

FOR SALE

RETAIL CONDO IN STAGECOACH VILLAGE

7100 E CAVE CREEK ROAD,
SUITE 141

Cave Creek, AZ 85331

PRESENTED BY:

CARRICK SEARS, CCIM, MBA

O: 480.425.5529

carrick.sears@svn.com

ANTHONY RUIZ

O: 480.425.5531

anthony.ruiz@svn.com



The material contained in this Offering Brochure is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Brochure. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Brochure must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Brochure may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Brochure, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Brochure is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Brochure or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



OFFERING SUMMARY

SALE PRICE:	\$559,000
BUILDING SIZE:	3,600 SF
AVAILABLE SF:	
LOT SIZE:	
PRICE / SF:	\$155.28
MARKET:	Cavecreek
APN:	216-07-142, 216-07-143, 216-07-144

PROPERTY HIGHLIGHTS

- Ready to go Salon Suites
- Space for Masseuse
- Hair/Nails/Facials/Massage can make this a One Stop Spa Experience!
- Move in Ready
- 12 Suites for Lease Capability
- Great for Owner Operator



PROPERTY DESCRIPTION

Ever wanted to own your own Salon Suites? Now is your opportunity in the beautiful town of Cave Creek! Formerly operating Sherrie's Salon was a salon with hair stylists, masseuses, nail techs and artists. There are 12 suites/studios for hair stylists or nail techs and a suite with a shower for a masseuse. The monthly rental fees were previously \$600 for hair stylists, and \$500 for nail techs/masseuse.

The potential monthly gross revenue would be \$7,500 with a normal mix indicated below:

10 hair stylists- \$6,000

2 nail techs - \$1,000

1 masseuse - \$ 500

Total Revenue - \$7,500

The salon monthly operating expenses used to average about \$2,000 including cleaning supplies, if everyone helps cleanup the place or tasks are assigned on a rotating weekly basis, or if the owner helps keep the place clean.

Normal monthly bills below:

\$ 1,100 Stage Coach Village POA fees

\$ 450 APS electrical

\$ 160 Repairs/Maintenance/Supplies

\$ 150 Cave Creek Water/Sewer

\$ 90 Cox internet

\$ 50 Insurance (Liability)

Total Expenses \$2,000

*Association covers building insurance, roof maintenance, landscaping, parking lot etc.

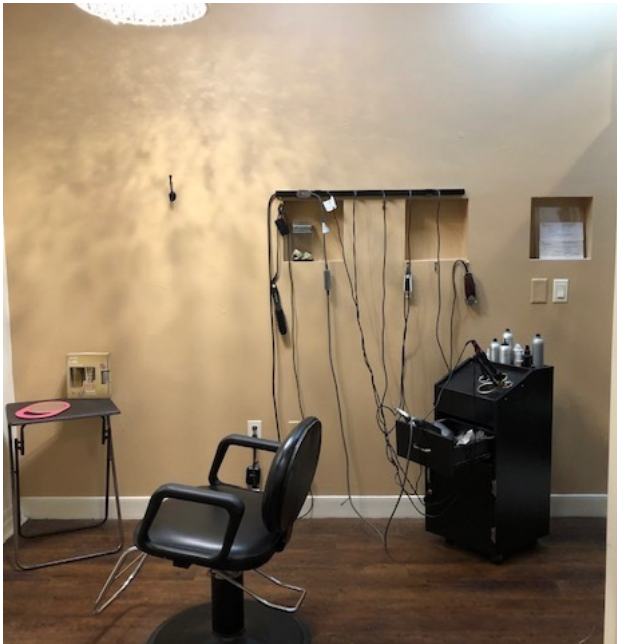
Net Annual Profit Potential \$66,000 for owner operator

In addition to the suites the Salon has a large reception/lounge area with a coffee bar, a pedicure area, a hair drying lounge, an area for shampoo stations, two nice bathrooms, two storage rooms with lockers and a kitchenette with a washer and dryer. This truly is a ready-to-go salon suites, so come and open up your own business today!

