

# COMPLETED RETAIL TRANSACTIONS

Retail Investment Specialists | Steve Julius, Jesse Goldsmith, Sara Farmer & Chase Dorsett

Property Name	Type of Retail	City, State	Closing Date	Sale Price	Price/SF	Cap Rate
AutoZone Shops @ MWV Pad A	Freestanding Pad Building	Chandler, AZ	4/26/2019	\$3,043,000	\$230.34	7.40%
Duke Plaza	Shopping Center	Maricopa, AZ	4/19/2019	\$3,500,000	\$177.16	8.18%
Marley Park Plaza	Strip Retail Center	Surprise, AZ	4/18/2019	\$2,491,666	\$548.58	6.36%
Bell Plaza	Strip Retail Center	Phoenix, AZ	4/16/2019	\$4,450,000	\$172.32	7.72%
Silverstone Plaza	Shopping Center	Gilbert, AZ	4/4/2019	\$7,250,000	\$377.60	6.52%
Gilbert & Southern	2 Tenant Retail Pad	Mesa, AZ	3/18/2019	\$1,490,000	\$263.34	6.72%
NextCare Urgent Care Center	Freestanding Building	Phoenix, AZ	3/13/2019	\$2,195,000	\$507.98	5.50%
Driver's Edge - McKinney	Freestanding Building	McKinney, TX	3/6/2019	\$3,125,000	\$523.80	6.40%
NWC Higley & Germann	Retail Land	Gilbert, AZ	1/30/2019	\$1,075,000	\$15.70	N/A
Ventana Lakes Village	Grocery Anchored Retail Center	Peoria, AZ	12/31/2018	\$8,000,000	\$95.88	10.81%
Coldwater Plaza	Strip Retail Center	Avondale, AZ	10/30/2018	\$2,890,000	\$288.51	7.95%
Monterey Vista Village - Pad D	Freestanding Pad Building	Chandler, AZ	10/17/2018	\$2,680,000	\$247.99	7.08%
Prescott Valley Strip Center	Strip Retail Center	Prescott Valley, AZ	9/27/2018	\$3,520,000	\$391.11	6.75%
Elliot Plaza	Shopping Center	Tempe, AZ	7/10/2018	\$26,100,000	\$176.99	7.59%
Plaza at Power Marketplace	Strip Retail Center	Queen Creek, AZ	6/14/2018	\$16,800,000	\$236.75	8.19%
Westgate Entertainment District	Mixed-Use: retail, office, multifam	Glendale, AZ	6/12/2018	\$133,000,000	\$249.48	6.09%
Fairway Park Plaza	Strip Retail Center	Phoenix, AZ	5/25/2018	\$3,575,000	\$111.26	9.39%
Shops at Banner Health	Strip Retail Center	Mesa, AZ	5/3/2018	\$2,800,000	\$262.30	7.18%
Gateway Airport Crossing	Strip Retail Center	Mesa, AZ	3/16/2018	\$8,212,500	\$275.50	7.15%
Paradise Plaza	Strip Retail Center	Phoenix, AZ	2/9/2018	\$4,675,000	\$203.03	7.05%
Deer Valley Plaza	Strip Retail Center	Phoenix, AZ	10/20/2017	\$6,200,000	\$70.61	3.88%
Tatum Ranch Crossing	Strip Retail Center	Phoenix, AZ	10/16/2017	\$6,700,000	\$216.12	6.67%
Under Review Sports Grill	Freestanding Restaurant	Surprise, AZ	8/7/2017	\$1,375,000	\$248.68	7.86%
Black Canyon Plaza	Strip Retail Center	Phoenix, AZ	7/7/2017	\$3,025,000	\$133.05	8.00%
Enterprise RAC/Perf Auto	Strip Retail Center	Mesa, AZ	5/5/2017	\$1,375,000	\$147.00	7.00%
Shops at Kohl's	Strip Retail Center	Phoenix, AZ	4/19/2017	\$2,700,000	\$237.17	7.88%
Shops at Sossaman	Shopping Center	Mesa, AZ	3/24/2017	\$3,000,000	\$87.00	5.20%
Village at Augusta Ranch	Shopping Center	Mesa, AZ	1/26/2017	\$6,950,000	\$270.28	6.98%
Cave Creek & Bell Plaza	Strip Retail Center	Phoenix, AZ	1/25/2017	\$2,550,000	\$120.18	8.86%
Surprise Pointe Bldg G	Strip Retail Center	Surprise, AZ	11/1/2016	\$2,950,000	\$294.85	7.38%
