoned C-2 (General Commercial) site located within an established and highly active corridor in Glendale, Arizona. The property benefits from strong frontage along N 59th Avenue, a major north–south arterial providing excellent visibility, consistent traffic exposure, and strong signage opportunities for future commercial users.

The C-2 zoning allows for a wide range of retail, service, and commercial uses, making the site highly versatile for both owner-users and developers. Its infill location places it within an already built-out trade area, surrounded by a mix of residential neighborhoods, retail centers, and employment hubs, creating a strong built-in customer base. The property also benefits from convenient regional accessibility, with direct connections to Loop 101 and Interstate 10 just minutes away. These freeway systems provide efficient connectivity throughout the greater Phoenix metro, including Glendale, Peoria, Surprise, and downtown Phoenix. The site's location along a well-traveled corridor enhances its long-term commercial viability and redevelopment potential.

SUBMARKET OVERVIEW

The Glendale / West Valley submarket is one of the fastest-growing regions in the Phoenix metro, supported by strong residential expansion, infrastructure investment, and steady commercial development. The area has evolved into a key economic hub with a diverse mix of retail, industrial, and service users.

The surrounding trade area features dense residential populations, strong daytime employment, and active commercial corridors along major arterials such as 59th Avenue and Northern Avenue, supporting consistent traffic and strong demand for neighborhood-serving uses.

The submarket also benefits from proximity to major demand drivers including Westgate Entertainment District, State Farm Stadium, and large West Valley industrial employment centers. With direct access to Loop 101 and Interstate 10, the area continues to experience strong growth and remains well-positioned for long-term commercial demand.



STRONG INFILL REDEVELOPMENT OPPORTUNITY



HIGH-GROWTH WEST VALLEY LOCATION



AWNING CARE PROFESSIONALS BUILDING FOR SALE

OFFERING PRICE:	\$1,300,000
CAP RATE:	6.07%
NET CASH FLOW*:	\$78,913
BUILDING SIZE:	5,975 SF
LOT SIZE:	0.46 AC
LEASE RATE:	\$1.08 NNN



LEASE SUMMARY

LEASE TYPE:	NNN (Triple Net Lease)
TENANT:	Awning Carepro Company LLC
LEASE COMMENCEMENT:	February 1st, 2024
PRIMARY LEASE EXPIRATION:	January 31st, 2029
TENANT OPTIONS:	1 – 5-year (at landlord's FMR discretion)
TENANT RESPONSIBILITY:	Taxes, Utilities, Insurance Maintenance & Repairs
LANDLORD RESPONSIBILITY:	Roof Maintenance & Repair

ANNUALIZED OPERATING DATA

	NET OPERATING INCOME	TOTAL RETURN
BASE RENT		
\$77,868	\$78,913	6.07%

LEASE YEARS:	February 7 th , 2026 - January 31 st , 2027
MONTHLY RENT:	\$6,489/mo
CAP RATES:	6.07%

*Next 12 months (February 2026 - January 2027)

TENANT OVERVIEW



Awning Care Professionals Inc. is a Glendale-based awning and canopy company serving the Phoenix metro area. Based on its website and business listings, it handles custom design, fabrication, installation, cleaning, repairs, fabric replacement, and shade structure work for both commercial and residential properties. It also offers metal and fabric awnings, canopies, shade sails, and vertical drop curtain systems.

Products & Services

- Commercial & Residential awnings
- New awning fabrication
- Awning and canopy Installation
- Cleaning & repair
- Custom Shade Structures
- Recovering/Fabric Replacement services available
- Metal & fabric – welding and stretching services
- Vertical Drop Curtains, Motorized and Manually Operated
- Shade Sail and Cable Tensioned
- Home, Corporate, and Resort
- Canvas, Vinyl, and Backlit awnings available.



