MADE FOR CRE

OFFERING MEMORANDUM

Desert Bloom Shops

8875 N. Sonoran Boulevard

Scottsdale, Arizona 85255

PRICE
$18,900,000

CAP RATE
6.50%

RENTABLE AREA
92,400 SF

FICTIONAL PROPERTY AND FINANCIAL DATA CREATED FOR PORTFOLIO DEMONSTRATION

EXECUTIVE SUMMARY

The opportunity at a glance

THE OPPORTUNITY

Daily-needs retail with durable Scottsdale demand

A grocery-anchored neighborhood center combining resilient service tenancy, attractive lease duration, and affluent trade-area demographics in North Scottsdale.

OCCUPANCY 96.0%	WALT 6.8 Years
TENANT COUNT 11	ANCHOR SHARE 45% GLA
BUILT/RENOVATED 2016 / 2024	SITE AREA 11.4 AC
PARKING 4.8 / 1,000	AVG. SUITE 8,400 SF

INVESTMENT THESIS

Acquire a grocery-anchored neighborhood center with durable daily-needs traffic, diversified tenancy, and contractual rent growth in a high-income Scottsdale corridor.

The fictional offering pairs a high-performing grocery anchor with necessity, wellness, food, and service uses that generate recurring visits across dayparts.

INVESTMENT HIGHLIGHTS

A durable income profile

Needs-based tenancy, diversified income, and strong surrounding purchasing power.

01

Daily-needs anchor

A modern organic grocer drives recurring traffic and occupies 45% of the center under a long-term lease.

02

Diversified rent roll

Ten additional service, wellness, food, and medical tenants reduce reliance on any single non-anchor category.

03

Embedded growth

Contractual rent steps and below-market shop rents create a visible path to increasing cash flow.

04

Affluent trade area

High household incomes and sustained residential growth support strong demand for convenience-oriented retail.

PROPERTY OVERVIEW

A neighborhood center built for repeat visits

Contemporary architecture, strong visibility, and a balanced mix of food, wellness, medical, and services.

PROPERTY TYPE
Grocery-anchored retail

SUITES
Eleven

YEAR BUILT
2016

RENOVATED
2024

SIGNALIZED ACCESS
Two points

PROPERTY FEATURES

- Prominent monument signage
- 4.8 spaces per 1,000 SF
- Multiple ingress points
- Outdoor dining areas
- Covered pedestrian walks
- Modern storefront package
- Highway-adjacent visibility
- Desert-adapted landscaping

AERIAL AND SITE CONTEXT

Designed around access, visibility, and repeat visits

An efficient grocery-anchored plan with strong arterial exposure, abundant parking, and patio-ready shop space.

SITE CONFIGURATION

Conceptual drone imagery demonstrates the center's parking field, anchor-to-shop relationship, access points, and surrounding density.

PARKING RATIO	ACCESS POINTS	FRONTAGE
4.8 / 1,000	**2 SIGNALIZED**	**1,040 FT**

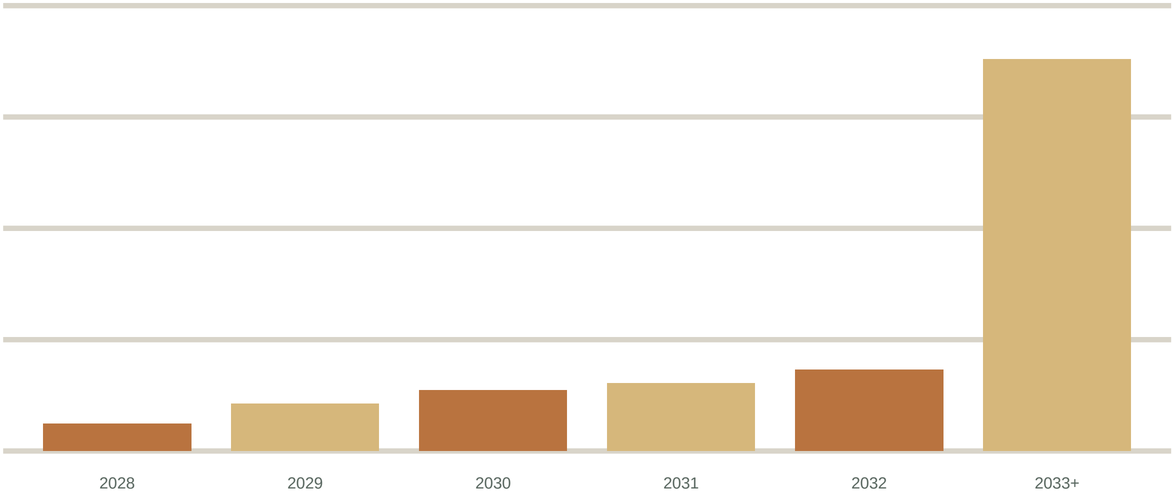
TENANCY AND LEASE PROFILE

Diversified, necessity-oriented tenancy

Tenant names and lease data are fictional and presented for portfolio demonstration only.