Westwood Village	Shopping Center	Mesa, AZ	10/26/2016	\$1,300,000	\$22.00	N/A
SEC Higley & Guadalupe	Retail Land	Gilbert, AZ	8/29/2016	\$1,650,000	\$12.06	N/A
Centerpoint at Anthem	Strip Retail Center	Anthem, AZ	6/30/2016	\$2,700,000	\$90.96	7.40%
Manistee Ranch Plaza	Strip Retail Center	Glendale, AZ	6/22/2016	\$1,100,000	\$138.50	8.01%
Township Plaza	Strip Retail Center	Gilbert, AZ	6/10/2016	\$2,109,500	\$379.95	6.75%
Higley Shops	Strip Retail Center	Mesa, AZ	5/26/2016	\$1,735,000	\$206.15	7.30%
Arrowhead Gateway	Shopping Center	Peoria, AZ	5/3/2016	\$10,100,000	\$283.04	7.00%
Stratford Plaza	Strip Retail Center	Phoenix, AZ	4/29/2016	\$2,275,000	\$111.52	7.50%
Shops at Desert Ridge	Strip Retail Center	Phoenix, AZ	4/25/2016	\$9,150,000	\$509.66	6.19%
Sundown Plaza	Strip Retail Center	Peoria, AZ	4/15/2016	\$1,200,000	\$65.05	6.50%
Surprise Pointe Theatre South	Strip Retail Center	Surprise, AZ	3/10/2016	\$1,810,000	\$229.08	7.62%
Surprise Pointe Pad F	Strip Retail Center	Surprise, AZ	3/8/2016	\$2,075,000	\$340.89	7.07%
Surprise Pointe Theatre North	Strip Retail Center	Surprise, AZ	2/18/2016	\$1,431,890	\$223.14	7.56%
83rd & Camelback Plaza	Strip Retail Center	Phoenix, AZ	1/21/2016	\$1,790,000	\$273.95	7.25%
Cactus Court	Strip Retail Center	Phoenix, AZ	12/14/2015	\$1,600,000	\$98.36	9.35%
Village Center	Shopping Center	Phoenix, AZ	11/18/2015	\$24,750,000	\$144.63	6.51%
Main & Greenfield	Strip Retail Center	Mesa, AZ	11/6/2015	\$1,700,000	\$94.27	5.03%
Red Rock Plaza	Strip Retail Center	Fountain Hills, AZ	10/1/2015	\$3,375,000	\$207.36	7.07%
Deer Valley Town Center	Strip Retail Center	Phoenix, AZ	9/4/2015	\$2,825,000	\$280.26	6.75%
Fountain Hills Crossing	Strip Retail Center	Fountain Hills, AZ	9/1/2015	\$2,401,000	\$116.21	7.81%
43rd & Van Buren Center	Strip Retail Center	Phoenix, AZ	8/27/2015	\$800,000	\$168.07	8.86%
Miller Marketplace	Strip Retail Center	Buckeye, AZ	8/24/2015	\$3,070,000	\$146.11	9.51%
Best Car Buys	Single Tenant NNN	Denver, CO	8/21/2015	\$8,000,000	\$232.59	8.00%
Plaza at Painted Mountain	Strip Retail Center	Mesa, AZ	7/22/2015	\$1,425,000	\$81.74	5.61%
Red Revolver Lounge	Single Tenant NNN	Scottsdale, AZ	3/31/2015	\$2,100,000	\$437.50	9.10%
Food City Shopping Center	Strip Retail Center	Mesa, AZ	1/20/2015	\$1,033,000	\$52.34	6.10%
Shops at Tatum & Dynamite	Strip Retail Center	Cave Creek, AZ	12/10/2014	\$1,900,000	\$217.77	7.58%
Siete Square	Strip Retail Center	Phoenix, AZ	12/5/2014	\$1,700,000	\$47.28	1.65%

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Corcovado Village	Strip Retail Center	Chandler, AZ	11/25/2014	\$1,250,000	\$73.13	2.14%
83rd Avenue Medical/Retail	Strip Retail Center	Peoria, AZ	11/21/2014	\$3,500,000	\$224.99	8.23%
AMC Theater	Freestanding Retail Building	Parker, CO	9/23/2014	\$6,200,000	\$192.89	9.60%
Peoria Marketplace	Strip Retail Center	Peoria, AZ	9/12/2014	\$5,100,000	\$200.00	7.46%
