



CUSHMAN &
WAKEFIELD

COOPER CROSSING

MULTI-TENANT RETAIL INVESTMENT

GILBERT, ARIZONA



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This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in the purchase of **Cooper Crossing** (“the Asset”).

This Offering Memorandum was prepared by Cushman & Wakefield of U.S., Inc. (“Cushman & Wakefield”) and has been reviewed by representatives of the owners of The Property (“the Ownership”). It contains selected information pertaining to the Property and does not purport to be all-inclusive or to contain all of the information that prospective purchasers may desire. It should be noted that all information provided is for general reference purposes only in that such information is based on assumptions relating to the general economy, competition, and other factors beyond the control of Ownership and, therefore, is subject to material variation. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither Ownership nor Cushman & Wakefield nor any of their respective officers have made any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, any of its contents, or any other materials provided as a courtesy to facilitate prospective purchaser’s own investigations of the Property, and no legal commitments or obligations shall arise by reason of this Offering Memorandum, its contents or any further information provided by Cushman & Wakefield regarding the Property.

It is essential that all parties to real estate transactions be aware of the health, liability and economic impact of environmental factors on real estate. Cushman & Wakefield does not conduct investigations or analyses of environmental matters and, accordingly, urges its clients to retain qualified environmental professionals to determine whether hazardous or toxic wastes or substances (such as asbestos, PCB’s and other contaminants or petro-chemical products stored in underground tanks) or other undesirable materials or conditions are present at the Property and, if so, whether any health danger or other liability exists. Such substances may have been used in the construction or operation of buildings or may be present as a result of previous activities at the Property.

Various laws and regulations have been enacted at the federal, state and local levels dealing with the use, storage, handling, removal, transport and disposal of toxic or hazardous wastes and substances. Depending upon past, current and proposed uses of the Property, it may be prudent to retain an environmental expert to conduct a site investigation and/or building inspection. If such substances exist or are contemplated to be used at the Property, special governmental approvals or permits may be required. In addition, the cost of removal and disposal of such materials may be substantial. Consequently, legal counsel and technical experts should be consulted where these substances are or may be present.

Ownership and Cushman & Wakefield expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with any entity at any time with or without notice. Ownership shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written commitment to purchase the Property has been fully executed, delivered and approved by Ownership and any conditions to Ownership’s obligations thereunder have been satisfied or waived. Except for representations and warranties expressly set forth in such definitive, executed purchase and sale agreement, Ownership makes and will make no representations and warranties regarding the Property and any prospective purchaser must rely entirely on its own investigations and those of its agents and consultants.

By receipt of this Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of Ownership nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of Ownership or Cushman & Wakefield.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in purchasing the Property at this time, kindly return this Offering Memorandum to Cushman & Wakefield at your earliest possible convenience. Photocopying or other duplication is not authorized.

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PROPERTY SUMMARY
& OVERVIEW

PROPERTY DETAILS

ADDRESS	1561 N Cooper Rd, Gilbert, AZ 85233
OCCUPANCY	100%
TENANCY	Multi-Tenant
PARCEL	314-01-005
LAND AREA	±0.92 Acres; ±39,910 SF
BUILDING GLA	±6,680 Square Feet
YEAR BUILT	2002

OFFERING TERMS

PRICE: \$2,961,123

CAP: 6.50%

NOI: \$192,473

INVESTMENT HIGHLIGHTS

- 100% occupied
- Diverse, established tenant mix with strong long-term occupancy
- Stable tenancy with a 4.6 year WALT
- NNN leases - tenants reimburse all expenses
- Annual rent growth across all leases
- Tenant commitment demonstrated through recent lease extensions, expansions, and store improvements

LOCATION HIGHLIGHTS

- Densely populated trade area with over ±415,000 residents in a 5-mile radius
- Surrounded by national and regional retailers
- Adjacent to The Shopped at Gilbert Commons, including top performing tenants such as T.J. Maxx, Kohls, Ross, Five Below and Chipotle
- Located ±0.5 miles from U.S. 60 Freeway (±255,656 VPD)
- High average household incomes over \$127,000 in a 1 mile radius