TENANT	AREA	% GLA	RENT/SF	LEASE EXP.	ANNUAL BUMP
Harvest Market	42,000 SF	45.5%	$24.00	Dec 2036	2.0%
Pulse Fitness	14,400 SF	15.6%	$27.50	Jun 2033	3.0%
Sonoran Dental	6,800 SF	7.4%	$34.00	Sep 2032	3.0%
Eight shop tenants	25,504 SF	27.6%	$37.80	Various	3.0%
Available	3,696 SF	4.0%	Market	Available	-

ILLUSTRATIVE LEASE EXPIRATION SCHEDULE (% OF BASE RENT)



WEIGHTED AVG. LEASE TERM

6.8 Years

SHOP RENT UPSIDE

+9%

FINANCIAL ANALYSIS

Illustrative stabilized performance

All figures are fictional and shown solely to demonstrate presentation and underwriting layout.

INCOME AND EXPENSE	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Scheduled base rent	$2,204	$2,266	$2,332	$2,402	$2,474
Expense reimbursements	$711	$732	$754	$777	$800
Potential gross revenue	$2,915	$2,998	$3,086	$3,179	$3,274
Vacancy / credit loss	($117)	($75)	($62)	($64)	($65)
Operating expenses	($1,569)	($1,600)	($1,632)	($1,665)	($1,698)
NET OPERATING INCOME	$1,229	$1,323	$1,392	$1,450	$1,511

CAP RATE SENSITIVITY

STABILIZED NOI

$1,229,000

ASKING PRICE

$18,900,000

ILLUSTRATIVE UNDERWRITING

Debt, cash flow, and return profile

Illustrative assumptions only. Not a valuation, financing quote, or projection of actual results.

ACQUISITION ASSUMPTIONS	VALUE
Purchase price	$18,900,000
Closing costs	1.5%
Tenant improvements	$450,000
Going-in cap rate	6.50%
Hold period	5 years
Exit cap rate	6.75%
Selling costs	1.5%

DEBT ASSUMPTIONS	VALUE
Loan-to-value	65.0%
Loan amount	$12,285,000
Interest rate	6.10%
Amortization	30 years
Term	5 years
Annual debt service	$894,000
DSCR - Year 1	1.37x

FIVE-YEAR LEVERED CASH FLOW ($000s)

CASH FLOW	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Net operating income	$1,229	$1,323	$1,392	$1,450	$1,511
Debt service	($894)	($894)	($894)	($894)	($894)
Capital / leasing	($139)	($94)	($73)	($76)	($78)
Levered cash flow	$196	$335	$425	$480	$539
Sale proceeds	-	-	-	-	$8,846