NO TOURS WITHOUT PRIOR AUTHORIZATION FROM LISTING AGENTS

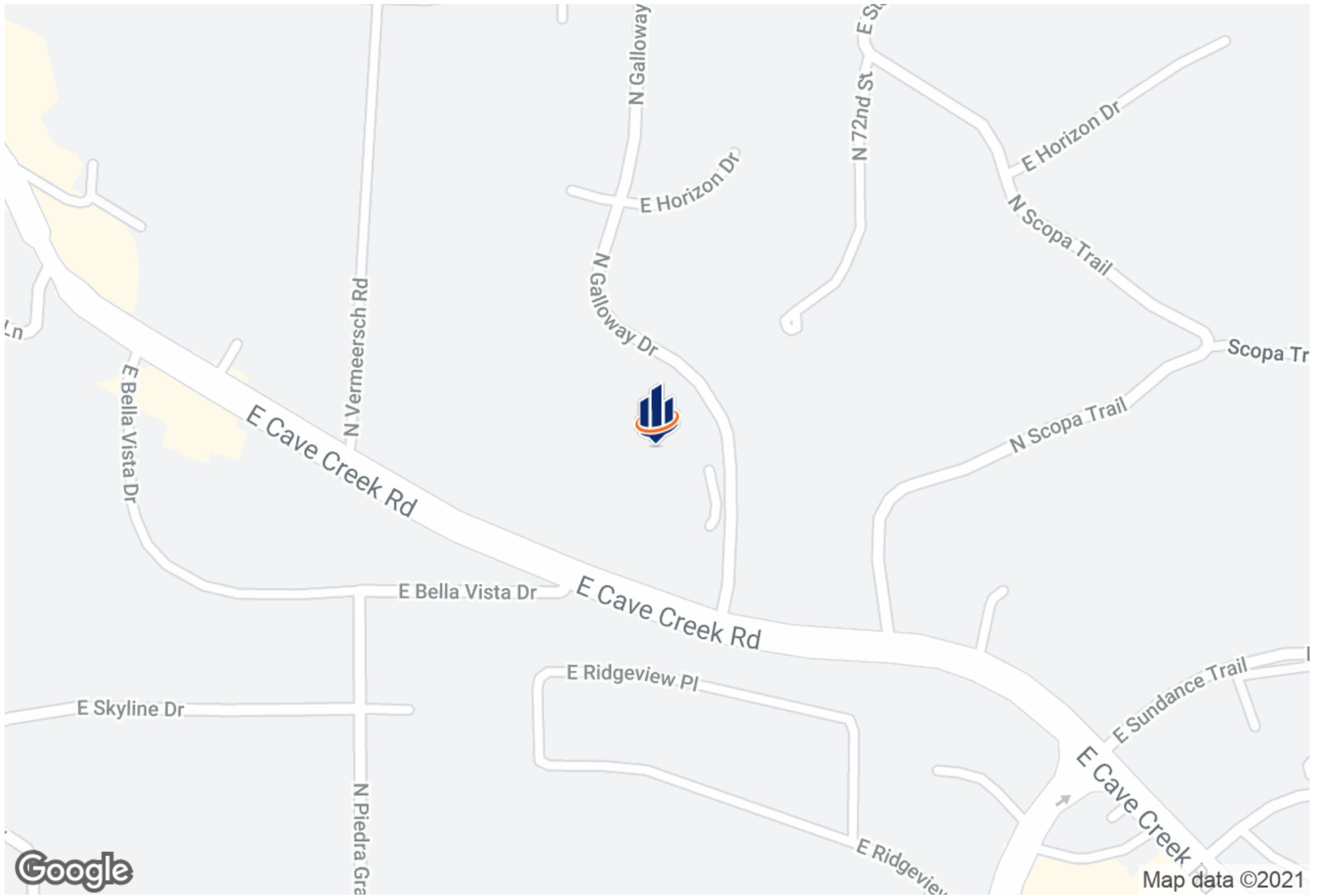
LOCATION DESCRIPTION

In the heart of Cave Creek, along the main drag, this retail shopping center is nicely built and very inviting! 2nd Generation, Fully-Fixturized Beauty Salon, in beautiful Cave Creek at Stagecoach Village!