CAIRO'S GYROS

SUBWAY

02

FINANCIAL
ANALYSIS

RENT ROLL

Suite #	Tenant	As-Is RSF	% of NRA	Lease Terms			Base Rent				Rent Escalations			Recovery Type	Assigned MLA	
				Start	Expiration	Remaining Term (Yrs)	Annual	PSF	Monthly	PSF/Monthly	Date	PSF/Monthly	PSF			Annual
CB-101	AG Group Partners, LLC; George Georegy; Azza Georegy George Hanna; Sali Barsoum-Cairo Gyro	1,416	21.2%	Aug-21	Aug-29	3.0	\$38,260	\$27.02	\$3,188	\$2.25	Mar-27	\$2.32	\$27.83	\$39,408	NNN	\$34.00
											Mar-28	\$2.39	\$28.67	\$40,597		
											Mar-29	\$2.46	\$29.53	\$41,815		
CB-102	Strive Pharmacy, LLC	1,658	24.8%	May-23	Feb-32	5.6	\$41,960	\$25.31	\$3,497	\$2.11	Mar-27	\$2.17	\$26.07	\$43,219	NNN	\$34.00
											Mar-28	\$2.24	\$26.85	\$44,516		
											Mar-29	\$2.30	\$27.65	\$45,851		
											Mar-30	\$2.37	\$28.48	\$47,227		
											Mar-31	\$2.44	\$29.34	\$48,643		
CB-103	Fresh Foods dba Subway-Cooper	1,600	24.0%	Jun-09	Feb-29	2.5	\$43,757	\$27.35	\$3,646	\$2.28	Mar-27	\$2.35	\$28.17	\$45,073	NNN	\$34.00
											Mar-28	\$2.42	\$29.02	\$46,425		
CB-104	Ahmad Aoufe and Fadia Aoufe dba A&H Smoke and Vape, LLC	1,200	18.0%	Jan-15	Nov-32	6.3	\$39,504	\$32.92	\$3,292	\$2.74	Jun-27	\$2.85	\$34.23	\$41,076	NNN	\$34.00
											Jun-28	\$2.97	\$35.60	\$42,720		
											Jun-29	\$3.09	\$37.03	\$44,436		
											Jun-30	\$3.21	\$38.51	\$46,212		
											Jun-31	\$3.34	\$40.05	\$48,060		
											Jun-32	\$3.47	\$41.66	\$49,992		
CB-105	Foot Massage - Lingfen Ma	806	12.1%	Feb-19	Mar-33	6.7	\$25,792	\$32.00	\$2,149	\$2.67	Oct-26	\$2.77	\$33.28	\$26,824	NNN	\$34.00
											Oct-27	\$2.88	\$34.61	\$27,897		
											Oct-28	\$3.00	\$36.00	\$29,013		
											Oct-29	\$3.12	\$37.44	\$30,173		
											Oct-30	\$3.24	\$38.93	\$31,380		
											Oct-31	\$3.37	\$40.49	\$32,635		
											Oct-32	\$3.51	\$42.11	\$33,940		

	As-Is		WALT	Annual	\$/PSF	Monthly	\$/PSF
Total Leased	6,680	100%	4.6	\$189,273	\$28.33	\$15,773	\$2.36
Total Vacant	0	0.0%					
Total NRA	6,680	100%		\$189,273	\$28.33	\$15,773	

INCOME VALUATION

NRA:	10,026 SF		Year 1
Start Date:	Jul-26	Per SF	FY2027
Avg Annual Occupancy			100.0%
General Vacancy/Credit Loss			0.0%
Economic Occupancy			100.0%
RENTAL REVENUE			
Potential Base Rent		\$28.81	\$192,473
Absorption & Turnover Vacancy		\$0.00	\$0
Scheduled Base Rent		\$28.81	\$192,473
Total Expense Recoveries		\$8.54	\$57,059
Total Rental Revenue		\$37.36	\$249,532
Potential Gross Revenue		\$37.36	\$249,532
EFFECTIVE GROSS REVENUE			
		\$37.36	\$249,532
		PSF>	\$37.36
Utilities		\$0.99	\$6,600
Cleaning Services		\$0.27	\$1,776
Maintenance Expense		\$3.24	\$21,633
Management Fee		\$1.49	\$9,981
Taxes		\$2.03	\$13,568
Insurance		\$0.52	\$3,500
Total Operating Expenses		\$8.54	\$57,059
		PSF>	\$8.54
NET OPERATING INCOME			
		\$28.81	\$192,473

TENANT PROFILES



SUITE NUMBER: CB-101

SQUARE FEET: ±1,416 SF

LEASE EXPIRATION: August 2029

WEBSITE: www.cairosgyrosgilbertllc.com

Cairos Gyros is a Gilbert, Arizona-based Mediterranean restaurant concept serving gyros, shawarma, kababs, wraps, bowls, salads, and family-style platters in a casual dining setting. The restaurant serves the surrounding trade area with an approachable neighborhood dining concept centered around authentic Mediterranean cuisine, along with convenient takeout, delivery, and catering services. The brand operates multiple Valley locations, including a Tempe and North Phoenix location, reflecting a broader and expanding footprint within the market.