The Village Center	Strip Retail Center	Paradise Valley, AZ	8/22/2014	\$25,405,500	\$159.36	6.00%
Higley & Pecos Plaza	Strip Retail Center	Gilbert, AZ	7/28/2014	\$3,330,000	\$251.21	7.46%
Power & Ray	Strip Center Land	Mesa, AZ	7/18/2014	\$2,069,000	\$9.35	N/A
Dobson Palm Plaza	Strip Retail Center	Mesa, AZ	7/18/2014	\$1,375,000	\$62.23	9.92%
Grand Retail Plaza	Strip Retail Center	Sun City West, AZ	6/4/2014	\$1,300,000	\$204.11	8.22%
Coldwater Plaza	Strip Retail Center	Avondale, AZ	5/13/2014	\$2,085,000	\$208.15	7.93%
Wendy's	Freestanding Retail Building	Saratoga Springs, UT	5/6/2014	\$1,809,000	\$502.92	5.25%
Town Square at Surprise	Strip Retail Center	Surprise, AZ	3/21/2014	\$2,754,486	\$215.68	7.70%
West Star Plaza	Strip Retail Center	Phoenix, AZ	2/24/2014	\$725,000	\$77.96	8.96%
Children's University	Education Facility	Arlington, TX	12/31/2013	\$7,354,158	\$170.00	8.25%
Filiberto's	Freestanding Retail Building	Mesa, AZ	12/17/2013	\$568,105	\$811.58	7.90%
Crossroads of Tempe	Strip Retail Center	Tempe, AZ	9/10/2013	\$5,500,000	\$139.20	7.39%
US Bank Plaza	Freestanding Retail Building	Scottsdale, AZ	9/5/2013	\$3,940,000	\$279.97	4.74%
Highland Plaza	Strip Retail Center	Gilbert, AZ	7/15/2013	\$4,250,000	\$237.87	7.47%
Parkway Village 15661	Strip Retail Center	Goodyear, AZ	6/3/2013	\$1,100,000	\$166.29	N/A
Northern Plaza	Strip Retail Center	Glendale, AZ	4/30/2013	\$1,400,000	\$77.69	9.70%
16761 North Westpoint Pkwy.	Strip Retail Center	Surprise, AZ	4/19/2013	\$546,000	\$83.08	N/A
Fiesta Crossing	Strip Retail Center	Mesa, AZ	4/1/2013	\$2,400,000	\$30.28	N/A
Parkway Village	Strip Retail Center	Goodyear, AZ	3/26/2013	\$1,600,000	\$106.48	9.48%
Camelback Retail Center	Strip Retail Center	Phoenix, AZ	3/22/2013	\$385,000	\$64.83	1.35%
Cave Creek Place	Strip Retail Center	Phoenix, AZ	1/23/2013	\$1,345,000	\$75.60	4.75%
McDowell Retail Center	Strip Retail Center	Phoenix, AZ	11/30/2012	\$570,000	\$43.68	10.77%
Thunderbird Plaza	Strip Retail Center	Phoenix, AZ	11/26/2012	\$920,000	\$55.61	3.92%
Baseline Center	Strip Retail Center	Mesa, AZ	11/21/2012	\$1,250,000	\$62.19	5.52%
Shea Retail Center	Strip Retail Center	Scottsdale, AZ	11/16/2012	\$3,000,000	\$235.92	8.62%
75th & Lower Buckeye Retail Center	Strip Retail Center	Phoenix, AZ	11/2/2012	\$1,830,000	\$135.54	8.53%
O'Reilly Auto Parts	Single Tenant NNN	Surprise, AZ	10/19/2012	\$2,070,000	\$295.71	6.43%
Power & Baseline Shops	Strip Retail Center	Mesa, AZ	6/20/2012	\$2,350,000	\$177.21	7.88%
Dollar General	Single Tenant NNN	Safford, AZ	6/4/2012	\$1,200,000	\$132.42	7.82%
Glendale Town Center	Strip Retail Center	Glendale, AZ	4/10/2012	\$2,100,000	\$288.42	8.70%
51st Retail Center	Strip Retail Center	Glendale, AZ	3/27/2012	\$560,000	\$71.26	7.60%
Palm Valley North	Strip Retail Center	Goodyear, AZ	3/12/2012	\$480,000	\$73.85	10.31%
Deer Valley Town Center	Strip Retail Center	Phoenix, AZ	1/12/2012	\$1,850,000	\$183.53	10.85%