Cave Creek Rd





Google

Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency



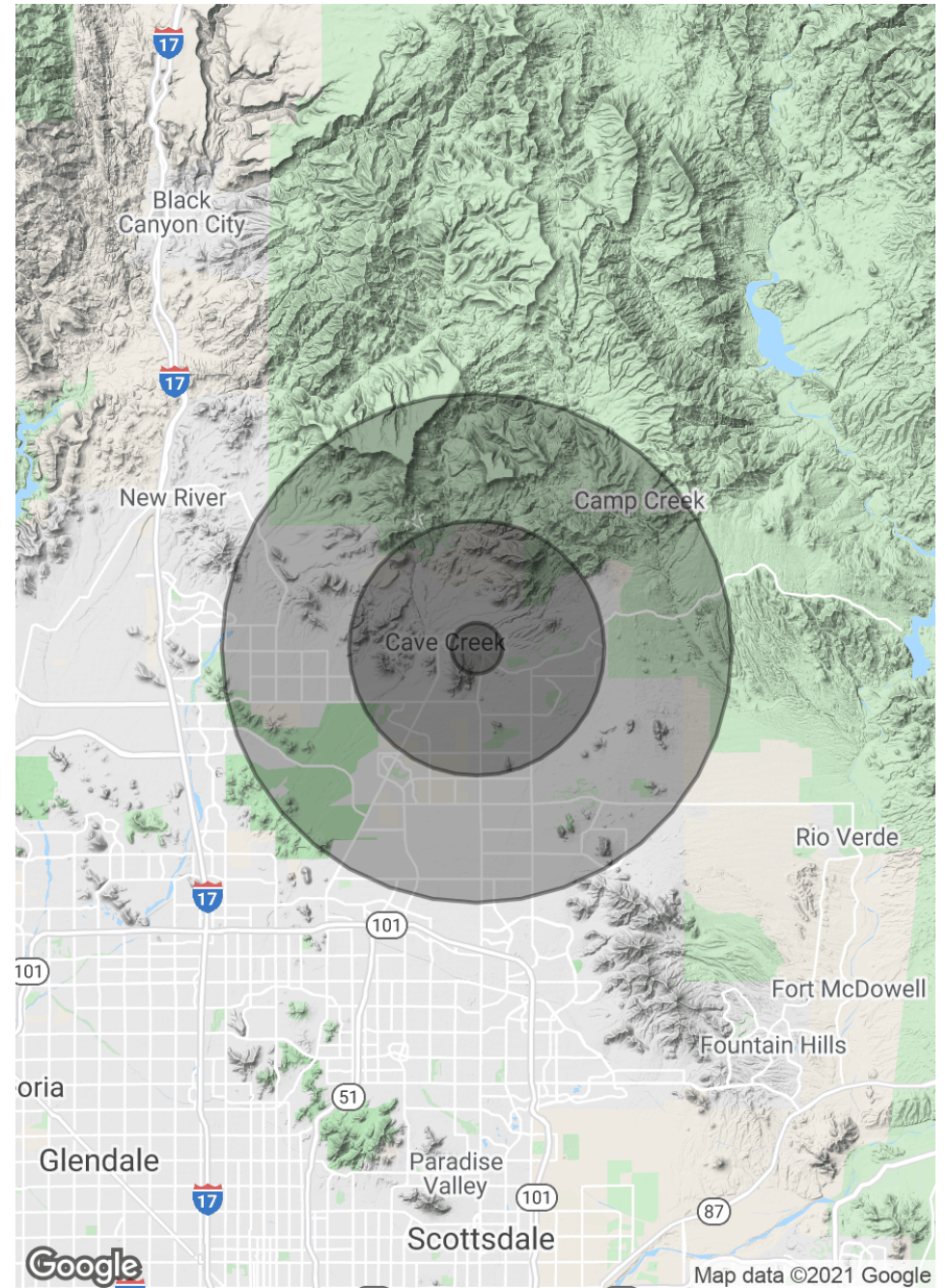
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	849	22,408	75,487
AVERAGE AGE	56.8	52.6	46.0
AVERAGE AGE (MALE)	58.0	52.9	46.3
AVERAGE AGE (FEMALE)	56.2	52.8	45.8