SUITE NUMBER: CB-102

SQUARE FEET: ±1,658 SF

LEASE EXPIRATION: February 2032

WEBSITE: www.strivepharmacy.com

Strive Pharmacy is a Gilbert, Arizona-based compounding pharmacy specializing in personalized prescription medications tailored to individual patient needs. The tenant serves the surrounding trade area with a healthcare concept focused on customized medications, provider collaboration, and patient-specific treatment solutions. Strive's offerings span a range of specialized categories, including hormone support, weight management, dermatology, pain management, and mental health. The brand operates eight locations nationwide, including pharmacies in Arizona, California, Utah, Texas, Florida, Missouri, and Virginia, reflecting a broader multi-state footprint.

TENANT PROFILES



SUITE NUMBER: CB-103
SQUARE FEET: ±1,600 SF
LEASE EXPIRATION: February 2029
WEBSITE: www.subway.com

Subway is one of the most recognized quick-service restaurant brands in the world, serving made-to-order sandwiches, wraps, salads, and breakfast offerings through a highly scaled franchise platform. Founded in 1965, the brand has grown into one of the world's largest restaurant concepts, with a presence in more than 100 countries and territories and nearly 37,000 restaurants globally. Subway restaurants are primarily franchised, with locations owned and operated by a broad network of independent franchisees. In 2024, Subway completed its sale to Roark Capital, and the company now operates as a privately held brand backed by a major investor in franchise and multi-unit consumer businesses. Subway's scale, brand recognition, and long-standing operating history have made it one of the most established names in the global quick-service restaurant industry.

AH Smoke & Vape

SUITE NUMBER: CB-104
SQUARE FEET: ±1,200 SF
LEASE EXPIRATION: November 2032

AH Smoke and Vape is a Gilbert, Arizona-based smoke shop offering a range of tobacco, vape, and related specialty products, including cigars, e-cigarettes, e-liquid, hookah, glass, and smoking accessories. The tenant serves the surrounding trade area with a neighborhood retail concept focused on convenience, product variety, and customer service. AH Smoke and Vape also emphasizes a broad smoke and vape selection and maintains an active social media presence within the local market.

Fortune Reflexology & Massage

SUITE NUMBER: CB-105
SQUARE FEET: ±806 SF
LEASE EXPIRATION: March 2033
WEBSITE: www.fortunereflexologymassage.com

Fortune Reflexology & Massage is a Gilbert, Arizona-based wellness and massage therapy concept specializing in Swedish massage, deep tissue massage, Thai massage, body scrub treatments, and foot reflexology. The business serves the surrounding trade area with a service-oriented wellness concept focused on relaxation, circulation, and overall well-being. Open seven days a week, Fortune Reflexology & Massage emphasizes accessible scheduling, skilled therapists, and a broad menu of massage and recovery services designed to support repeat local clientele.

LOCATION MAP



ULTA
BEAUTY

STAPLES

ROSS
DRESS FOR LESS

HomeGoods

TJ-maxx

OLD NAVY

Aaron's
Easy, Beautiful, Affordable.

tropical
CAFE

FIVE BELOW

MUSIC & ARTS

KOHL'S

PNC

verizon

CHIPOTE
MEXICAN GRILL

K

SITE

STAPLEY DRIVE

BASELINE ROAD

DAVE'S
BOY
CHICKEN

PF PROYS



LOCATION MAP





CAIRO'S GYROS

CAIRO'S GYROS
MEDITERRANEAN
GYROS
HAWARMA
LABABS
MUS

03

MARKET
OVERVIEW



DEMOGRAPHICS

2025 DEMOGRAPHIC OVERVIEW

	1 MILE	3 MILES	5 MILES
Total Population	10,553	146,921	415,269
Total Households	3,851	54,108	160,119
Average Household Income	\$127,968	\$105,677	\$108,432
Daytime Population	19,798	165,870	400,190
Median Age	35.0	34.5	36.3
Average Home Value	\$509,396	\$519,193	\$499,059