Crossroads of Tempe	Strip Retail Center	Tempe, AZ	12/28/2011	\$1,300,000	\$84.09	6.34%
Northern Plaza	Strip Retail Center	Glendale, AZ	12/23/2011	\$718,000	\$40.75	8.03%
Shea Retail Center	Strip Retail Center	Scottsdale, AZ	12/16/2011	\$1,850,000	\$146.71	N/A
Albertsons Power Plaza	Strip Retail Center	Tempe, AZ	12/5/2011	\$575,000	\$75.36	N/A
39-49 Country Club Dr.	Strip Retail Center	Mesa, AZ	11/22/2011	\$210,000	\$50.69	N/A
Tempe Sun Stop Plaza	Strip Retail Center	Tempe, AZ	11/9/2011	\$955,000	\$90.15	10.03%
52nd Avenue Retail	Strip Retail Center	Phoenix, AZ	10/27/2011	\$210,000	\$35.59	13.81%
Palm Valley South	Strip Retail Center	Goodyear, AZ	10/5/2011	\$1,100,000	\$67.90	4.48%
Macaroni Grill	Single Tenant NNN	Scottsdale, AZ	6/17/2011	\$2,860,000	\$354.17	7.50%
Beardsley Square	Strip Retail Center	Sun City West, AZ	5/11/2011	\$725,000	\$57.40	6.40%
Picazzo's Plaza	Strip Retail Center	Tempe, AZ	4/20/2011	\$1,520,000	\$306.45	8.76%
43rd & Van Buren	Strip Retail Center	Phoenix, AZ	4/15/2011	\$682,500	\$143.38	11.72%
NextCare Center	Single Tenant NNN	Phoenix, AZ	3/21/2011	\$1,200,000	\$277.71	9.36%
BevMo (CVS Sublease)	Single Tenant NNN	Glendale, AZ	2/28/2011	\$3,500,000	\$240.52	7.85%
Southern Ave. Strip Center	Strip Retail Center	Mesa, AZ	2/15/2011	\$1,325,000	\$89.08	12.00%
Greenfield & Southern	Strip Retail Center	Mesa, AZ	10/22/2010	\$750,000	\$77.04	N/A
Luke AFB Retail Center	Strip Retail Center	Glendale, AZ	6/9/2010	\$605,000	\$100.67	11.47%
Sycamore Center	Strip Retail Center	Mesa, AZ	4/9/2010	\$1,045,000	\$53.80	N/A
Walgreen's	Single Tenant NNN	Lawton, OK	4/9/2010	\$3,950,000	\$266.53	8.10%
Fry's Shops 43rd & Cactus	Strip Retail Center	Phoenix, AZ	3/9/2010	\$2,900,000	\$170.04	7.01%
Walgreen's	Single Tenant NNN	Idaho Falls, ID	12/16/2009	\$5,205,000	\$351.21	7.75%

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Property Name	Type of Retail	City, State	Closing Date	Sale Price	Price/SF	Cap Rate
Greenfield Strip Center	Non-Performing Loan	Mesa, AZ	10/19/2009	\$600,000	\$61.63	N/A
Higley Main Strip Center	Non-Performing Loan	Mesa, AZ	10/19/2009	\$332,500	\$56.17	N/A
Joe-Jo's Plaza	Strip Retail Center	Mesa, AZ	2/5/2009	\$625,000	\$86.70	10.23%
Payson Plaza	Shopping Center	Payson, AZ	1/7/2009	\$3,265,000	\$79.02	9.47%
8 San Marcos	Strip Retail Center	Chandler, AZ	6/12/2008	\$4,030,000	315.44	7.44%
Christian Brothers	Single Tenant NNN	Humble, TX	4/22/2008	\$1,644,000	\$334.08	7.66%
Christian Brothers	Single Tenant NNN	Memphis, TN	3/31/2008	\$1,775,000	\$360.70	7.61%
Fiesta Shops West	Strip Retail Center	Tempe, AZ	3/17/2008	\$3,600,000	\$316.68	6.98%
Main & Lindsay	Shopping Center	Mesa, AZ	2/29/2008	\$4,250,000	\$205.18	6.44%
Applebee's	Single Tenant NNN	Florissant, MO	1/4/2008	\$3,550,000	\$636.20	7.07%
Vineyard Center	Strip Retail Center	Tempe, AZ	1/2/2008	\$1,690,000	\$174.75	7.15%
Joe's Crab Shack	Single Tenant NNN	Indianapolis, IN	12/22/2007	\$2,802,600	\$341.00	7.35%
