

FORMER BALLY FITNESS CENTER FREESTANDING BUILDING 37K SF | 3.11 ACRE LOT

5720 WEST PEORIA AVENUE, GLENDALE (PHOENIX), AZ 85302



Marcus & Millichap



FORMER BALLY FITNESS RE-POSITIONING OPPORTUNITY

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Prospective purchasers are encouraged to visit the subject property prior to submitting offers. However, all property tours must be arranged with the Marcus & Millichap listing agent in advance. PLEASE DO NOT CONTACT ONSITE MANAGEMENT, STAFF OR TENANTS WITHOUT PRIOR APPROVAL.

THE FORMER BALLY FITNESS CENTER BUILDING IS LOCATED WITHIN THE 16-ACRE LA FITNESS-ANCHORED GLENDALE GALLERIA SHOPPING CENTER. SYMBIOTIC RETAIL, HEALTHCARE, MEDICAL, OFFICE, EDUCATIONAL AND TECHNOLOGY USES IN SURROUNDING RADIUS.



FORMER BALLY FITNESS RE-POSITIONING OPPORTUNITY

5720 WEST PEORIA AVENUE, GLENDALE, ARIZONA 85302

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PROPERTY ANALYSIS

Marcus & Millichap



PHOENIX CLAIMS MULTIPLE FORTUNE 500 HEADQUARTERS, INCLUDING FREEPORT-MCMORAN, REPUBLIC SERVICES, INSIGHT ENTERPRISES AND AVNET. THE CONSTRUCTION, HIGH-TECH MANUFACTURING, HEALTHCARE AND TOURISM INDUSTRIES DOMINATE THE PHOENIX ECONOMY. HEALTHCARE IS A CRITICAL INDUSTRY, WITH AROUND 20 HOSPITALS AND THE UA MEDICAL SCHOOL LOCATED IN THE METRO. ALSO, THE MAYO CLINIC HAS ADDED MULTIPLE FACILITIES LOCATED THROUGHOUT THE VALLEY.

Marcus & Millichap

OFFERING OVERVIEW

FORMER BALLY FITNESS FREESTANDING 37K SF BUILDING SITUATED UPON 3.11 ACRES OF LAND

5720 West Peoria Avenue, Glendale, Arizona 85302

The former Bally's Fitness Center building, including the 3.11 acres of land, will be sold through the **Ten-X auction platform June 8-10th, 2020**. The link below will direct you to the official auction website where participants can register and access information related to the opportunity.

[Click Here for Link to Ten-X platform Auction Site](#)

DETAILS	
Building Size	36,556 SF
Land Size	3.11 Acres
Parking Spaces	184
Parking Ratio	5.03/1,000 SF
Zoning	C-2
Parcel Number	148-25-631
Ownership Interest Offered	Fee Simple

FORMER BALLY FITNESS: RE-POSITIONING OPPORTUNITY

Marcus & Millichap, as exclusive advisors, is pleased to present the opportunity to acquire the 36,556+/- square foot, two-story structure built in 1988 and situated upon 3.11 +/- acres of land. Optimal location for a wide range of users, includes abundant parking and zoned C-2. The former Bally Fitness freestanding building gives a new investor a unique redevelopment opportunity to adaptive re-use to medical, physical therapy, educational campus, micro-hospital, professional office, recreational center, call center, technology facility or a variety of other uses.



INVESTMENT HIGHLIGHTS

RESIDENTIAL & COMMERCIAL PROXIMITY

The former Bally's Fitness Center is conveniently located in the highly desirable North Phoenix/Glendale submarket and in the heart of both residential and commercial density enhancing daytime and evening traffic.

EXCELLENT REDEVELOPMENT POTENTIAL

Expansive 3.11± AC parcel with ample free surface parking; 184 Spaces with a parking ratio of 5.03/1,000 SF.

EXCELLENT LOCATION & VISIBILITY

Located at signalized corner intersection with superior visibility and frontage on the corner of 57th/59th Avenue and West Peoria Avenue with combined traffic counts of 57,483+ AADT.

SYMBIOTIC TRADE AREA

Multiple medical campuses, educational facilities, professional offices surround the Subject, including a multitude of national retail tenants such as the adjacent LA Fitness, Walgreens, Home Depot and numerous dining options. Close proximity to Arizona State University West Campus, Banner Thunderbird Medical Center, Encompass Health Valley of the Sun Rehabilitation Hospital, Dignity Health Arizona General Hospital and more.

SEPARATELY PARCELED WITHIN CENTER

Reasonable and moderate use restrictions associated with the adjacent Glendale Galleria Shopping Center's CC&Rs allow flexible redevelopment options yet encourage optimal surrounding usage. Subject Offering is a self-maintained divided parcel which does not share Common Area Expenses of the adjacent center.

