

RIVULON SHOPS



3605 S GILBERT ROAD | GILBERT, AZ 85297
OFFERING MEMORANDUM

JOHN JACKSON
Cell: (602) 400-5084
john.jackson@dpcr.com

KRISTINA STAMETS
Cell: (602) 621-1529
kristina.stamets@dpcr.com



RIVULON SHOPS

EXECUTIVE OVERVIEW

PROPERTY SUMMARY

Rivulon Shops are a ±6,007 square foot, fully leased multi-tenant retail center. The asset generates an NOI of \$219,664 and is offered at \$3,950,000, representing a 5.56% cap rate with a 4.87-year weighted average lease term.

The center is strategically situated adjacent to the Rivulon campus, a transformative mixed-use destination that continues to attract major employers, healthcare users, hospitality operators, and new residential development, creating a vibrant live-work-play environment in the heart of Gilbert. Surrounded by some of the Valley's fastest-growing and most desirable communities, Rivulon Shops draws from a highly educated and affluent customer base with strong household incomes and continued population expansion throughout Gilbert, Chandler, and the Southeast Phoenix metropolitan area. The property benefits from consistent traffic generated by nearby corporate campuses, medical offices, retail destinations, and hospitality uses, positioning the center to capture both daytime employment traffic and evening and weekend consumer activity.

The site offers excellent regional connectivity via Loop 202 and nearby arterial roadways, enhancing accessibility for both local residents and commuters throughout the East Valley.

Rivulon Shops features a carefully curated mix of national, regional, and local tenants that provide a balanced blend of dining, service, wellness, and lifestyle-oriented retail uses. This complementary tenant mix creates strong cross-shopping synergy and promotes steady foot traffic throughout the day, reinforcing the center's role as a key community retail destination. The modern architecture, high-quality construction, and pedestrian-friendly environment further distinguish the property within the market and contribute to its long-term desirability among tenants and consumers alike. With its strategic Gilbert location, exceptional surrounding demographics, continued area growth, and position within the larger Rivulon master-planned development, Rivulon Shops represents a compelling retail investment opportunity within one of the Phoenix metro's most sought-after and high-growth trade areas.

INVESTMENT SUMMARY

ASKING PRICE:	\$3,950,000
PRICE PSF:	\$657.57
YEAR 1 CAP RATE:	5.56%
YEAR 1 NOI:	\$219,664
TOTAL GLA:	±6,007 SF
WALT:	4.87
OCCUPANCY:	100.0%



INVESTMENT HIGHLIGHTS

ATTRACTION IN-PLACE RETURNS

- Offered at \$3,950,000 with a 5.56% cap rate and \$219,664 in NOI, The Rivulon Shops delivers a strong current return in a market where stabilized retail assets at this yield are increasingly difficult to source.

100% OCCUPIED WITH ZERO VACANCY RISK

- The Rivulon Shops is fully leased with no vacant space, offering investors a stabilized, income-producing asset from the first day of ownership with no leasing risk to absorb at close.

PREMIER POSITION ALONG A HIGH-TRAFFIC EAST VALLEY CORRIDOR

- Located on S Gilbert Rd, the property benefits from strong visibility, high vehicular traffic, and proximity to dense residential rooftops, national co-tenancy, and a consumer base with above-average household incomes.

