

FILIBERTO'S DRIVE-THRU TWO-TENANT

5920 W BELL ROAD, GLENDALE, AZ 85308



OFFERING MEMORANDUM

Marcus & Millichap



SAFeway Tuesday Morning PEI WEI néktər WHITE HOUSE BLACK MARKET ACE Hardware JUICE BAR. DUNKIN' DONUTS

EoS FITNESS BETTER GYM. BETTER PRICE. Fry's petco DEL TACO Melting Pot pure barre

AMC THEATRES TARGET Michael's ROSS PET SMART WILDFLOWER noodles & company Chick-fil-A samurai sam's DEER VALLEY TOWNE CENTER

Walmart COSTCO WHOLESALE sam's club

MIDWESTERN UNIVERSITY Tomorrow's Healthcare Team ±6,900 Students

★ macy's JCPenney Apple DICK'S SPORTING GOODS amc THEATRES Dillard's ARROWHEAD TOWNE CENTER

HONORHEALTH

TOYOTA HONDA NISSAN Mercedes-Benz GMC LEXUS ARROWHEAD AUTO MALL

SUBJECT PROPERTY

LIVING SPACES Organic Pizzeria WinCo FOODS Beverly Hills Walmart SPROUTS FARMERS MARKET CARRABBA'S ITALIAN GRILL THE HOME DEPOT ESPORTA STEAKHOUSE KOHL'S

PEORIA SPORTS COMPLEX

NORDSTROM rack ULTA BEAUTY HomeGoods urbanAir TRADER JOE'S JOANN HOBBY LOBBY DSW ROSS BARNES & NOBLE Bath & Body Works

BEST BUY Lowe's Walgreens THE HOME DEPOT ZIA RECORD EXCHANGE WHATABURGER

SPROUTS FARMERS MARKET Dutch Bros Lowe's SAJAD AND GO EoS FITNESS POPEYES RIDE NOW

Bashas' Walgreens Walmart Neighborhood Market

ASU West Campus Arizona State University ±4,500 Students

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Walmart
Costco
WHOLESALE
sam's club

THE CLUBS AT ARROWHEAD

Abrazo Health
Arrowhead Campus

Honeywell
Corporate Office

DEER VALLEY HIGH SCHOOL
±1,700 Students

★macy's JCPenney Apple
DICK'S SPORTING GOODS AMC THEATRES Dillard's
ARROWHEAD TOWNE CENTER

Michael's
PGA TOUR
SUPERSTORE
PETSMART

THE HOME DEPOT
Ashley
HOMESTORE
BevMo!
Organic
PIZZA BISTRO

SUBJECT PROPERTY

WinCo
FOODS
FLOOR
DECOR

KOHL'S
BIG 5
SPORTING GOODS
ExtraSpace
Storage
POPEYES
LOUISIANA KITCHEN
BURGER KING

101

fray's

Walmart

GLOBAL
CREDIT UNION
AAA
Operations Centers

NORDSTROM
rack ULTA BEAUTY
TARGET
HomeGoods
TRADER JOE'S
HOBBI LOBBY
BARNES & NOBLE
TJ-maxx
urbanAir
JOANN
DSW
ROSS
Bath & Body Works

DESERT
INDUSTRIES
LIVING SPACES

PEORIA
SPORTS COMPLEX

CACTUS HIGH SCHOOL
±1,050 Students

ARIZONA
CHRISTIAN
UNIVERSITY
±1,700 Students



Rent Roll

Lessee Information as of August 2026

5920 West Bell Road, Glendale, AZ 85308

TENANT NAME	APPROX. RENTABLE SQ.FT.	PERCENT OCCUPANCY	LEASE COMMENCEMENT	LEASE EXPIRATION	APPROX RENT PSF	BASE RENT PER MONTH	ANNUAL RENT	LEASE TYPE	RENTAL INCREASES	GUARANTOR	RENEWAL OPTIONS
Filiberto's	3,129	55.12%	7/31/2020	7/31/2031	\$35.15	\$9,166.66	\$110,000	NNN	10% Every 5 Years	Personal	2, 5 Year Options
Desert Smokes	2,548	44.88%	4/8/2025	4/30/2030	\$25.00	\$5,308.33	\$63,700	NNN	3% Annually	Personal	1, 5 Year Option
Total SF	5,677	100%					Monthly Income				\$14,475
Occupied SF	5,677	100%					Annual Income				\$173,700
Available SF	0	0%					Average Per SF				\$30.60

Income & Expense Summary

PROPERTY SUMMARY

Total Square Feet per Leases	5,677 SF
Year Built	1994
Lot Size	1.03 Acres
Occupancy as of August 2026	100%