LEVERED IRR

14.6%

EQUITY MULTIPLE

1.91x

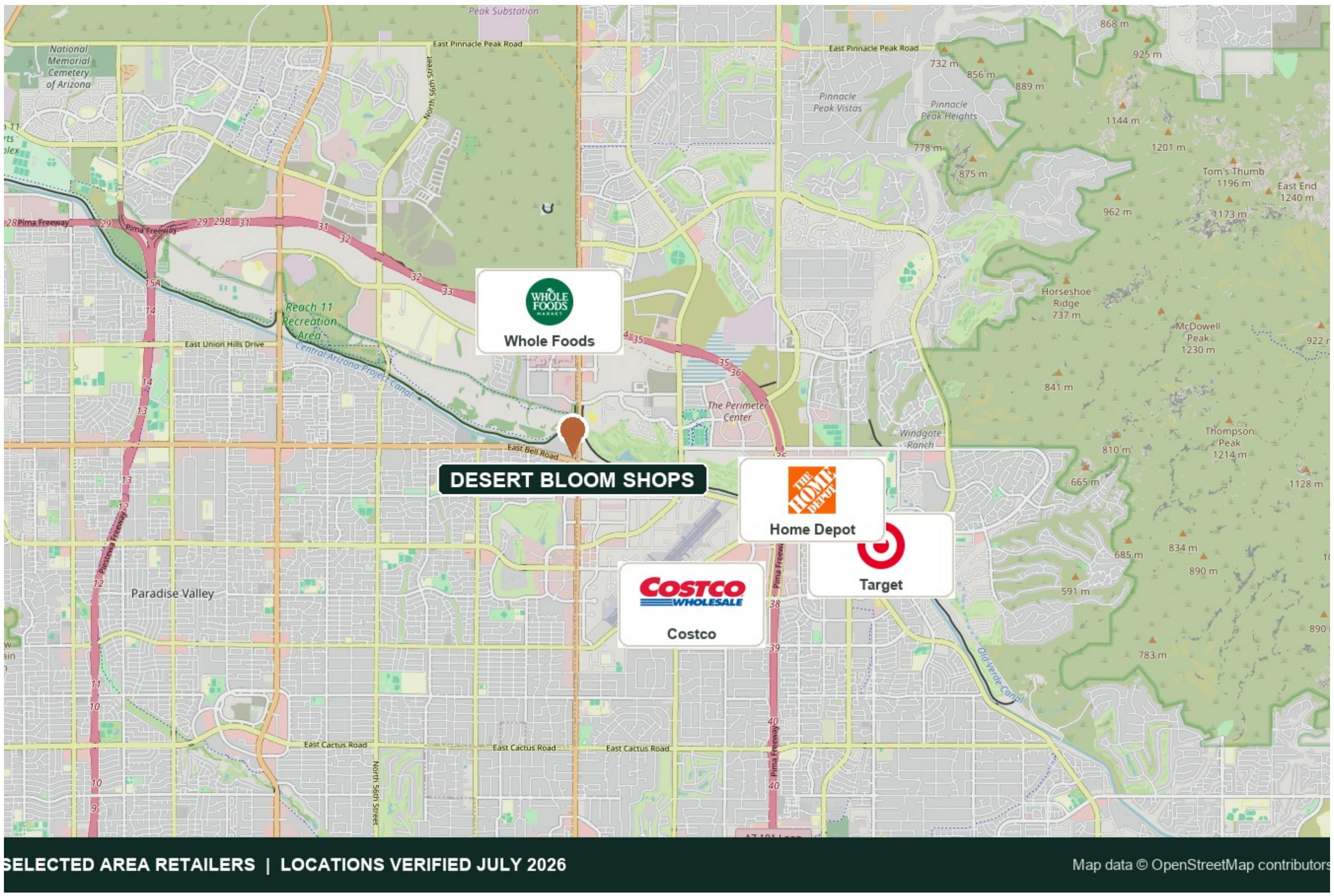
AVG. CASH-ON-CASH

7.8%

MARKET AND LOCATION

Affluent North Scottsdale trade area

The center serves established and growing neighborhoods with high household incomes, strong daytime employment, and consistent demand for grocery, wellness, medical, restaurant, and personal services.



Retailer locations verified from official Whole Foods, Costco, Target, and Home Depot store pages (July 2026). Map data © OpenStreetMap contributors.

5-MILE POPULATION

176,000
Illustrative 2026 estimate

AVG. HH INCOME

$168,000
Within five miles

DAYTIME POP.

198,000
Workers and residents

LOCATION THESIS

High purchasing power, population growth, and strong daytime activity create a favorable backdrop for daily-needs and service retail with recurring customer demand.

COMPARABLE MARKET EVIDENCE

Evidence supporting the income-growth story

Fictional comparables demonstrate broker-grade market evidence and tabular design.

SELECTED SALE COMPARABLES

PROPERTY	SALE DATE	PRICE	SIZE	PRICE/SF	CAP RATE
Sonoran Marketplace	Apr 2026	$21.4M	104,600 SF	$205	6.20%
Pinnacle Shops	Jan 2026	$16.8M	78,900 SF	$213	6.05%
Airpark Village	Sep 2025	$24.9M	121,500 SF	$205	6.35%
Desert Ridge Plaza	May 2025	$19.2M	96,200 SF	$200	6.40%

SELECTED LEASE COMPARABLES

PROPERTY	TENANT	AREA	RENT/SF	TERM	ESCALATION
Pinnacle Shops	Dental	5,600 SF	$39.00	10 yrs	3.0%
Sonoran Market	Fitness	12,800 SF	$31.50	10 yrs	3.0%
Airpark Village	Restaurant	4,200 SF	$44.00	10 yrs	3.0%
Desert Ridge	Medical	7,100 SF	$38.50	7 yrs	3.0%

BROKER TAKEAWAY

The fictional comparable set supports the center's going-in yield and indicates meaningful mark-to-market potential in small-shop space, particularly across medical, wellness, and food uses.