- **Being sold below replacement cost**
- **Property tours will be held by appointment only.**

Please contact the listing broker, Candace Bare at: candace.bare@marcusmillichap.com



PROPERTY DETAILS

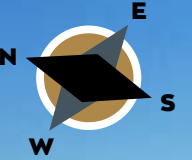
FITNESS CENTER REDEVELOPMENT

Property Address	5720 West Peoria Avenue Glendale, Arizona 85302
Number of Stories	2
Year Built	1988/ 1993
Gross Square Feet	36,556
Lot Size	3.11 Acres
Type of Ownership	Fee Simple
Parking	184 Free Surface Spaces
Parking Ratio	5.03/ 1,000 SF
Zoning	C-2
Parcel Number	148-25-631

AERIAL MAPS

Southwest Facing

Northeast Facing



Logos for Panda Express, KFC, Jack in the Box, and Papa John's.

GLENDALE COMMUNITY COLLEGE

SAHUARO RANCH PARK

BOSTON MARKET

TITLEMAX

Arby's

UNITED STATES POSTAL SERVICE

searsoutlet

Applebee's

LA | FITNESS

SUBWAY

THE HOME DEPOT

VINEYARD CHURCH

Logos for Denny's, Chick-fil-A, Jamba Juice, Merry Maids, KFC, Wendy's, and McDonald's.

Logos for U-Haul, GameStop, Albertsons, Subway, and Weight Watchers.

ASU Arizona State University WEST CAMPUS

DESERT PALMS ELEMENTARY SCHOOL

Logos for Avenue, Chase, Starbucks, and Great Clips.

Logos for Home Depot, Lowe's, and McDonald's.

Logos for Chevron, Dollar General, Sonic, Big O Tires, and Dollar Self Storage.

WEST PEORIA AVENUE (32,812 VPD)

59TH AVENUE (24,671 VPD)