INCOME

Scheduled Base Rent	\$173,700
Plus Expense Reimbursements	NNN
EFFECTIVE GROSS INCOME	\$173,700

ESTIMATED OPERATING EXPENSES

Taxes	NNN
Insurance	NNN
CAM	NNN
Management Fee	NNN
TOTAL OPERATING EXPENSES	NNN

NET OPERATING INCOME	\$173,700
OFFERING PRICE	\$2,672,300
CAPITALIZATION RATE	6.50%
PRICE PER SF	\$470.72

5,677 SF

TOTAL SQUARE FEET
PER LEASES

100%

OCCUPANCY AS OF
AUGUST 2026



NORDSTROM
rack
ULTA
BEAUTY
HomeGoods
TRADER JOE'S
HOBBY LOBBY
BARNES & NOBLE
TJ-MAXX
urbanAir
DESIGNER SHOE WAREHOUSE
DSW
ROSS
DRESS FOR LESS
Bath & Body Works

★ macy's JCPenney
DICK'S
SPORTING GOODS
amc THEATRES
Dillard's
Apple
ARROWHEAD TOWNE CENTER

fry's
LIVING SPACES
DESERT INDUSTRIES
BLACK ROCK
COFFEE BAR

THE HOME DEPOT
Ashley
HOMESTORE
BevMo!
Ortega's
PURA BISTRO

Public Storage

goodwill

HONORHEALTH

ALDI

Macayo's
Mexican Food

43,230 CPD
W BELL ROAD

C
CENTER COURT
PICKLEBALL CLUB

Bowlero

ADA
ARIZONA DISCOUNT APPLIANCE

C
CLEANFREAK
CAR WASH

SUBJECT PROPERTY

SHOPS AT
GATEWAY VILLAGE

McDonald's

Wendy's

CIRCLE K

SUBWAY

31,700 CPD
N 59th AVENUE

N



FLOOR
DECOR

31,700 CPD
N 59TH AVENUE

C
CENTER COURT
PICKLEBALL CLUB

WinCo
FOODS

LAIFITNESS

SHOPS AT GLENDALE
MARKET SQUARE

SUBWAY

Wendy's

SHOPS AT
GATEWAY VILLAGE

DUTCH BROS

POPEYE'S
LOUISIANA KITCHEN
BURGER KING

Pollo
Loco

KOHL'S
BIG 5
SPORTING GOODS

ExtraSpace
Storage

CIRCLE K

SUBJECT PROPERTY

planet
fitness

AAA
Operations Center

GLOBAL
CREDIT UNION
Operations Center

TACO BELL

PNC BANK

Mor
DOLLAR TREE

Walmart

McDonald's

CLEANFREAK
CAR WASH

ALDI

43,230 CPD
W BELL ROAD



Property Description



INVESTMENT HIGHLIGHTS

- » 100% Leased to 2 Tenants - Both NNN Leases with Rent Increases and Renewal Options
- » Below Market Drive-Thru Rent
- » Filiberto's is an Established Regional QSR Chain with 130+ Locations in Arizona, California, and New Mexico
- » Densely-Populated Glendale Trade Area in the Phoenix MSA - 340,897 Residents within a 5-Mile Radius
- » Excellent Frontage and Accessibility Along Bell Road, a Major East-West Arterial, with Approximately 75,000 Cars per Day at the Intersection of Bell Road and 59th Avenue
- » Busy Retail Corridor Location Surrounded by National Tenants: The Home Depot, Fry's, Walmart Supercenter, Kohl's, and More
- » Close Proximity to Arrowhead Towne Center, a Premier Shopping Destination for Phoenix's West Valley with Over 180 Stores and Restaurants
- » Average Household Income Exceeds \$113,000 within 3 Miles of the Subject Property