PROPERTY PHOTOGRAPHY

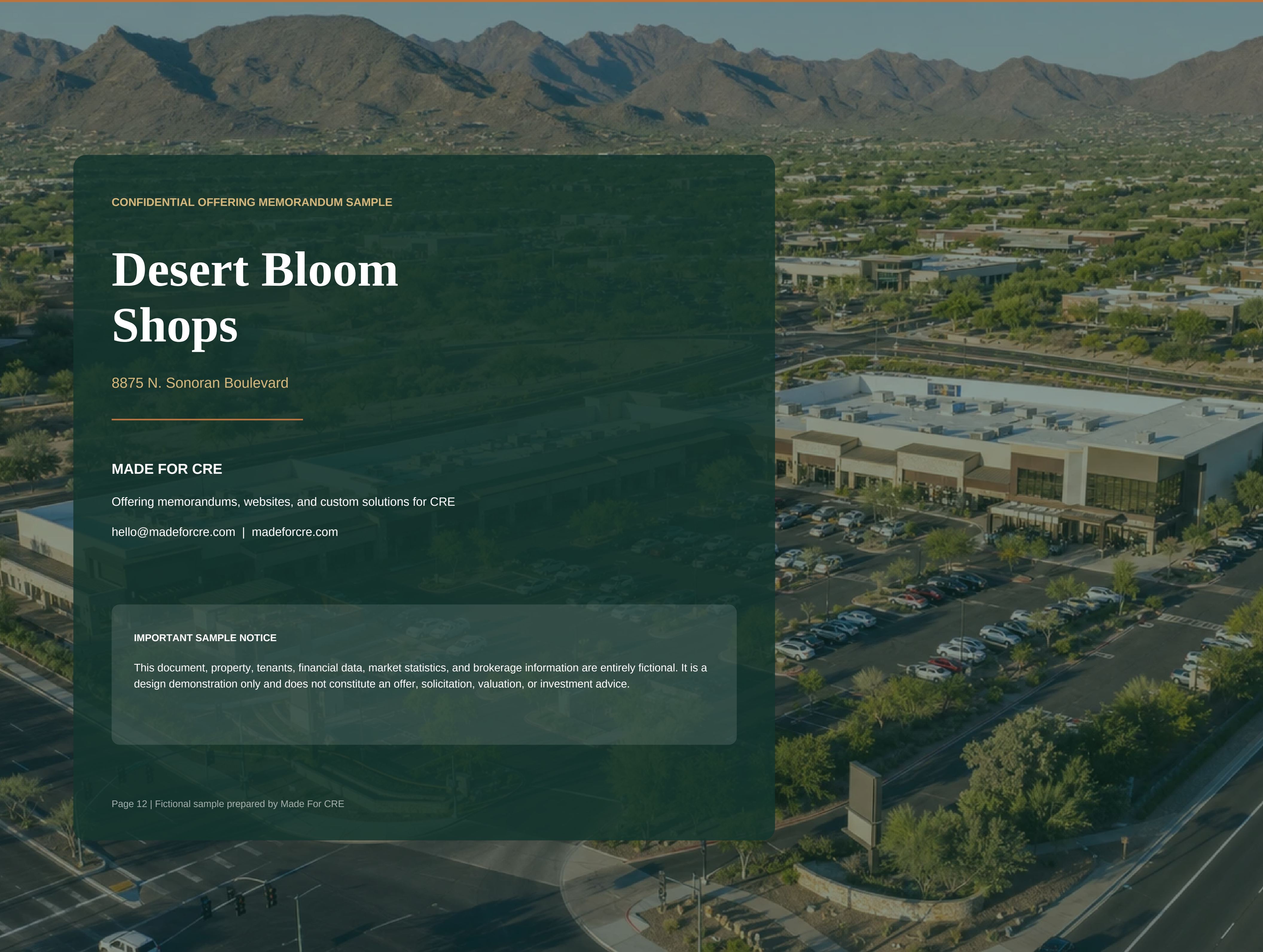
A property story told visually

Conceptual imagery created for this fictional portfolio sample.

FULL-SITE AERIAL

STREET-LEVEL ARRIVAL

ACCESS, PARKING, AND SURROUNDING CONTEXT



CONFIDENTIAL OFFERING MEMORANDUM SAMPLE

Desert Bloom Shops

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IMPORTANT SAMPLE NOTICE

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