



SYCAMORE CENTER

NEc Brown & Recker, Mesa, AZ

Add-Value Shopping Center
\$1,275,000



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OUR
20TH ANNIVERSARY
1993-2013
YEARS

SYCAMORE CENTER



Not Included



Go to www.RGcre.com/serv01-1685.htm
for an extensive photo tour



R&G



SYCAMORE CENTER

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The subject property is an attractive center that was built in 1999. The buildings are configured in an "L" shape that wrap the corner. There is a vacant pad on the hard corner and a 19,500 square foot Fitness Works in the middle of the center that are not included with this offering.

The center is priced at close to land value at only \$7.07/sq. ft.- for the land alone. The buildings are effectively almost free. The center is offered at a fraction of replacement cost. The vacant space can be leased at low rates and still generate a very good rate of return.

All vacant suites are second generation, some of which have high quality and unique improvements that may facilitate leasing to tenants that can make use of these nice improvements. Sample photos of the vacant suites can be seen on the photo tour website.

There is a huge amount of owned parking. The parking ratio is 7.74 per 1,000 including the 19,500 sq. ft. Fitness Works building. This large amount of parking creates leasing flexibility for parking intensive users.

The following uses are restricted in the CC&R's: Adult businesses, liquor sales for off-premise consumption and auctions or liquidation sales.

Fitness Works pays 50% of the Common Area expenses, real property taxes and assessments, liability insurance and third party management or 2% of the above expenses if there is no third party management.

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Financial Overview

| | |
|-----------------|--------------------|
| Price: | \$1,275,000 |
| Price Per Foot: | \$66.23 |
| Price Per Foot: | \$7.07 (land only) |
| Occupancy: | 18% |

Property Overview

| | |
|----------------|-------------------------------|
| Building Area: | 19,252 sq. ft. |
| Parcel #: | 141-65-993M/ -993H/ -993J |
| Zoning: | LC, City of Mesa |
| Land Area: | 180,292 sq. ft. (4.139 acres) |
| Owned Parking: | 300 spaces (7.7 per 1,000*) |
| Year Built: | 1999 *incl Fitness Works |

Demographics (2012)

| | 1-mile | 3-miles | 5-miles |
|----------------------|----------|----------|----------|
| Population: | 13,835 | 84,380 | 214,888 |
| Avg. Household Inc.: | \$64,628 | \$58,934 | \$64,450 |
| Total Households: | 5,869 | 37,420 | 88,385 |

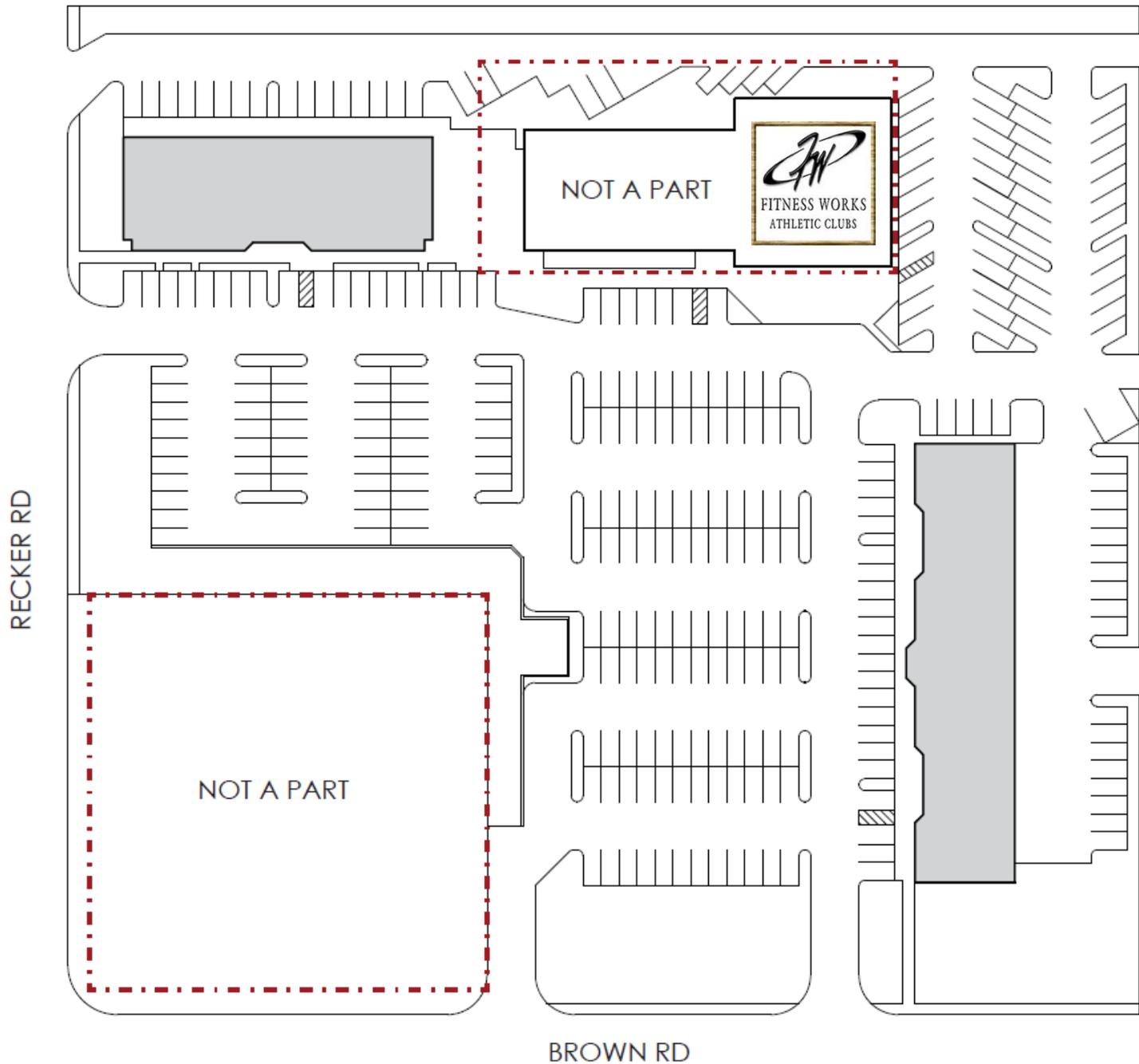
Complete demographics are available upon request.

Traffic Counts (2012)

| | |
|------------------|------------|
| North on Recker: | 16,000 VPD |
| South on Recker: | 13,500 VPD |
| East on Brown: | 15,600 VPD |
| West on Brown: | 17,500 VPD |

This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.





PARKING COUNTS

| |
|---------------------|
| 292 typical spaces |
| + 8 handicap spaces |
| <hr/> |
| 300 TOTAL SPACES |



SYCAMORE CENTER

AERIAL PHOTO



Boeing Apache Helicopter Plant

FALCON FIELD

4R/22L

WALMART

KOHL'S

fray's

Michaels

PETSMART



TARGET

BED BATH & BEYOND

SAFeway

Alta Mesa Golf Club



SUBJECT

BROWN

Bashas'

Walmart Market

DOLLAR GENERAL



R&G