



OFFERING MEMORANDUM

725 South Estrella Parkway
Goodyear, AZ 85338

Shops at Serafina
MULTI-TENANT RETAIL INVESTMENT



Shops at Serafina

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Executive Summary

THE OFFERING

Kidder Mathews is pleased to offer to qualified investors the opportunity to acquire the 100% fee-interest in the Shops at Serafina. This offering represents a unique opportunity to acquire a quality constructed asset with a tenant roster comprised of desirable tenants servicing the immediate community and surrounding cities.

The Shops at Serafina consists of a three (3) building, 33,600 SF multi-tenant retail development located on 4.26 acres, just north of new spring training facilities for Indians and Reds, across the street from Basis Goodyear, one of the highest-ranking charter schools in the nation, and high density multi-family and single family residential. The property is a horizontally integrated retail and residential development, with both retail and adjacent to 268 residential units that developed by Fairfield Residential. There are also six lofts above the retail storefronts.

Located in Metro Phoenix, the country’s #2 workforce market, Goodyear is one of the fastest growing cities in the United States. The location, transportation assets, abundant land, high capacity power and fiber, and low cost environment combine to create strategic opportunities for business.

Goodyear boasts companies with national brand names such as AeroTurbine, Lockheed Martin, Airline Training Center of Arizona - a Lufthansa flight training subsidiary, CornellCookson, Scholler Allibert, Sub-Zero Inc., Banner Health, Cancer Treatment Centers of America, Amazon.com, Macy’s-Bloomingdales, Dick’s Sporting Goods, UPS, and more.

Goodyear has the most educated workforce in West Metro Phoenix and is in the top tier for the Metro region for a city of its size. With the city’s population expected to double in the next 20 years expect Goodyear to continue attracting the high-caliber workforce that it is known for.

PROPERTY DESCRIPTION	
Property Address	725 South Estrella Parkway Goodyear, AZ 85338
Total Building SF	33,600 SF Serafina retail; 5,400 SF residential
Land Area Acres	4.26 AC
Land Area SF	185,599 SF
Year Built	2009
County	Maricopa
Municipality	City of Goodyear
Parking stalls	178 = 153 Serafina retail; 25 shared
APN Numbers	500-10-640
Access	3 Ingress/Egress points. Lighted intersection at Estrella Parkway and Goodyear Boulevard
Frontage	±1,200 feet
Zoning	PAD
2016 Property Taxes	\$82,727.72