2030 DEMOGRAPHIC PROJECTIONS

	1 MILE	3 MILES	5 MILES
Total Population	10,885	148,422	417,818
2024-2029 Annual Growth Rate	0.62%	0.20%	0.12%
Total Households	4,018	55,610	163,389
Average Household Income	\$145,763	\$118,378	\$120,953
Average Home Value	\$660,865	\$648,145	\$618,831

TRAFFIC COUNTS VEHICLES PER DAY (VPD)

North on Cooper Road:	±42,304 VPD
South on Cooper Road:	±35,200 VPD
West on Baseline Road:	±29,379 VPD
East on Baseline Road:	±28,060 VPD



MARKET OVERVIEW

Population

Phoenix is the fifth largest city in the United States and anchors the nation's tenth largest metropolitan area, with 5.1 million residents. Greater Phoenix encompasses 14,600 square miles and more than 20 incorporated cities, including Glendale, Scottsdale, Tempe and Mesa. Greater Phoenix is the financial, commercial, cultural, entertainment and government center of Arizona.

Maricopa County, in which Phoenix is located, covers more than 14,600 square miles. Its strategic southwest location has made it a major business and distribution hub for aerospace, high-technology, logistics, financial services, bioscience and sustainable technology companies.

Phoenix is a large desert city. Its elevation is 1,117 feet above sea level. The city's horizon is defined by three distinct mountains: South Mountain, Camelback Mountain and Piestewa Peak. It is known for its warm climate, beautiful setting and great cultural and recreational amenities. The timeless Southwestern backdrop is scattered with resorts and spas infused with Native American tradition. Numerous golf courses stay emerald green all year. Mountain parks are crisscrossed with trails and plentiful sports venues host some of the biggest events in the nation. All together, Phoenix makes for the perfect setting for 16 million leisure visitors each year, which is good for business.

The population of Greater Phoenix is 5.1 million and is expected to grow to nearly 6.4 million in the next 20 years. A relatively young region, Greater Phoenix has a median age of 36.6 – 2.3 years younger than the average age nationwide. The population boasts comparatively high-earnings, with an median household income of over \$75,940.

This is 4.9% above the national median average household income, which stands at \$72,414.

Employment

The Metro Phoenix employment base has grown rapidly in the past 20 years and currently boasts more than 2 million workers. Projected employment by occupation shows continued strength in the area's professional and technical workforce, with service employment increasing as well. A steady influx of new workers and high graduation levels from the state's largest university, Arizona State University, enrich the quality of labor. Thanks to the variety of universities and technical schools in the area, the pipeline of skilled workers continues to grow.

Metro Phoenix has a diversified base of industries, led by aerospace, high-tech manufacturing, distribution and logistics, financial services and corporate/regional headquarters. Major data processing, credit card and customer service companies are also attracted to Greater Phoenix's telecommunications infrastructure. Phoenix has a predictable climate and low catastrophic risk—no earthquakes, tornadoes or coastal flooding.

Intel, Freescale, Microchip Technology and ON Semiconductor have given Arizona the distinction of being the fourth largest semiconductor manufacturing exporter in the nation.

Phoenix is ranked among the top in the country for its solar and renewable energy sector, and has a rapidly growing healthcare and biomedical industry. With \$1.3 billion in strategic investments over the past 10 years added into its emerging healthcare enterprise and research capabilities, Greater Phoenix is the place for healthcare opportunities.