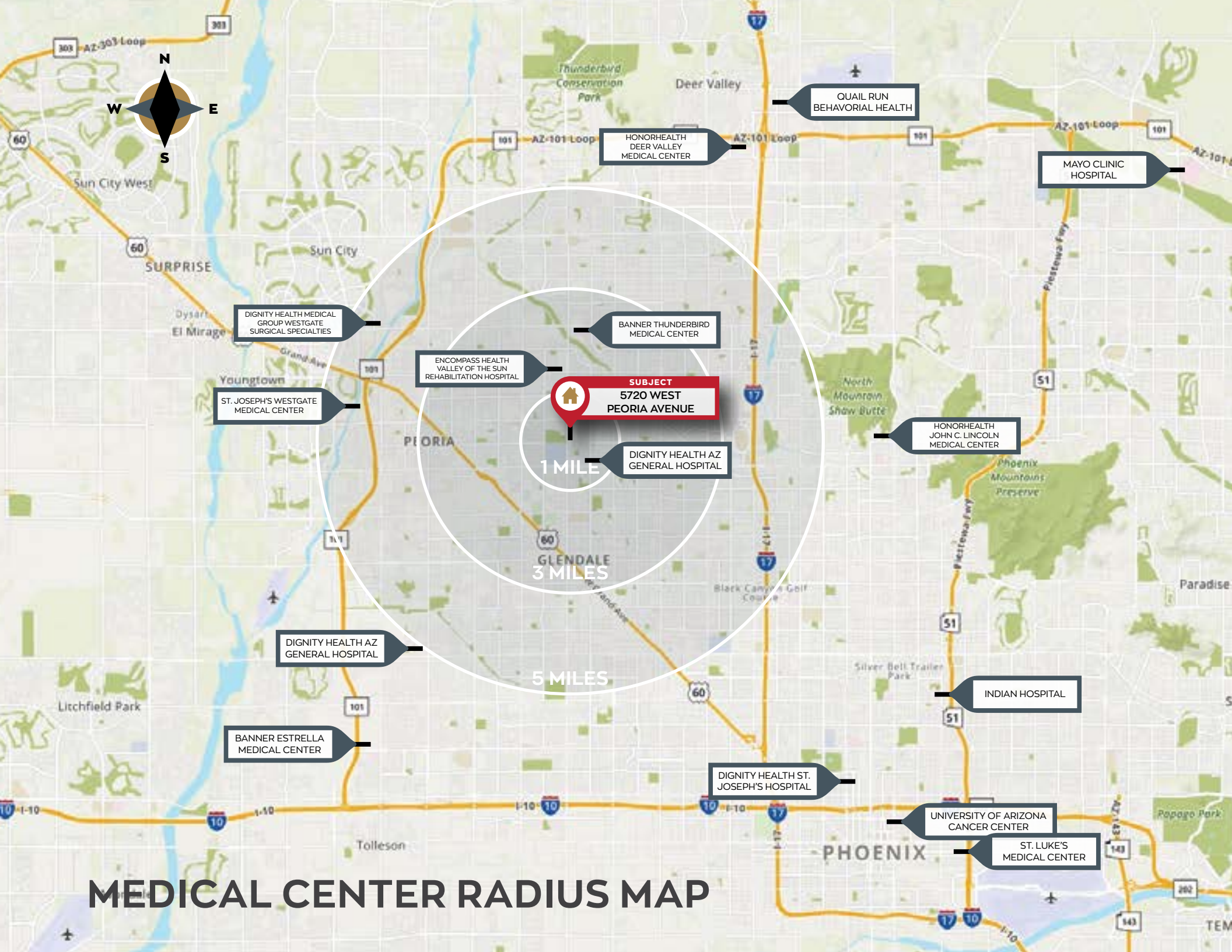
SUBJECT 5720 WEST PEORIA AVENUE

SUBJECT 5720 WEST PEORIA AVENUE

57TH AVENUE

WEST PEORIA AVENUE (32,812 VPD)

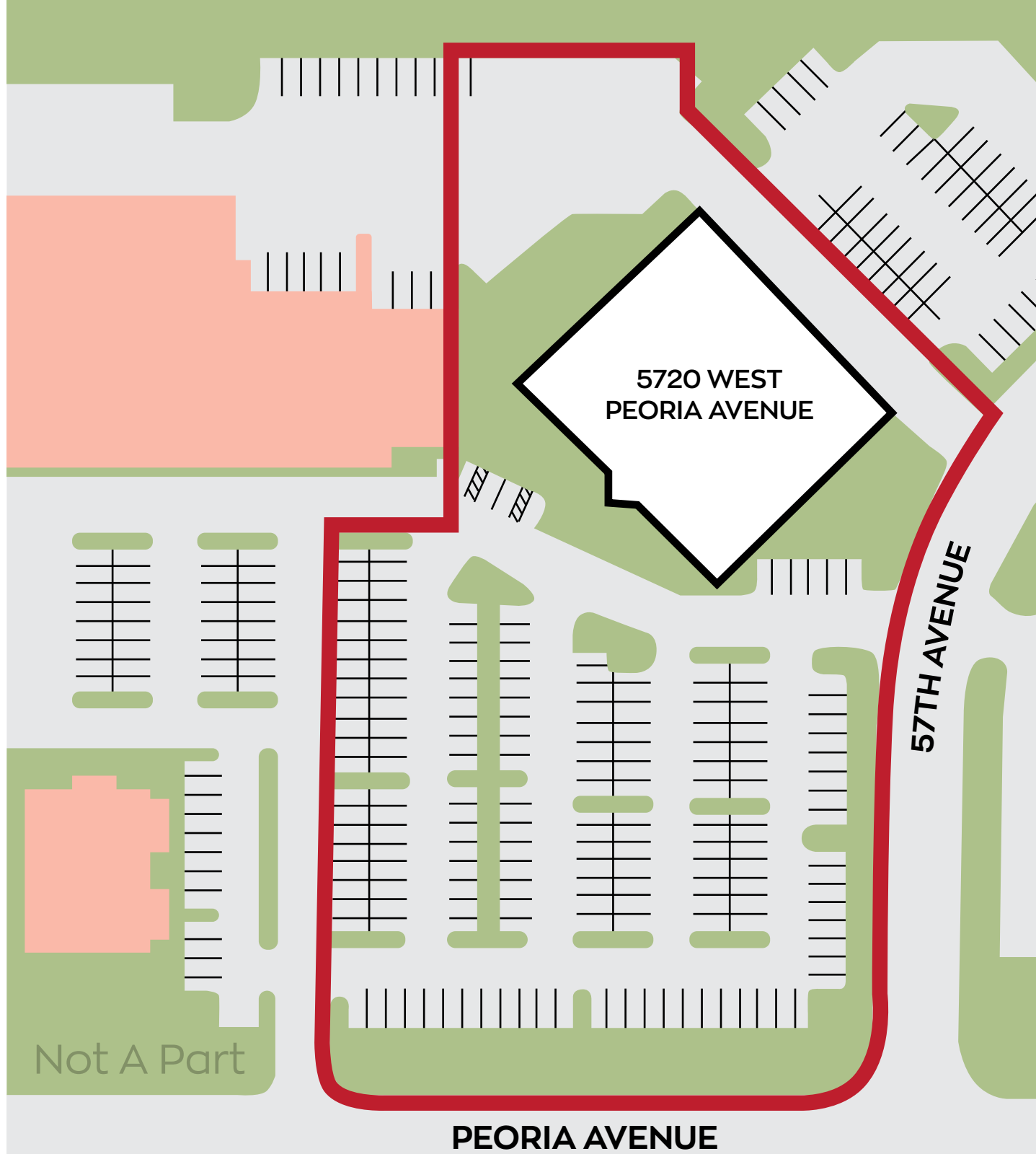
Logos for LA | FITNESS, Applebee's, TitleMax, and Subway.