STABLE INCOME WITH A NEARLY 5-YEAR WALT

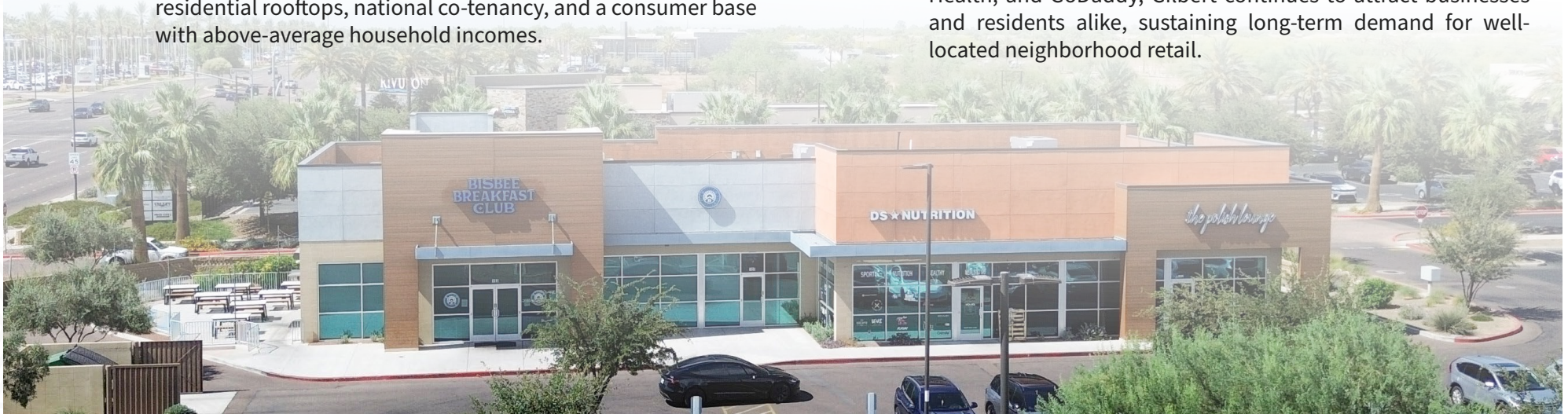
- A weighted average lease term of 4.87 years provides meaningful cash flow visibility and limits near-term rollover exposure, offering a reliable foundation for underwriting across all three tenants.

CURATED TENANT MIX WITH LOYAL CUSTOMER BASES

- Bisbee Breakfast Club, DS Nutrition, and The Polish Lounge each serve distinct but overlapping consumer demographics, creating a complementary ecosystem that drives consistent foot traffic and repeat business throughout the week.

GILBERT REMAINS ONE OF THE STRONGEST RETAIL SUBMARKETS IN ARIZONA

- Home to nearly 300,000 residents and major employers including Northrop Grumman, Lockheed Martin, Banner Health, and GoDaddy, Gilbert continues to attract businesses and residents alike, sustaining long-term demand for well-located neighborhood retail.





**RIVULON
SHOPS**
**PROPERTY
OVERVIEW**

LOCAL AERIAL



PROPERTY DESCRIPTION

ADDRESS:

3605 S Gilbert Rd
Gilbert, AZ 85297

SQUARE FOOTAGE (GLA):

±6,007 SF

LAND AREA:

±39,282 SF

PARCEL:

304-55-463

CROSS STREETS:

Gilbert Rd & Loop 202





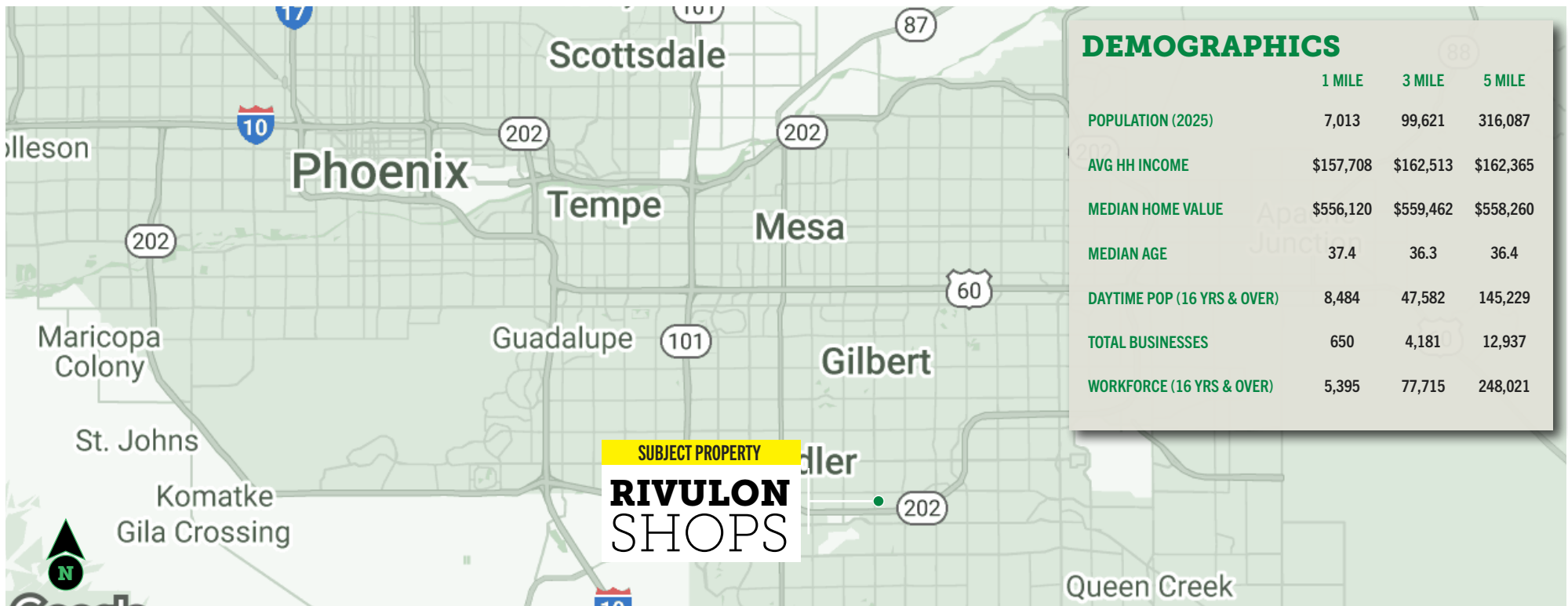
**RIVULON
SHOPS**
**MARKET
OVERVIEW**

↓ GILBERT OVERVIEW

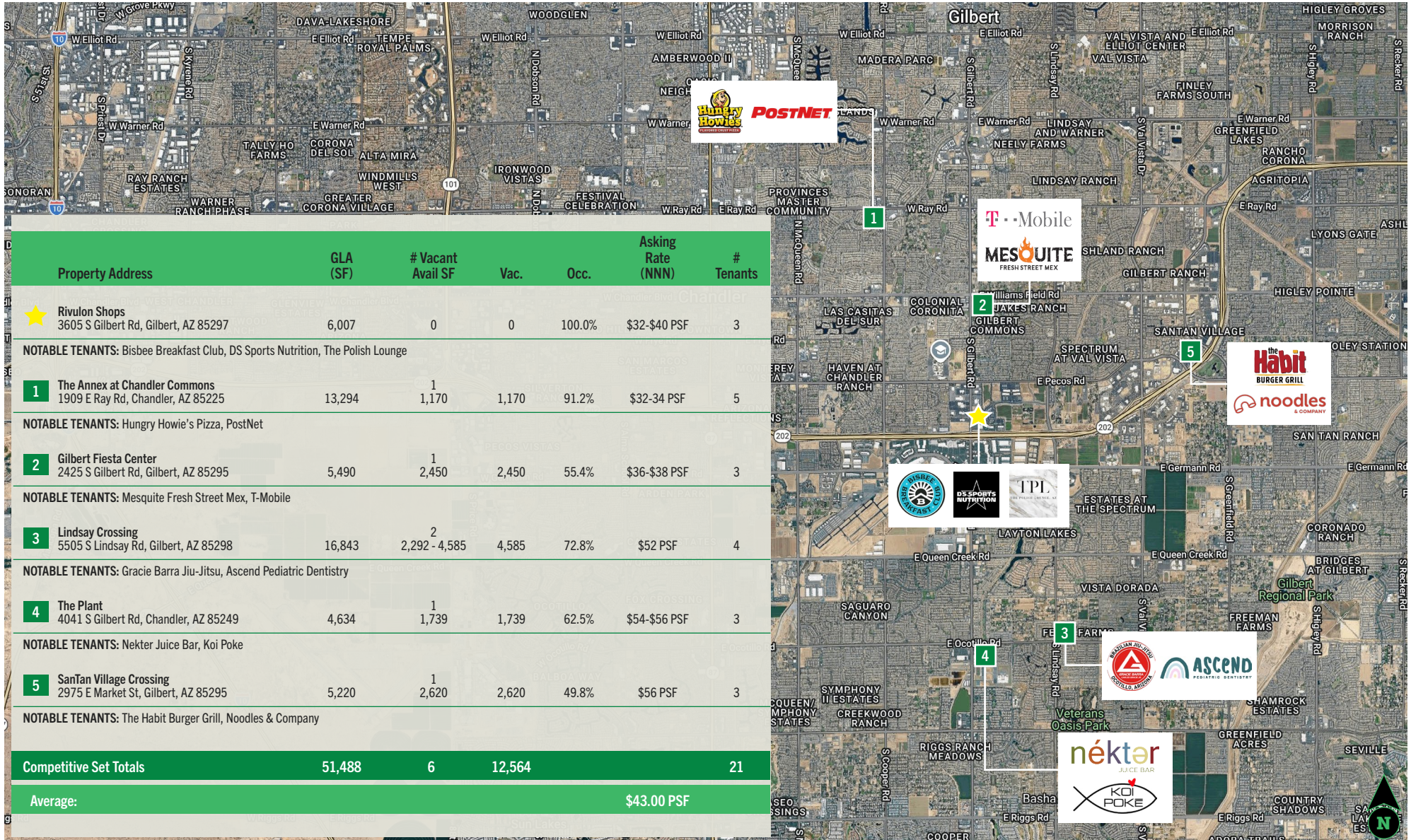
Gilbert is a high growth community in Maricopa County, located southeast of Phoenix within the metropolitan area. Once an agricultural hub known as the Hay Shipping Capital of the World, Gilbert has transformed into one of the most desirable suburban markets in Arizona. With an estimated 2025 population of about 293,600, it is the most populous incorporated town in the United States and one of the largest municipalities in the Metro Phoenix region.