June 1st, 2002
Founded



Awningcarepro.com
Website

GLENDALE OVERVIEW



LOCATION & MARKET SUMMARY - GLENDALE

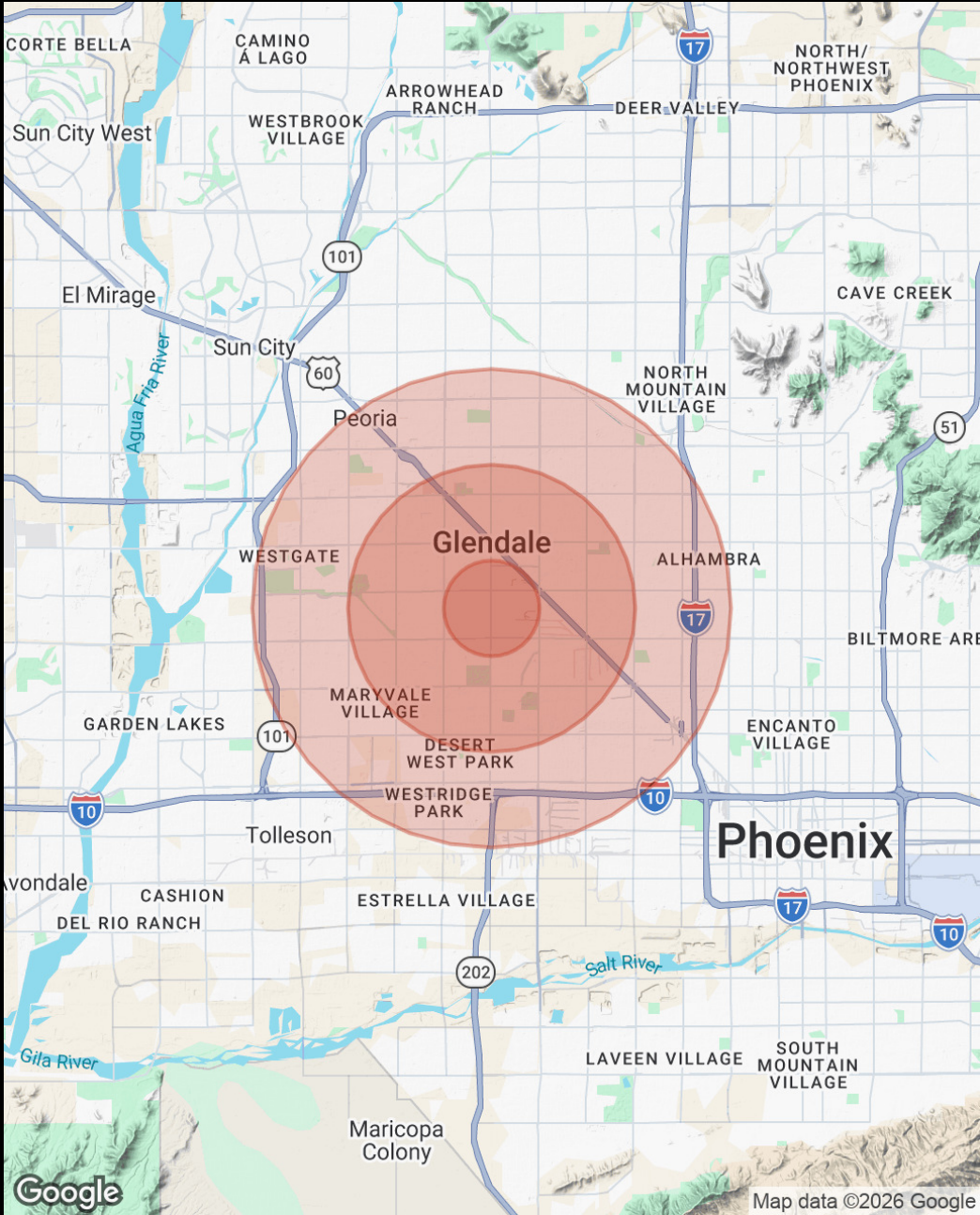
Glendale is a vibrant, welcoming city offering countless opportunities for everyone to thrive, connect, and experience Arizona's best. Founded in 1910, Glendale blends rich history with modern amenities, from iconic sites like Sahuaro Ranch Park to State Farm Stadium, home of the Arizona Cardinals. The city features beautiful natural preserves like Thunderbird Conservation Park and is a hub for high-tech manufacturers such as Conair and Honeywell Aerospace. Glendale is also home to Midwestern University, Arizona's only veterinary school, and Luke Air Force Base, which trains F-35 pilots. The Westgate Entertainment District offers Arizona's premier destination for dining, shopping, and entertainment in a vibrant outdoor setting, while Desert Diamond Arena hosts top concerts and events year-round. With 250,784 residents and nearly 2,000 city employees, Glendale is the community of choice for those looking to live, work, or play in metropolitan Phoenix. Our tagline, "You Belong Here," captures Glendale's mission to enhance lives with exceptional service and a high quality of life for residents, businesses, and visitors alike.



DEMOGRAPHIC SUMMARY

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	23,968	209,415	530,204
Average Age	28.9	30.8	31.4
Average Age (Male)	27.0	29.8	30.7
Average Age (Female)	30.5	31.7	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,140	64,052	164,378
# of Persons per HH	3.4	3.3	3.2
Average HH Income	\$58,664	\$70,856	\$76,459
Average House Value	\$210,158	\$250,538	\$271,429





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