SITE PLAN

FITNESS CENTER REDEVELOPMENT

Number of Units	1
Number of Stories	2
Year Built/ Renov	1988/1993
Lot Size	3.11 Acres
Parking	184 Free Surface Spaces



* Not to Scale





PARCEL MAP



DEMOGRAPHICS

2019	1 MILE	3 MILES	5 MILES
Population	17,885	153,061	426,602
Households	6,428	56,064	154,278
Average HH Income	\$75,819	\$67,993	\$64,214



14,041
Daytime Population

37.64
Median Age



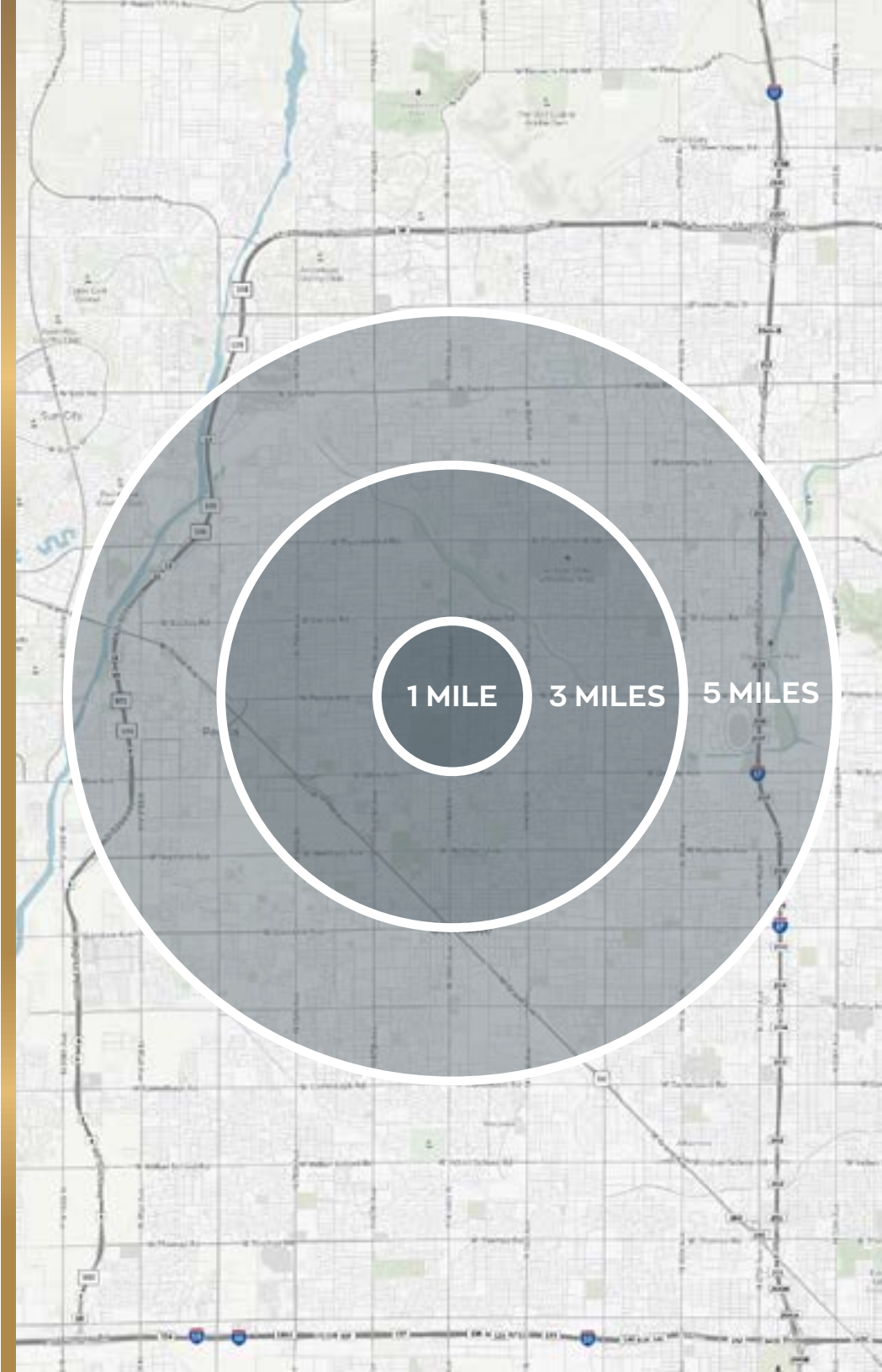
90.62%
High School or Higher

20.76%
Bachelor's Degree or Higher

6.79%
Graduate or Professional Degree



2.75
Average Household Size



DEMOGRAPHICS SUMMARY

In 2019, the population in your selected geography is 153,061. The population has changed by 2.64% since 2000. It is estimated that the population in your area will be 154,557.00 five years from now, which represents a change of 0.98% from the current year. The current population is 48.50% male and 51.50% female. The median age of the population in your area is 37.64, compare this to the US average which is 38.08. The population density in your area is 5,413.17 people per square mile.