Over the past two decades, Gilbert has evolved into a diverse, innovation focused economy anchored by Science, Technology, Engineering and Math industries. The town is home to major employers in advanced manufacturing, aerospace and defense, biotechnology, clean technology and renewable energy. Leading companies include Banner Health, Dignity Health, Banner MD Anderson Cancer Center, GoDaddy, Footprint, Silent

Aire, Northrop Grumman, Lockheed Martin, Isagenix and Deloitte. Gilbert continues to experience strong residential and commercial growth supported by top rated schools, modern infrastructure and a highly educated workforce. The community offers abundant recreation with more than a dozen parks, two municipal pools, community centers and the popular Riparian Preserve at Water Ranch. Cultural and entertainment amenities include the Heritage District, Hale Centre Theatre and multiple museums. The town maintains convenient regional access, located near Phoenix Mesa Gateway Airport and a short drive to Phoenix Sky Harbor International Airport. With consistent population inflow, high household incomes and sustained economic expansion, Gilbert remains one of the strongest performing submarkets in the Greater Phoenix area and a prime location for national retailers, medical users and service-based tenants.



COMPETITIVE SET AERIAL





RENT ROLL

Unit	Tenant	Lease Start	Lease End	Square Feet	% of GLA	CONTRACT RENTAL RATE		RENT PER SQ. FT.		Rent Increases	Options
						Year	Month	Year	Month		
101	Bisbee Breakfast Club	02/15/2024	05/18/2034	2,646	44.0%	\$84,720.48	\$7,060.04	\$32.02	\$2.67	2% Annual Increases	2x5 Yr Options
102	DS Sports Nutrition	06/15/2018	01/30/2029	1,361	22.7%	\$50,030.64	\$4,169.22	\$36.76	\$3.06	2% Annual Increases	1x5 Yr Options
103	The Polish Lounge	04/15/2019	07/31/2028	2,000	33.3%	\$80,408.04	\$6,700.67	\$40.20	\$3.35	2% Annual Increases	2x5 Yr Options
Occupied Totals - In Place:				6,007	100.0%	\$215,159	\$17,929.93	\$35.82	\$2.98		
Vacant Totals:				0	0	\$0	\$0	\$0	\$0		
Totals:				6,007	100.0%	\$215,159	\$17,929.93	\$35.82	\$2.98		



INCOME & EXPENSE SUMMARY

	YEAR 1		YEAR 3	
	Total	\$/SF	Total	\$/SF
INCOME				
Rental Income	\$215,159.16	\$35.82	\$223,852.00	\$37.27
Other Income		\$0.00		\$0.00
Expense Reimbursements	\$84,865.48	\$14.13	\$90,034.00	\$14.99
Effective Gross Income	\$300,025.00	\$28.64	\$313,885.00	\$29.97
EXPENSES				
Real Estate Taxes	\$20,008.71	\$3.33	\$22,059.60	\$3.67
Property Insurance	\$2,652.10	\$0.44	\$2,813.61	\$0.47
CAM/R&M	\$44,991.80	\$7.49	\$47,731.80	\$7.95
Management	\$12,707.97	\$2.12	\$13,481.89	\$2.24
EGI (%)	4.24%		4.30%	
Non-Reimbursable Expenses	-	-	-	-
Operating Expenses	\$80,361.00		\$86,087.00	
NET OPERATING INCOME	\$219,664.00		\$227,798.00	
Occupancy	100.0%		100.0%	