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	405	9,647	30,119
# OF PERSONS PER HH	2.1	2.3	2.5
AVERAGE HH INCOME	\$150,863	\$131,929	\$128,959
AVERAGE HOUSE VALUE	\$731,202	\$668,682	\$592,720

* Demographic data derived from 2010 US Census



MEET THE TEAM

Biography



Carrick Sears, CCIM, MBA
Senior Investment Advisor

Carrick Sears has been involved in the Phoenix real estate market since 2004. His extensive knowledge and experience in both real estate and finance provides clients the opportunity to strategize in a comprehensive way, ensuring they make the most educated and confident decisions in regards to their real estate purchases. Carrick grew up on a cattle ranch in a small town in northern California. Upon graduating from Saint Mary's College in the San Francisco Bay area, he launched his career in corporate finance. After working for Longs Drugs/CVS, DHL Worldwide Express, Hewlett-Packard, Gap and U-Haul in both corporate financial planning and real estate roles, he obtained his MBA from Thunderbird School of Global Management.

He chose to launch his post-MBA career with Keller Williams Commercial in 2009 followed by a couple of smaller local firms. In 2013 he was recruited by SVN to join their multi-family team as Senior Investment Advisor. While Carrick helps clients with various types of commercial sales and leases, he specializes in multi-family assets as well as hospitality.

In 2011, Carrick earned his CCIM designation (Certified Commercial Investment Member) further enhancing his skills with analyzing investment properties and consulting, using the full capabilities of the CCIM tools and skill sets. Carrick is active in local organizations such as ULI (Urban Land Institute), LAI (Lambda Alpha International), and CoreNet Global. He serves on the board of directors for SVP (Social Venture Partners) and previously served on the board of the National Teen Leadership Program and was active in Kiwanis and Rotary International. Carrick's personal and professional experience in both the multi-family and commercial worlds makes him an invaluable asset to our investor clients

carrick.sears@svn.com
480.425.5529



Anthony Ruiz
Associate Advisor

Anthony Ruiz has joined the SVN Desert Commercial Advisors team to focus on Retail Tenant Representation. He comes with 4 years of commercial real estate experience in which he helped business owners identify the space needs for their business. He also served as a highly skilled lease negotiator in obtaining the best lease terms for his client's deals. To date, he's closed over \$1.5M in lease transactions. Anthony represents investors and business owners in the Phoenix and Tucson markets in acquisition, stabilization, dispositions, site selection and Cost Occupancy decisions.

He comes with a background as a business owner with an entrepreneurial spirit. His first business was at 23 starting a B2B company CR Business Solutions, where he and his partner served the Latino Business Community with tools and services that would take startup businesses to success and beyond. He takes pride in this history of working in the management consulting industry. Anthony possesses some of the great attributes of putting the clients first and is skilled in brand loyalty, negotiation, entrepreneurship, text marketing, and customer retention.

He has also served as a guest instructor for Fuerza Local, the hispanic arm of Local First, a nonprofit organization dedicated to helping local business reach success.

Anthony also serves on the board of Acceso Capital, a lending company serving the small businesses community in the Phoenix Market.

He graduated with a Bachelor of Arts (BA) focused in Philosophy from Arizona State University.

anthony.ruiz@svn.com
480.425.5531