The median housing value in your area was \$174,564 in 2019, compare this to the US average of \$212,058. In 2000, there were 37,551 owner occupied housing units in your area and there were 15,679 renter occupied housing units in your area. The median rent at the time was \$584.

The current year racial makeup of your selected area is as follows: 70.79% White, 5.76% Black, 0.22% Native American and 4.16% Asian/Pacific Islander. Compare these to US averages which are: 70.07% White, 12.87% Black, 0.19% Native American and 5.66% Asian/Pacific Islander. People of Hispanic origin are counted independently of race. People of Hispanic origin make up 30.58% of the current year population in your selected area. Compare this to the US average of 18.17%.

In 2019, the median household income for your selected geography is \$54,660, compare this to the US average which is currently \$60,811. The median household income for your area has changed by 16.31% since 2000. It is estimated that the median household income in your area will be \$62,900 five years from now, which represents a change of 15.08% from the current year.

The current year per capita income in your area is \$25,111, compare this to the US average, which is \$33,623. The current year average household income in your area is \$67,993, compare this to the US average which is \$87,636.



April 2020

POPULATION	1 MILE	3 MILES	5 MILES
2024 Projection	17,951	154,557	432,317
2019 Estimate	17,885	153,061	426,602
2010 Census	16,871	143,501	398,296
Current Daytime Population 2019	14,470	133,101	412,530

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2024 Projection	6,525	57,005	157,227
2019 Estimate	6,428	56,064	154,278
2010 Census	5,989	51,909	142,243

HOUSEHOLD INCOMES	1 MILE	3 MILES	5 MILES
\$250,000 or More	1.38%	1.35%	1.21%
\$200,000 - \$249,999	0.90%	0.91%	0.88%
\$150,000 - \$199,999	3.63%	3.33%	3.01%
\$100,000 - \$149,000	19.40%	13.35%	11.88%
\$75,000 - \$99,999	15.94%	14.34%	13.15%
\$50,000 - \$74,999	20.34%	20.62%	19.59%
\$35,000 - \$49,999	14.06%	14.12%	15.00%
\$25,000 - \$34,999	9.55%	10.62%	10.99%
\$15,000 - \$24,999	7.54%	10.19%	11.45%
Under \$15,000	7.25%	11.18%	12.84%
Average Household Income	\$75,819	\$67,993	\$64,214
Median Household Income	\$62,823	\$54,660	\$49,662
Per Capita Income	\$27,379	\$25,111	\$23,367

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
2017 Estimate Total Population	17,960	154,126	431,237
Under 20	24.85%	25.82%	27.75%
20 to 34 Years	19.24%	21.20%	22.18%
35 to 39 Years	5.62%	5.90%	6.25%
40 to 49 Years	13.49%	13.29%	13.10%
50 to 64 Years	23.92%	20.60%	18.62%
Age 65+	12.90%	13.30%	12.14%
Median Age	40.25	37.61	35.07
Population 25+ by Education Level			
2017 Estimate Population Age 25+	12,198	102,971	278,949
Elementary (0-8)	2.15%	4.16%	5.67%
Some High School (9-11)	5.78%	7.95%	9.41%
High School Graduate (12)	28.35%	29.79%	29.97%
Some College (13-15)	32.04%	28.29%	26.85%
Associate Degree Only	9.47%	9.08%	8.53%
Bachelors Degree Only	13.97%	13.02%	12.21%
Graduate Degree	6.79%	6.39%	5.68%

For additional detailed demographics and submarket reports, please speak with listing agent.

POPULATION BY TRANSPORTATION TO WORK	1 MILE	3 MILES	5 MILES
Bicycle	0.43%	0.47%	0.64%
Bus or Trolley Bus	2.71%	2.52%	3.26%
Carpooled	12.14%	13.00%	13.62%
Drove Alone	77.31%	77.31%	75.30%
Ferryboat	0.00%	0.00%	0.01%
Motorcycle	0.53%	0.48%	0.54%
Other Means	0.27%	0.74%	1.05%
Streetcar or Trolley Car	0.00%	0.04%	0.04%
Taxicab	0.20%	0.05%	0.10%
Walked	1.84%	1.78%	1.89%
Worked at Home	4.56%	3.61%	3.57%