DEMOGRAPHICS

1-mile

3-miles

5-miles

Population

2030 Projection	12,553	118,585	348,032
2025 Estimate	12,166	115,499	340,897
Growth 2025 - 2030	3.18%	2.67%	2.09%

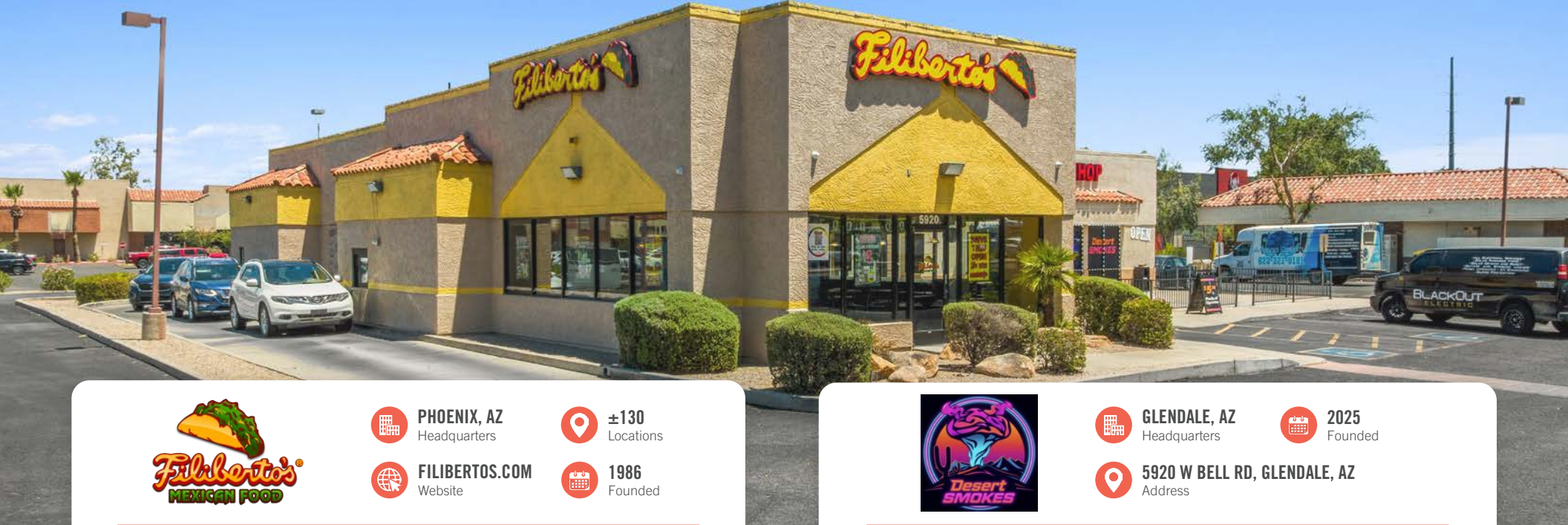
Households

2030 Projections	4,823	45,477	135,396
2025 Estimate	4,663	44,149	132,187
Growth 2025 - 2030	3.44%	3.01%	2.43%

Income

2025 Est. Average Household Income	\$107,434	\$113,810	\$106,362
2025 Est. Median Household Income	\$94,480	\$97,711	\$90,575

Tenant Overview



PHOENIX, AZ
Headquarters



±130
Locations



FILIBERTOS.COM
Website



1986
Founded

In 1986, the Tenorio family combined their knowledge of Mexican and Tex-Mex cuisine to create a restaurant that merged authentic, south-of-the-border cuisine with quick service. Filiberto's, a popular 24-hour Mexican takeout restaurant, was first introduced to Arizona in 1993, when a store opened at Stapley Drive and Main Street in Mesa.

Along with Arizona, Filiberto's has locations in California and New Mexico. All Filiberto's restaurants feature a yellow and red paint scheme with the name printed in flowing red cursive letters. The menu includes the same favorites, available 24 hours a day: chimichangas, tacos, tostadas, burritos, enchiladas, quesadillas, tortas and combination plates.



