CIA


1975 EAST WILLIAMS FIELD ROAD | GILBERT (PHOENIX MSA), ARIZONA 85295

## ADVISORY TEAM



## sandbar <br> MEXICAN GRILL

\section*{| PRICE | CAP RATE |
| :--- | :--- |
| NOI |  | <br> \$6,375,000 <br> 6.60\% <br> \$420,750}

## POINTS OF INTEREST

Retailers | Entertainment: Pad site to At Home Anchored Shopping Center with tenants such as Ashley Store, Trader Joe's, Natural Grocers, Urban Air Trampoline \& Adventure Park; across the street from Walmart, Sam's Club, Old Navy, Marshalls, Kirkland's Home, Ulta Beauty, DSW, Big Lots; near Costco, WinCo Foods, Kohl's, Sprouts Farmers Market, Dollar Tree, Macy's, Dillard's, Dick's Sporting Goods, Banana Republic, Best Buy, Barnes \& Noble, Total Wine \& More, Harkins Theatres, etc.
Higher Education: 4 miles from Arizona State University (ASU) Polytechnic Campus - a nexus for studies in interdisciplinary sciences, engineering, management, technology \& education with 6,036 students (Fall 2023); 131/2 miles from Mesa Community College - a public community college $\&$ is the largest of the 10 community colleges in the Maricopa County Community College District with 16,624 total enrollment (Fall 2023) - Gilbert is an educated community with $45 \%$ of residents holding a Bachelor's Degree or higher out of nearly 279,000 residents (vs 36\% nationally)

Legacy Park | Arizona Athletic Grounds: 9 miles east of the subject property - a one-of-a-kind, 320-acre world class family sports \& entertainment park featuring a 3,000 seat outdoor stadium, indoor arena, soccer/football fields, baseball/softball fields, indoor volleyball courts, basketball courts, pickleball courts \& much more. The facility surpassed more than $\mathbf{4 . 3}$ million visitors in 2022.

## LONG-TERM LEASE

10 years remaining on NN lease with attractive $10 \%$ rental escalations every 5 years with two 5-year options to renew

## OPERATOR | PERSONALLY GUARANTEED LEASE

Operator has strategically placed 8 distinct brands with 13 locations in Arizona \& Texas with 4 additional restaurants opening ( 2 in Arizona, 1 in Tennessee \& 1 in Nevada). Lease is personally guaranteed by Leslie \& Diane Corieri.

## TROPHY LOCATION

Well positioned on the hard corner/signalized intersection directly across the street from Santan Village (1,196,000 sf. ft. lifestyle center) hub for retail activity for Gilbert, Queen Creek \& Pinal County trade areas

## HIGH TRAFFIC COUNTS | VISIBILITY

Pad site to At Home/Trader Joe's Anchored Shopping Center - situated on a large $\pm 1.615$-acre parcel on the SWC of E Williams Field Rd \& S Santan Village Pkwy where traffic counts exceed 52,280 CPD!

## EXCEEDINGLY AFFLUENT DEMOGRAPHICS

| 2023 Population (5-mi) | 306,273 |
| :--- | :--- |
| 2028 Projected Population (5-mi) | 343,410 |
| Historical Annual Growth (2020-2023 \| 1-mi) | $\mathbf{7 . 2 \%}$ |
| 2023 Households (5-mi) | 102,469 |
| 2028 Projected Household (5-mi) | 115,249 |
| $\mathbf{2 0 2 3}$ Average Household Income (3-mi) | $\$ 156,638$ |

Gilbert is the \#1 Place to Live in Arizona (Ranking Arizona, 2022)
Within 10 miles of Santan Village, there are 44 private Elementary \& High Schools with an average class size of 18 students \& average tuition of $\$ 10,468$

| SITE ADDRESS | 1975 East Williams Field Road <br> Gilbert, Arizona 85295 |
| ---: | :--- |
| TENANT | EASTSAND, LLC |
| GUARANTORS | LESLIE \& DIANE CORIERI (Personal) |
| GROSS LEASABLE AREA | $\pm 9,987$ SF (not including Patio) |
| LOT SIZE | $\pm 1.615$ acres |
| YEAR BUILT I REMODELED | $2018 \mid 2022$ |
| OWNERSHIP | Fee Simple (Building \& Land) |
|  | This is a NN lease. Landlord is responsible <br> for Roof, Structure \& Parking Lot |
| EXPENSE REIMBURSEMENT | (replacement only). Per lease, Tenant pays |
|  | to maintain. |