POPULATION BY TRAVEL TIME TO WORK	1 MILE	3 MILES	5 MILES
Under 15 Minutes	18.85%	19.68%	19.83%
15 to 29 Minutes	37.16%	36.36%	36.57%
30 to 59 Minutes	29.61%	29.99%	30.05%
60 to 89 Minutes	2.85%	4.18%	4.33%
90 or More Minutes	1.32%	1.49%	1.52%
Worked at Home	4.56%	3.61%	3.57%
Average Travel Time in Minutes	29	29	29



MARKET OVERVIEW

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CENTRALLY LOCATED IN NORTH PHOENIX/
GLENDALE BETWEEN THE 1-17 AND US 60

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MAJOR AREA EMPLOYERS

Banner Health
 JPMorgan Chase & Co.
 Arizona State University
 Wells Fargo
 Intel Corp.
 Mayo Clinic Hospital
 Arizona Public Service
 Freeport McMoRan
 American Airlines
 Bank of America
 American Express

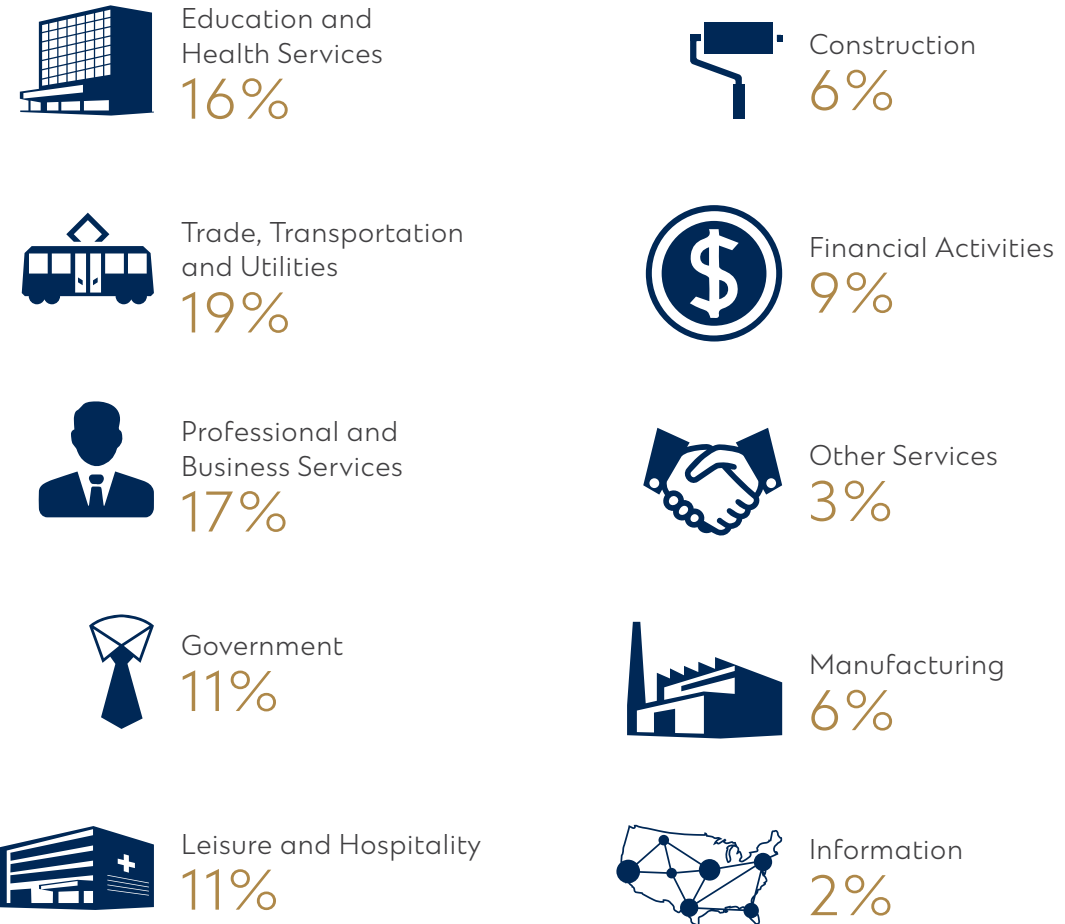


ECONOMY

- Phoenix claims multiple Fortune 500 headquarters, including Freeport-McMoRan, Magellan Health, Republic Services, ON Semiconductor, Insight Enterprises and Avnet.
- The construction, high-tech manufacturing, healthcare and tourism industries dominate the Phoenix economy.
- Healthcare is a critical industry, with around 20 hospitals and the UA medical school located in the metro. Also, the Mayo Clinic has added multiple facilities located throughout the Valley.