GLENDALE, AZ
Headquarters



2025
Founded



5920 W BELL RD, GLENDALE, AZ
Address

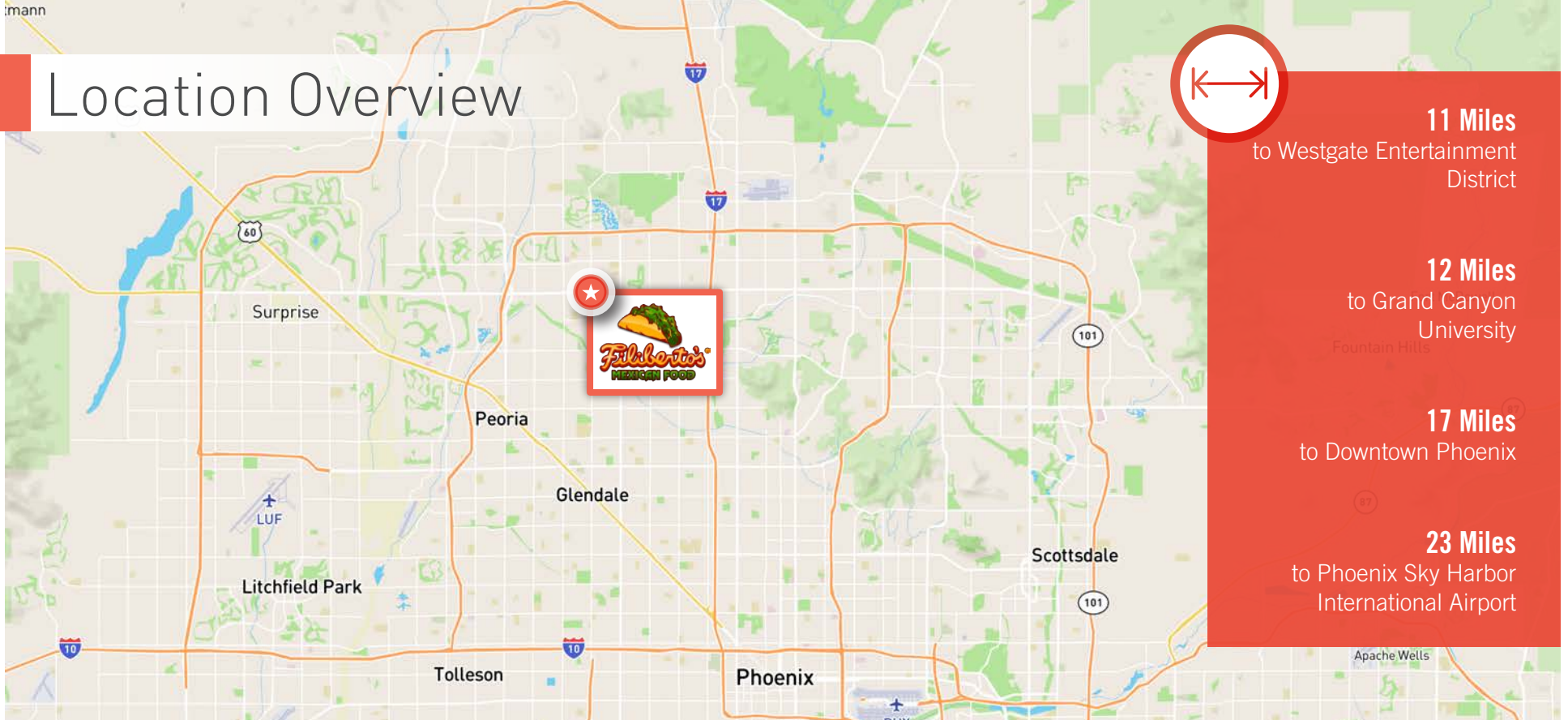
Desert Smokes is a well-established smoke shop operating in a highly trafficked retail corridor within the Phoenix metropolitan area. The business offers a wide selection of products including premium cigars, hookah and vaping supplies, and smoking accessories, serving both repeat customers and walk-in traffic. With extended hours of operation—open daily until midnight—the shop enhances accessibility and captures demand throughout the day and evening, reinforcing its position as a reliable neighborhood retailer.

Desert Smokes demonstrates strong local brand recognition and a proven operating history. The store's reputation for competitive pricing and knowledgeable service has built a loyal customer base, while its prime location and consistent demand support longterm operational stability.

Property Photos



Location Overview



The city of Glendale is the sports destination for all of Arizona. Located about 9 miles northwest of Downtown Phoenix, Glendale is home to top shopping and dining districts, the largest Air Force Training base in the world, Midwestern University (metropolitan Phoenix's first medical school) and a major postgraduate international business school: the Thunderbird School of Global Management. The city's estimated 2020 population was just under 250,000.

Glendale is home to a nationally-recognized sports and entertainment district. State Farm Stadium has hosted three past Super Bowls (2008, 2015, and 2023) and is set to host the upcoming 2023 NFL Super Bowl. Westgate is one of the largest mixed-use, urban developments in North America and is home to the Gila River Arena, which hosts the NHL Arizona Coyotes and hundreds of A-list concerts and

events. Along with entertainment, Westgate is home to shopping, dining, residential, parks, hotels, and office space. Glendale also houses two distinct historic districts: Historic Downtown Glendale and the Catlin Court Historic District. Manistee Ranch, one of the Phoenix area's last working cattle ranches, is also located in the city and open to visitors.

The Phoenix metro consists of Maricopa and Pinal counties, and includes more than 60 towns, cities, and communities. As of 2020, Metro Phoenix had 4.8 million residents, making it the nation's 11th-largest metropolitan area. The largest city is Phoenix, which encompasses about 520 square miles and boasts a population of more than 1.6 million. Phoenix was the fastest growing large city in the US between 2010 and 2020 as it added over 163,000 residents.

[exclusively listed by]

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