## sandbar <br> MEXICAN GRILL

## OPERATOR PROFILE

With more than 30 years of experience, Evening Entertainment Group has pioneered the art of dining, nightlife, and event planning in Arizona. Each of Evening Entertainment Group's venues, from restaurants, bars, nightclubs, and raw event space, features a distinct ambiance, advanced lighting systems, state-of-the-art sound installations, custom architecture, and world-class cuisine.
With every location steadfastly crafted to support the finest in events, entertainment and dining, Evening Entertainment Group's signature style unite sophistication and stimulation within each space.
https://eveningentertainmentgroup.com/


LINEUP

BACKYARD
A pup-friendly indoor/outdoor adult amusement bar \& grill with locations in Dallas, Fort Worth \& one opening soon in Phoenix, AZ


Warm, wood-paneled venue offering pub grub plus ample beer, cocktails \& happy hour in Scottsdale, AZ

A casual Pizzeria + Beer Garden featuring games, large patio \& craft beers with locations in Scottsdale, Dallas, Fort Worth, Houston \& 3 locations opening soon in Gilbert AZ, Nashville TN \& Las Vegas NV

A two-story space, perfect place for Mexican cuisine \& nightlife with colorful decor \& rooftop experience along with games, vibrant atmosphere \& music in Scottsdale

An American scratch kitchen \& eatery, perfect for casual get-togethers \& late night socializing, serving hand-crafted cocktails in Scottsdale

Scottsdale's Hi-Fi Kitchen \& Cocktails is a trendy nightclub, a great place to celebrate any occasion with live music \& serving American food

Scottsdale's RNR is features a two-story dining patio, specializing in modern twists on classic American comfort foods, serving brunch, lunch \& dinner with craft beers on tap

An ultra-lively sports bar, serving Mexican cuisine with ice cold cervezas \& award-winning margaritas in Gilbert, AZ

## -ACTUAL SITE PHOTOS





## SOUTHEAST







## GILBERT SYNOPSIS

Gilbert is a city in Arizona's Maricopa County. It is known for its familyfriendly atmosphere and strong community spirit. Among its top employers are companies like Banner Health, which operates healthcare facilities and employs a significant portion of the local workforce. Intel Corporation also plays a pivotal role, contributing to the area's technological advancements and job market. Additionally, Deloitte, a global professional services firm, has a presence in Gilbert, providing employment opportunities in various sectors. Other major employers include Isagenix International, a health and wellness company, and GoDaddy, a prominent internet domain registrar and web hosting company.
Phoenix (aka the Valley of the Sun) is the state capital \& most populous city in Arizona. Phoenix is home to four Fortune 500 companies: electronics corporation Avnet, mining company Freeport-McMoRan, retailer PetSmart, and waste hauler Republic Services. Honeywell's Aerospace Division is headquartered in Phoenix, and the valley hosts many of their avionics and mechanical facilities. Intel has one of their largest sites in the area, employing about 12,000 employees, the second largest Intel location in the country. The city is also home to the headquarters of U-HAUL International, Best Western, and Apollo Group, parent of the University of Phoenix.

| $\ulcorner 2023$ DEMOGRAPHICS $\square$ |  |  |  |
| :---: | :---: | :---: | :---: |
|  | 1-MI | 3-MI | 5-MI |
| 2023 Population | 17,403 | 116,406 | 306,273 |
| 2028 Projected Population | 22,015 | 135,974 | 343,410 |
| Historical Annual Growth (2020-2023) | 7.2\% | 2.8\% | 1.6\% |
| 2023 Households | 6,710 | 38,857 | 102,469 |
| Labor Population Age 16+ | 13,756 | 90,954 | 240,440 |
| Median Age | 32.7 | 34.5 | 35.3 |
| Average Household Income | \$112,727 | \$156,638 | \$157,412 |



## LEGEND

$\star$ SANTAN VILLAGE

- PRIMARY TRADE AREA
- SECONDARY TRADE AREA
- COMPETITIVE CENTERS
- other centers


## CONFIDENTIALITY AGREEMENT

















 all of the information set forth herein.
 your investigation and/or purchase of any property.

## FOR MORE INFORMATION:

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