↓ TENANT OVERVIEW



Bisbee Breakfast Club:

UNIT 101 | EXP: 05/18/2034

Company Type: Private

Total Locations: 10

Bisbee Breakfast Club is a well-established breakfast and brunch concept known for its generous portions, scratch-made menu, and loyal customer following. The restaurant offers a wide variety of classic and specialty breakfast and lunch items in a casual, welcoming environment. Strong brand recognition across Arizona, high customer ratings, and consistent daytime traffic support repeat business and steady performance, making it a reliable draw within retail and neighborhood centers.



DS Sports Nutrition:

UNIT 102 | EXP: 01/30/2029

Company Type: Private

Total Locations: 2

DS Sports Nutrition is a locally owned sports nutrition and meal prep concept offering fresh, macro-friendly grab-and-go meals alongside protein, supplements, and wellness products. With daily-prepared offerings made from all-natural, high-protein ingredients, the brand caters to health-conscious consumers seeking convenience and performance-focused nutrition. Established locations in Gilbert and Scottsdale, combined with a loyal fitness-oriented customer base, drive consistent traffic and repeat business within neighborhood and retail center environments.



The Polish Lounge:

UNIT 103 | EXP: 07/31/2028

Company Type: Private

Total Locations: 1

The Polish Lounge is an upscale nail salon concept offering a full range of manicure and pedicure services, including gel, acrylic, and specialty nail treatments, in a refined, modern environment. The brand emphasizes a clean, elevated guest experience with high-quality products, attentive service, and a relaxing atmosphere. Catering to a broad demographic of beauty and self-care consumers, The Polish Lounge benefits from strong repeat clientele and steady foot traffic driven by surrounding residential density, daytime population, and complementary retail co-tenancy.



▼ CONFIDENTIALITY STATEMENT

This is a confidential Offering Memorandum that is intended only for the purpose of review by a prospective purchaser of Rivulon Shops, located at 3605 S Gilbert Rd, Gilbert AZ 85297, and is not to be used for any other purpose or by any other person without the consent of Diversified Partners. Material included in this Offering Memorandum is based upon information provided by Owner and information obtained by the Broker through sources deemed reliable. This Memorandum is not to be considered a representation of the state of affairs of the project and is not intended to be the entirety of documentation required by prospective investors for consideration. No warranty or representation, expressed or implied, is made by the Owner or Broker as to the accuracy or completeness of information included within this Offering Memorandum. All financial projections and project information (including acreage and square footage) is for general reference purposes only, may be approximate in nature and are subject to variation. Qualified investors shall have the opportunity to review additional documentation and inspect the subject property. Investors should conduct their own due diligence to determine the condition of the property. This Offering Memorandum has been prepared by the Broker and approved by the Owner for distribution to prospective purchasers only for their review. The Owner reserves the right, at its sole discretion, to reject offers to purchase the subject property. The Owner shall not have any legal commitment to any party reviewing this Offering Memorandum until any written agreements have been fully executed and any contingencies have been waived. Receipt of this Offering Memorandum shall confirm agreement that this document is confidential and shall not be distributed to any other entity without written consent from Diversified Partners. If upon review of this Offering Memorandum you no longer have further interest or do not wish to pursue the purchase of this property, please return this Offering Memorandum to Diversified Partners.

EXCLUSIVELY LISTED BY:

JOHN JACKSON

Cell: (602) 400-5084

john.jackson@dpcr.com

KRISTINA STAMETS

Cell: (602) 621-1529

kristina.stamets@dpcr.com

D **DIVERSIFIED
PARTNERS**

Nationwide Real Estate Services

3605 S GILBERT ROAD | GILBERT, AZ 85297

OFFERING MEMORANDUM