Asking Price

\$6,959,115.14

Year 2 In-Place NOI

\$314,898

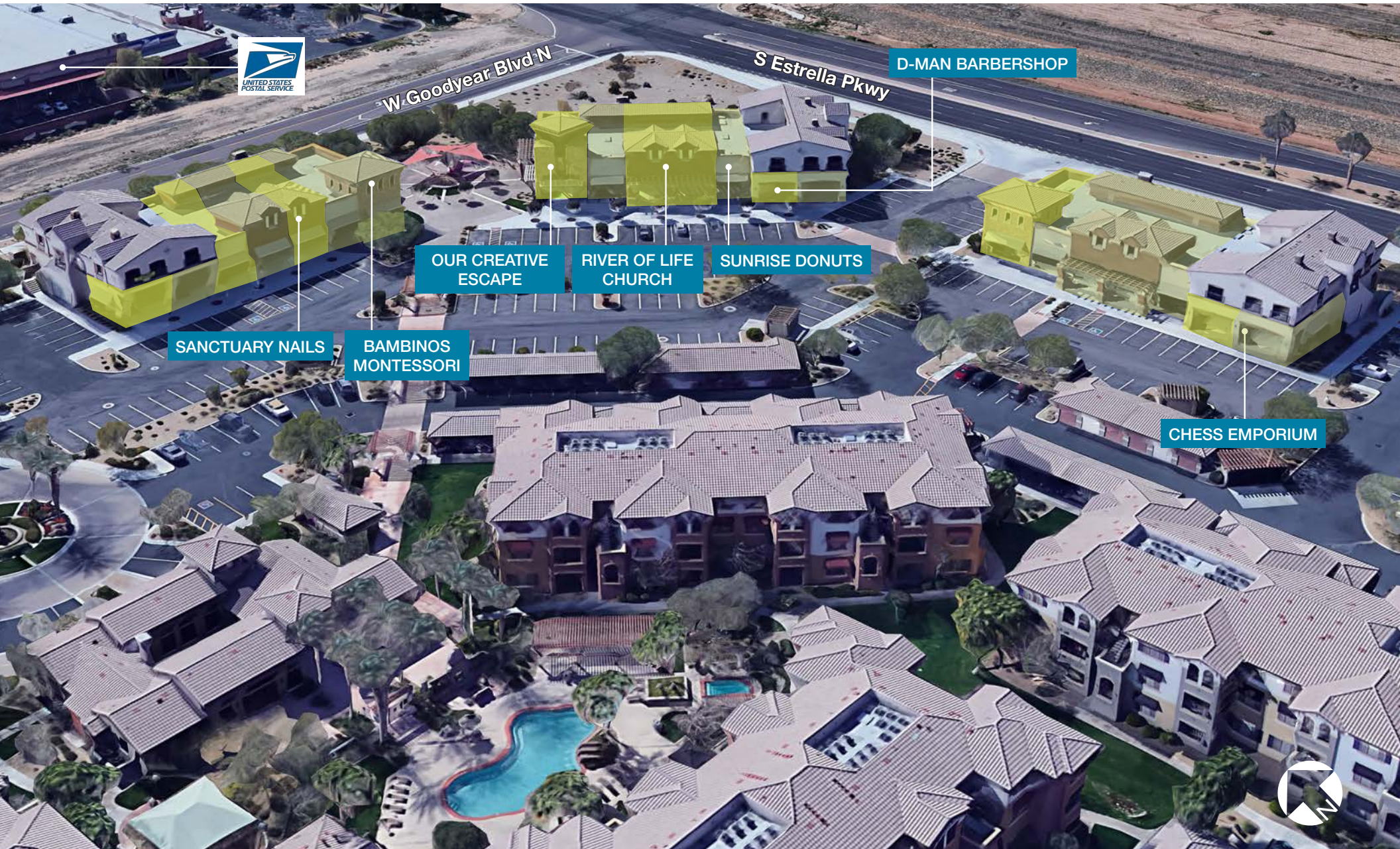
Cap Rate on In-Place NOI

7%

Shell Space

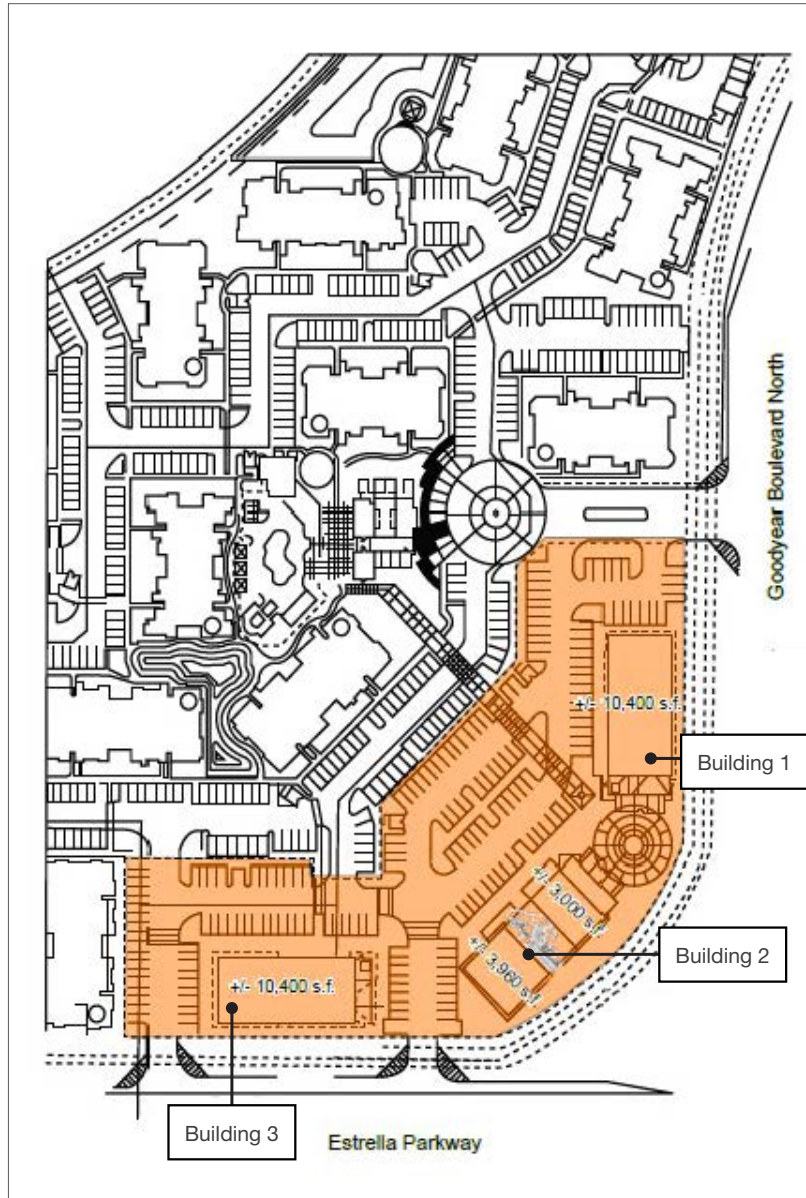
\$130/SF

PROPERTY AERIAL

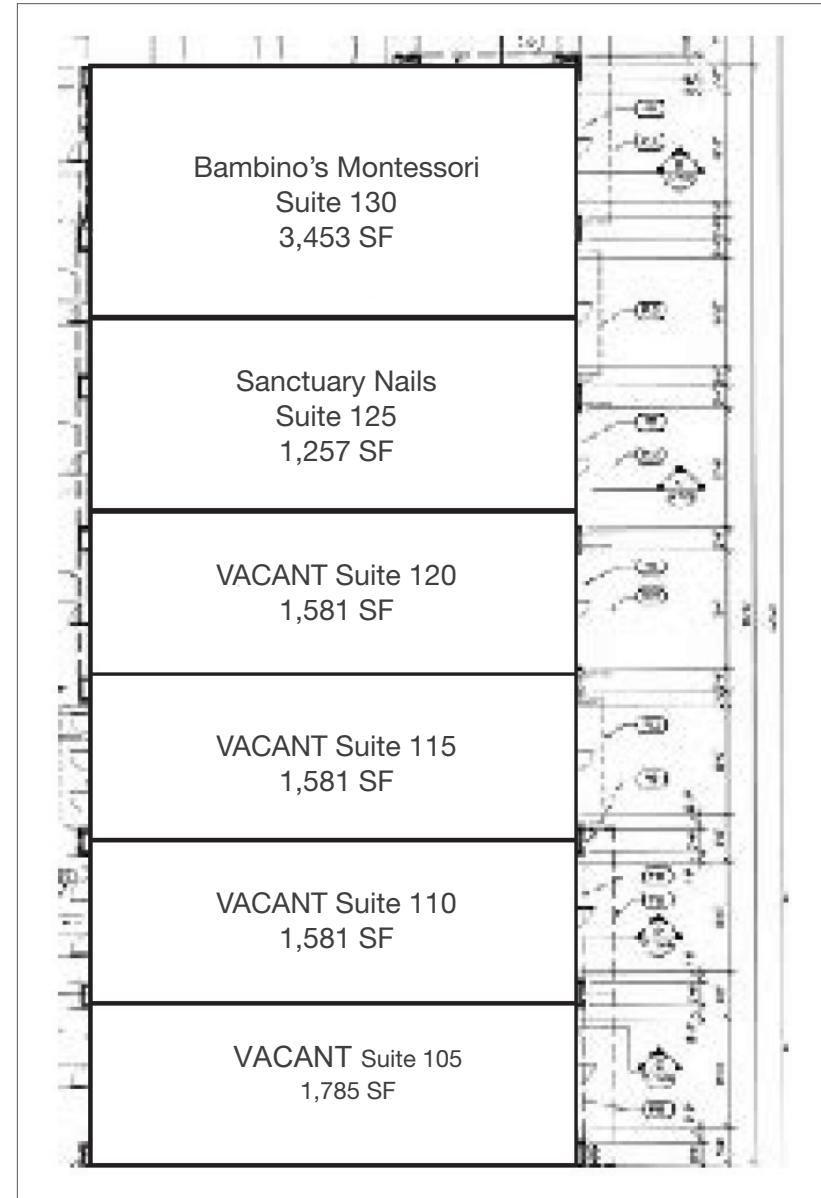


Property Overview

SITE PLAN | FLOOR PLAN | TENANTS

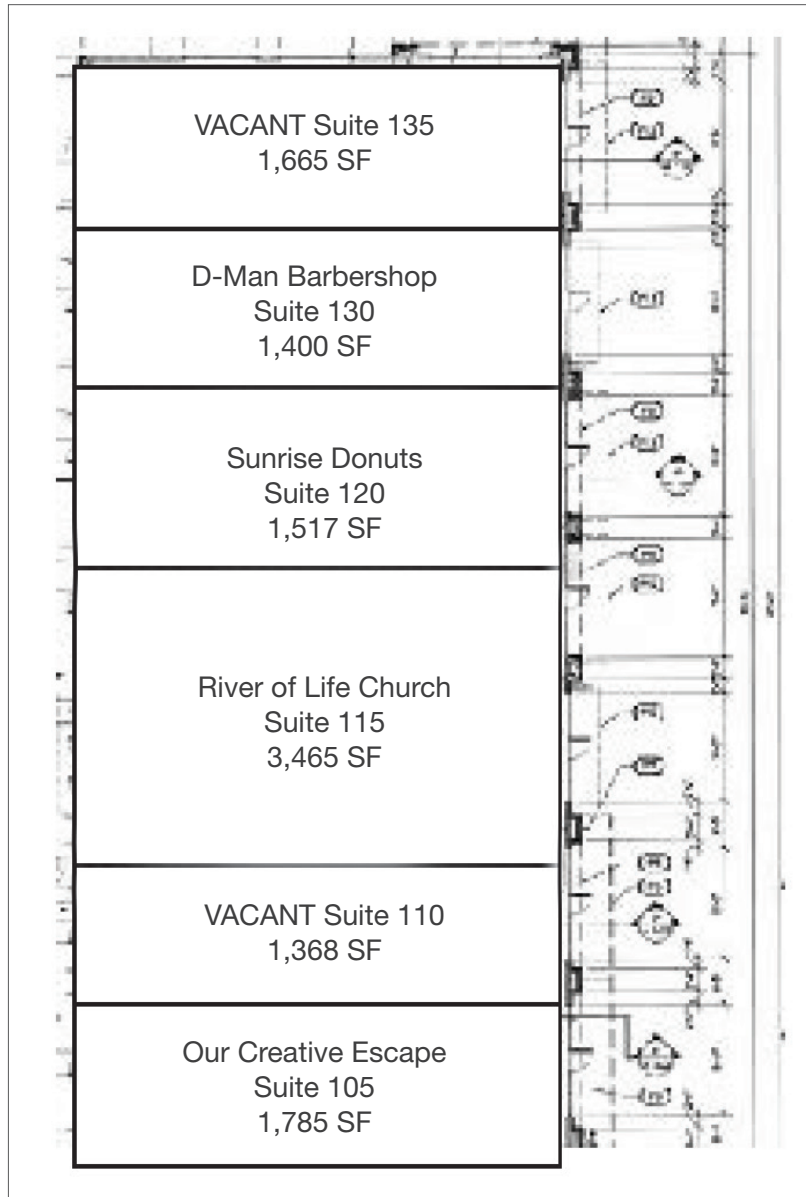


BUILDING 1 FLOOR PLAN

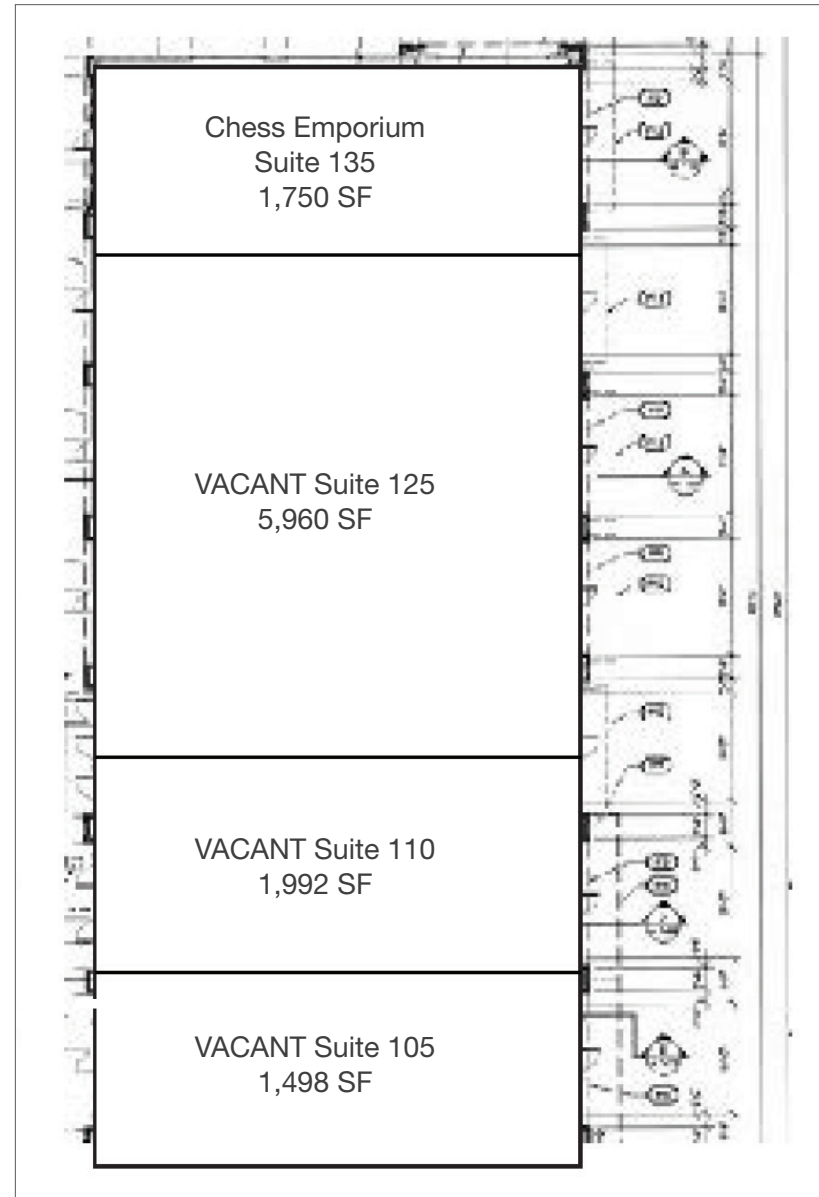


Property Overview

BUILDING 2 FLOOR PLAN



BUILDING 3 FLOOR PLAN



TENANT SUMMARY

BUILDING 1

Suite	Tenant	SF
130	Bambino's Montessori	3,453