Major Phoenix Employers

State of Arizona

Banner Health

Walmart

Frys Food Stores

Wells Fargo

Maricopa County

City of Phoenix

Intel

Arizona State University

Bank of America

State Farm Insurance

U-Haul

Dignity Health

USAA

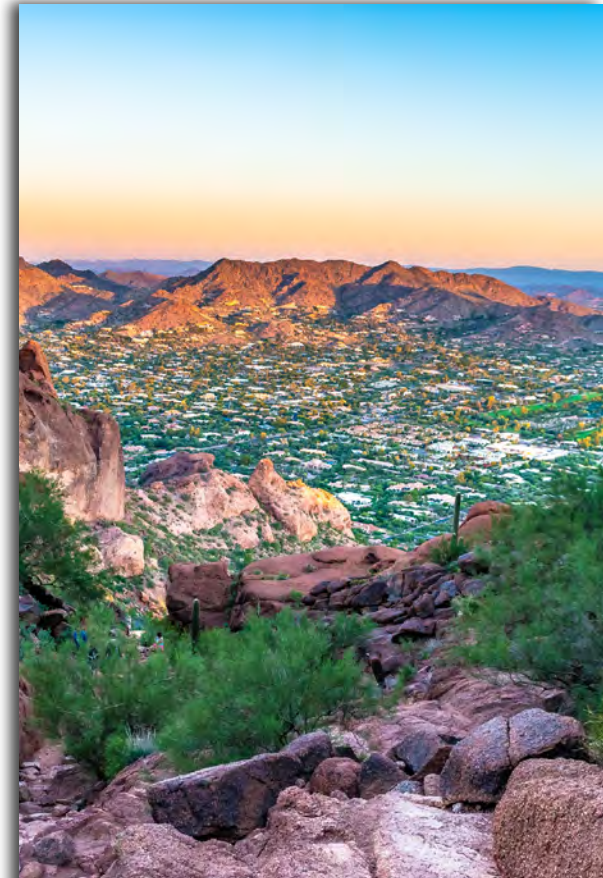
Lifestyle & Entertainment

Dependable sunshine and warm temperatures make outdoor activities a way of life in Phoenix. Golf, tennis, hiking, cycling, mountain biking and rock climbing are popular Phoenix activities. Some of Greater Phoenix's most notable outdoor attractions are South Mountain Park and Preserve, Tempe Town Lake, Camelback Mountain, Desert Botanical Garden, the Tournament Players Club (TPC) and the Phoenix Zoo. Phoenix is also a gateway to the Grand Canyon, just a short three and a half hour drive to America's greatest natural wonder.

Live music including classical, blues, local bands and major concerts are easy to come by, and Downtown Phoenix's First Friday Artwalk is a popular event each month with thousands of attendees. Phoenix is chockfull of local galleries, boutiques and studios.

Greater Phoenix annually plays host to the PGA Tour's Waste Management Phoenix Open at the TPC, NASCAR's March and November events at Phoenix International Raceway, the Rock 'n' Roll Arizona Marathon and college football's VRBO Fiesta Bowl and Guaranteed Rate Bowl. Phoenix has played host to the Super Bowl in 2023, 2015 and 2008 at University of State Farm Stadium, the College Football Playoff National Championship Game in 2016 and the 2017 and 2024 NCAA Men's Basketball Final Four. Phoenix has franchises in three major professional sports leagues: Phoenix Suns (NBA), Arizona Diamondbacks (MLB) and Arizona Cardinals (NFL).

With more than 16 million leisure visitors each year, Greater Phoenix is home to more than 500+ hotels with more than 69,000 guest rooms. That total includes more than 40 luxury resorts. Notable resorts include the JW Marriott Desert Ridge Resort and Spa, the Arizona Biltmore, Westin Kierland Resort & Spa, The Phoenician, Royal Palms, Omni Scottsdale Resort & Spa at Montelucia, Four Seasons Resort at Troon North, Hyatt Regency Resort & Spa at Gainey Ranch, Sanctuary Camelback Mountain, The Camby, The Wigwam, W Scottsdale, and the Fairmont Scottsdale Princess.



National Team Coverage

● Retail Investment Advisors Locations
● C&W Office Locations

SAN FRANCISCO / CA



Dan Wald | Donald Lebuhn | Rick Ryan

PHOENIX / AZ



Chris Hollenbeck | Shane Carter

DENVER / CO



Jon Hendrickson | Aaron Johnson

HOUSTON & DALLAS / TX



Kris Von Hohn | Bruce Veyna

ATLANTA / GA



Margaret Jones | Lane Breedlove

CHICAGO / IL



Michael Marks
Evan Halkias
David Matheis

NORTHEAST / NY, NJ, & CT



Frank DiTommaso II
Joanna Manfro
Max Helfman

WASHINGTON / D.C.



John Owendoff

NASHVILLE / TN



Evan Halkias | David Matheis

MIAMI / FL



Mark Gilbert | Adam Feinstein | Mitchell Halpern

11

Key Markets

22

Capital Market Professionals

24

Dedicated Support

562 Capital Markets Closed Transactions

\$12.6B Transaction Volume

41+MSF Transaction Volume

140+ Projects Managed

11,500+ Retail Property Appraisals

1500+ Retail Professionals in the Americas



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