Burger King	Single Tenant NNN	Tempe, AZ	11/20/2007	\$1,100,000	\$347.00	6.95%
Metro Square	Shopping Center	Phoenix, AZ	9/10/2007	\$4,200,000	\$152.42	6.89%
Broadway Square	Shopping Center	Tempe, AZ	7/6/2007	\$3,975,000	\$111.03	N/A
Jack in the Box	Single Tenant NNN	Austin, TX	6/5/2007	\$925,000	\$26.31	5.89%
Indian School Plaza	Strip Retail Center	Phoenix, AZ	5/3/2007	\$2,650,000	\$256.24	6.59%
Charleston's	Single Tenant NNN	Scottsdale, AZ	4/20/2007	\$4,561,552	\$657.66	7.21%
Taco Bell	Single Tenant NNN	Springfield, MO	3/30/2007	\$1,005,000	\$427.66	6.98%
Bell Park Shopping Center	Shopping Center	Glendale, AZ	3/16/2007	\$8,500,000	\$253.88	7.23%
Charleston's	Single Tenant NNN	Mesa, AZ	3/12/2007	\$4,013,013	\$587.13	7.25%
Buca di Beppo	Single Tenant NNN	Orland Park, IL	2/28/2007	\$3,000,000	\$371.84	8.23%
Saver's Strip Center	Strip Retail Center	Mesa, AZ	12/29/2006	\$750,000	\$180.29	7.00%
Arrowhead Retail Pad	Strip Retail Center	Glendale, AZ	8/8/2006	\$3,750,000	\$446.43	6.23%
Panera Bread	Single Tenant NNN	Strongsville, OH	6/26/2006	\$1,900,000	\$368.28	7.04%
Thomas Place	Strip Retail Center	Phoenix, AZ	4/28/2006	\$1,850,000	\$146.71	6.38%
Fiesta Village Pad	Strip Retail Center	Mesa, AZ	4/28/2006	\$3,500,000	\$231.07	7.59%
Plaza at Painted Mountain	Strip Retail Center	Mesa, AZ	3/17/2006	\$2,850,000	\$163.49	7.52%
Aaron Rents	Single Tenant NNN	Tucson, AZ	3/13/2006	\$835,631	\$116.27	6.50%
Kustom Kar Sound	Single Tenant NNN	Tempe, AZ	3/3/2006	\$875,000	\$230.26	N/A
Advance Auto Parts	Single Tenant NNN	Douglas, GA	10/25/2005	\$950,000	\$117.65	8.90%
35 <sup>th</sup> Avenue Retail Center	Strip Retail Center	Phoenix, AZ	10/14/2005	\$600,000	\$75.00	7.05%
Tyler Town Center	Shopping Center	Tyler, TX	9/29/2005	\$3,750,000	\$82.76	8.81%
Fiesta Shops West	Strip Retail Center	Tempe, AZ	8/30/2005	\$2,600,000	\$228.71	6.10%
Safelite Auto Glass	Single Tenant NNN	Lubbock, TX	8/1/2005	\$860,000	\$150.35	9.40%
Cupz & Tacone	Strip Retail Center	Gilbert, AZ	7/20/2005	\$1,260,000	\$381.82	6.41%
24 <sup>th</sup> Street Biltmore Center	Strip Retail Center	Phoenix, AZ	4/11/2005	\$1,500,000	\$170.06	2.64%
Roadhouse Grill	Single Tenant NNN	Greenville, SC	4/11/2005	\$1,375,000	\$187.07	8.73%
Plaza 28	Strip Retail Center	Phoenix, AZ	3/4/2005	\$1,200,000	\$83.25	6.04%
Columbia Square	Shopping Center	Peoria, AZ	1/5/2005	\$6,412,900	\$132.42	7.48%
Grand Bell Plaza	Shopping Center	Surprise, AZ	12/6/2004	\$3,100,000	\$112.93	8.61%
Camel Central	Strip Retail Center	Phoenix, AZ	11/12/2004	\$1,650,000	\$116.07	7.42%
Quorum Shops	Strip Retail Center	Green Valley, AZ	11/2/2004	\$2,150,000	\$103.30	8.06%
JB's Family Restaurant	Single Tenant NNN	Kingman, AZ	6/27/2004	\$1,700,000	\$288.14	8.00%
30 <sup>th</sup> & Thomas	Strip Retail Center	Phoenix, AZ	6/15/2004	\$850,000	\$92.39	1.76%
Former May Garden Rest.	Strip Retail Center	Phoenix, AZ	3/23/2004	\$640,000	\$170.94	N/A

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