125	Sanctuary Nails	1,257
120	VACANT	1,581
115	VACANT	1,581
110	VACANT	1,581
105	VACANT	1,747

BUILDING 2

135	VACANT	1,665
130	D-Man Barbershop	1,400
120	Sunrise Donuts	1,517
115	River of Life Church	3,465
110	VACANT	1,368
105	Our Creative Escape	1,785

BUILDING 3

135	Chess Emporium	1,750
125	VACANT	5,960
110	VACANT	1,992
105	VACANT	1,498



ABOUT SHOPS AT SERAFINA

A few blocks south of I-10, this property is newly constructed retail. Located on the going-to-work side of the road near the Goodyear post office. The spring training facility for the Cincinnati Reds and Cleveland Indians is located one block south of the site. There is abundant drive-by and pedestrian traffic. In the heart of Goodyear, and the future City Center, economic development is focused on retail and office uses that service this community, and family focused corridor.

PROPERTY HIGHLIGHTS

Easy access to I-10 and MC-85; Close to Goodyear Ballpark

Ample Parking

Spacious 32,150 SF of retail space; Perfect for retail or office

Surrounded by 98% occupied multi-family buildings



RETAIL AERIAL



LOOP 303

INTERSTATE 10

INTERSTATE 10

WAL*MART
 Walgreens
SAFeway
 CHASE
 Bank of America
 WELLS FARGO
 QT
 UPS
 GameStop
 Panda Express
 Dunkin'
 Pizza Hut
 Papa Murphy's
 Starbucks
 Jack in the Box
 McDonald's
 Sally's
 BR
 Baskin-Robbins

Harkins THEATRES
STAPLES
 Cona's HomePlus
 ARRIBA
 Orjano's PIZZA VISTO
 POPEYES LOUISIANA KITCHEN
 HomeGoods
 Walgreens
 OLD NAVY
 Olive Garden
 Red Lobster
 TEXAS
Firestone
GNC
 Burlington
 petco
 DOLLAR TREE
 native grill & wings
 BARRO'S PIZZA
 Panera
 Toys R Us
 Party City
 Comerica Bank
 CHASE
 TACO BELL
 Rubio's