SHARE OF 2019 TOTAL EMPLOYMENT



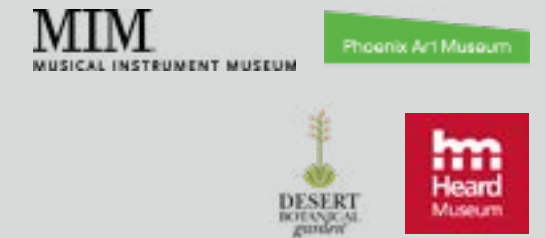
SPORTS



EDUCATION



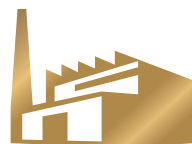
ARTS & ENTERTAINMENT



MARKET OVERVIEW

PHOENIX

The Phoenix metro is often referred to as the Valley of the Sun and consists of Maricopa and Pinal counties. The region is hemmed in by mountains to the north and east. American Indian reservations to the east and south limit development in those directions, leaving the southeastern corridor and western half of the metro as the primary growth areas. The most populous city is Phoenix, which encompasses about 520 square miles, is the capital city and boasts a population of nearly 1.6 million. Interstate 10 is a major trucking route directly connecting the region to Southern California, which is supporting a growing distribution industry. Various rail and air lines connect the metro to cities around the world.



HIGH-TECH MANUFACTURING BASE

Intel Corp., Motorola Inc., Honeywell and others have large Phoenix operations, attracting additional companies serving these corporations.

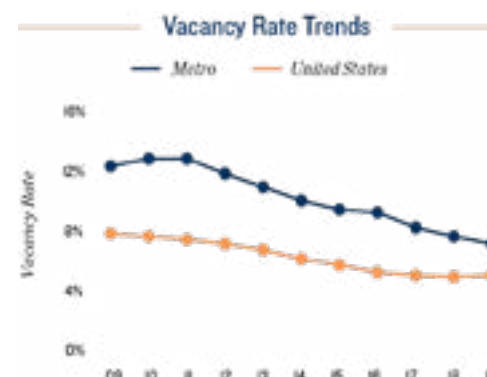


EMPLOYMENT GROWTH

Job gains will increase faster than the national rate during the next five years, drawing new residents to the metro.

PHOENIX METRO AREA

2Q19 - 12-Month Trend



3.1%
Increase in Total Employment Y-O-Y

-Over the past year ended in June, Phoenix employers expanded the labor pool by 65,300 positions, helping maintain a job creation rate that is double the national reading.

-The education and health services sector led job growth, hiring 20,000 new employees. The construction sector also added a sizable amount of new hires, totaling 13,000.



887K
Squared Feet Completed Y-O-Y

-Since June of 2018, construction slowed by 600,000 square feet from the previous year long growth. Deliveries were led by the East Valley, with nearly 350,000 square feet completed.

-Medieval Times in Scottsdale was the largest completion of the past year, followed by Safeway in San Tan Valley, totaling 80,000 and 60,000 square feet, respectively.



10
Basis Point Increase In Vacancy Y-O-Y

-Vacancy edged up to 7.6 percent during the past year ended in June — the first annualized vacancy expansion since 2011.

-North Scottsdale had a substantial drop in vacancy during the past four-quarter period, recording a 130-basis-point decline. Downtown Phoenix also posted a large contraction as increasing household formation spurring strong retail demand.



3.1%
Increase In the Average Asking Rent Y-O-Y

-Vacancy edged up to 7.6 percent during the past year ended in June — the first annualized vacancy expansion since 2011.

-North Scottsdale had a substantial drop in vacancy during the past four-quarter period, recording a 130-basis-point decline. Downtown Phoenix also posted a large contraction as increasing household formation spurring strong retail demand.

EXCEPTIONAL DEMOGRAPHIC TRENDS PROVE OPTIMISTIC FOR FUTURE RETAIL DEVELOPMENT

Sustained employment growth keeps consumer spending elevated.

Year-over-year job growth in Phoenix has surpassed the national rate for nearly a decade, and that trend will be maintained this year, with metro employers adding another 65,000 employees. As the market's labor pool increases, the number of households is also rising significantly. Phoenix boasts the strongest net migration in the country, supporting an inflow of roughly 75,000 households to the metro in 2019, well exceeding the national rate. A hefty increase in households coupled with healthy job growth has expanded consumer retail spending in both urban and suburban neighborhoods of the metro.

Demand for big-box construction leads retail investors in Phoenix.

Throughout 2019, developers have continued to construct large-scale space in suburban neighborhoods of Phoenix. Medieval Times and FatCats are two national entertainment providers that recently expanded into the market, building new facilities greater than 60,000 square feet — two of the largest retail deliveries this year. Home improvement shopping centers are also in high demand. Floor & Decor will be developing an 80,000-square-foot home improvement warehouse in the suburbs west of Phoenix in October 2019. Demand for walkable urban retail will also remain prevalent as consumers hold a strong appetite for destinations involving human interaction and activity-based entertainment proximate to their living spaces. area is also set for a 2018 finish.