ULTA
 BARNES & NOBLE BOOKSELLERS
 ROSS DRESS FOR LESS
 Famous Footwear
 Total Wine & More
 PLAY IT AGAIN SPORTS
 Michaels
WAL*MART
 JCPenney
 LOWE'S
 KOHL'S expect great things
 SPROUTS FARMERS MARKET
 Chipotle
 Denny's
 Old Country Buffet
 FIVE GUYS
 Starbucks
 CARBONARA
 Wendy's
 Applebee's
 IN-N-OUT BURGER
 FRY'S
 Buffalo Wild Wings
 Chick-fil-A
 JO-ANN fabric and craft stores
 OfficeMax

bsi BASIS™ Goodyear
 DESSERT EDGE HIGH SCHOOL

SHOPS AT SERAFINA



BYR
 Phoenix Goodyear Airport

MLB SPRING TRAINING

ESTRELLA BY NEWLAND ↓



Market Overview

CITY OF GOODYEAR

Located in Metro Phoenix, Goodyear is a leader in the Valley that provides great opportunities for families and businesses to realize their full potential. It is a city with a tremendous community spirit, as exemplified by winning two prestigious national awards in - the All-America City Award and City Livability Award.

Nestled near the Estrella Mountains and a mere 20 minutes west of downtown Phoenix, Goodyear offers all the advantages of a growing community, with all the cultural and entertainment resources that the Phoenix metro area has to offer.

Scenic mountain views, desert vistas, wide open spaces, golf courses, lakes, parks and palm-lined streets have already attracted residents who are among the most affluent and best educated in the state.

Source: <http://www.goodyearaz.gov/about-us>



Top Area Employers	
Abrazo West Campus	1,009
Macy's - Bloomingdale's	1,008
Amazon.com	975
Cancer Treatment Centers of America	768
Sub-Zero, Inc.	472
McLane Sunwest	345
Cavco Industries	325
Snyder's of Hanover	215
REI	195

DEMOGRAPHICS

POPULATION SUMMARY	1 MILE	3 MILES	5 MILES
2022 Projection	9,808	62,814	135,319
2017 Estimate	9,009	57,619	124,867
2010 Census	7,770	49,238	109,111
Growth 2017-2022	8.87%	9.02%	8.37%
Growth 2010-2017	15.95%	17.02%	14.44%
2017 Population Hispanic Origin	3,558	25,438	49,612
2017 POPULATION BY RACE			
White	7,114	47,251	100,336
Black	947	4,752	11,125
Am. Indian & Alaskan	221	1,275	2,914
Asian	331	2,202	5,842
Hawaiian & Pacific Island	26	216	453
Other	370	1,923	4,197
U.S. Armed Forces	5	211	525
HOUSEHOLDS			
2022 Projection	3,238	20,842	44,202
2017 Estimate	2,973	19,063	40,613
2010 Census	2,553	15,951	35,051
Growth 2017 - 2022	8.91%	9.33%	8.84%
Growth 2010 - 2017	16.45%	19.51%	15.87%
Owner Occupied	1,872	12,584	27,874
Renter Occupied	1,101	6,480	12,738
POPULATION BY RACE / ETHNICITY			
White	7,114	47,251	100,336
Hispanic Origin	3,558	25,438	49,612
Black/African American	947	4,752	11,125
American Indian or Alaska Native	221	1,275	2,914
Asian	331	2,202	5,842
Native Hawaiian/Pacific Islander	26	216	453
Other Race	370	1,923	4,197
2017 Avg Household Income	\$66,304	\$71,301	\$79,144
2017 Med Household Income	\$56,555	\$59,128	\$65,774
HOUSEHOLD SUMMARY			
<\$25,000	467	3,343	5,575
\$25,000 - \$50,000	794	4,492	9,159
\$50,000 - \$75,000	518	4,068	8,772
\$75,000 - \$100,000	618	2,997	6,860
\$100,000 - \$125,000	318	1,975	4,089
\$125,000 - \$150,000	161	989	2,501
\$150,000 - \$200,000	97	740	2,145
\$200,000+	0	460	1,512

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