1.3M
Squared Feet Will
Be Completed

Construction:
Deliveries will be on par with last year's level of completions. This is the fourth consecutive year deliveries have been above 1 million square feet.

50
Basis Point
Decrease In
Vacancy

Vacancy:
This will be the eighth successive year vacancy has tightened, dropping to 7.0 percent. Last year, the rate declined 60 basis points.

4.6%
Increase In Asking
Rents

Rents:
The average asking rent will reach \$16.90 per square foot in 2019, building on the 3.4 percent rent gain posted in 2018.

INVESTMENT TRENDS

-Multi-tenant transactions reached a historical peak during the past 12 months ending in June. Northwest and southeast suburbs witnessed strong transaction velocity as buyers sought shopping centers with cap rates in the low-6 percent range.

-Older retail assets are drawing opportunistic investors seeking more affordable shopping centers that are still in relatively dense areas. Many of these properties have cap rates between 7 and 8 percent.

-A considerable amount of investment came from out-of-state as buyers pursue real estate that is more affordable than in their home states. Investors from California and New York are prominent as Phoenix has an exceptional household growth rate and provides prime value for the cost of retail.



Population
4.8M
Growth Forecast
2019-2024:
5.8%

The metro is expected to add almost 500,000 people through 2021, resulting in the formation of nearly 170,000 households.



Households
1.8M
Growth Forecast
2019-2024:
6.3%

A median home price of nearly \$243,000 has afforded 62 percent of households to own a home, which is slightly below the national homeownership rate.



Median Age
36.8
US Median:
38.1

Roughly 28 percent of people age 25 and older hold bachelor's degrees and 10 percent also obtained a graduate or professional degree.

Demographic Highlights



* Forecast ** 2018-2023

SALES TRENDS

Strong Household Growth Motivates More Investors to Deploy Capital in Phoenix

- Multi-Tenant:** Deal volume was the strongest it has historically been over the past year. In addition, the average cap rate stayed in the low-7 percent range and pricing rose 8 percent to \$263 per square foot.
- Single-Tenant:** Values appreciated 2.6 percent to \$405 per square foot during the past 12 months ended in June. At the same time, average cap rate stayed near the low-6 percent realm.



SUBMARKET TRENDS - RETAIL

LOWEST VACANCY RATES 2Q 2019

Submarket	Vacancy Rate	Y-O-Y Basis Point Change	Asking Rent	Y-O-Y % Change
Airport Area	4.6%	20	\$16.85	-4.1%
Downtown Phoenix	7.9%	-40	\$19.55	8.4%
North Scottsdale	6.9%	-130	\$21.03	-2.0%
Scottsdale	5.6%	-40	\$25.07	4.0%
Northwest Phoenix	4.6%	-30	\$16.28	5.5%
West Phoenix	6.2%	80	\$15.63	8.6%
North Phoenix	10.3%	0	\$14.60	17.3%
East Valley	8.0%	10	\$14.65	-3.9%
Overall Metro	7.6%	-10	\$16.53	3.1%

OUTLOOK

Submarkets surrounding major employers and areas of robust household growth will be eyed by many retail investors.

Demographic Highlights



SALES TRENDS

High Yields Draw Investors to Market; Price Appreciation Result of Buyer Competition

- Out-of-state office investors were more active in the metro in 2018, often outbidding local investors on available assets. Last year, the Arizona-based buyer portion of trades decreased by 14 percent as California, Illinois, New York investors all increased their presence in the market.
- Office assets appreciated in value over the past year as well. The average sales price climbed 11 percent to nearly \$210 per square foot.



SUBMARKET TRENDS - OFFICE

LOWEST VACANCY RATES 1Q 2019

Submarket	Vacancy Rate	Y-O-Y Basis Point Change	Asking Rent	Y-O-Y % Change
West Phoenix	10.4%	-250	\$25.34	1.4%
East Valley	11.5%	-30	\$26.23	4.5%
North Phoenix	16.6%	-260	\$24.38	7.1%
Scottsdale	16.7%	-70	\$27.16	3.2%
East Phoenix	16.9%	-20	\$27.91	3.6%
Airport Area	17.4%	-320	\$23.94	2.7%
Central Corridor	18.5%	30	\$25.72	5.0%
Northwest Phoenix	21.0%	130	\$21.87	4.1%
Overall Metro	16.1%	-60	\$25.65	3.8%

OUTLOOK

Steady fundamentals and a full construction pipeline encourage optimism and sustained buyer interest from both local and out-of-market investors.

FORMER BALLY FITNESS BUILDING 37K SF | 3.11 ACRES

5720 WEST PEORIA AVENUE, GLENDALE, ARIZONA 85302

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Marcus & Millichap has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Marcus & Millichap's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Marcus & Millichap and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.)

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