

# COMPLETED RETAIL TRANSACTIONS

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

PROPERTY NAME	TYPE OF RETAIL	CITY STATE	CLOSING DATE	SALE PRICE	PRICE/SF	CAP RATE
Marketplace at Signal Butte	Strip Retail Center	Mesa, AZ	2/1/2024	\$8,000,000	\$68.76	
The Shops at Sossaman	Strip Retail Center	Mesa, AZ	10/25/2023	\$8,075,000	\$219.61	7.30%
GB Auto - Arlington	Freestanding Building	Arlington, TX	8/17/2023	\$5,250,000	\$789.59	6.19%
Fry's Shops at 43rd & Cactus	Grocery Shadow Anchored	Phoenix, AZ	6/28/2023	\$5,244,200	\$307.49	6.84%
Ahwatukee Mercado	Grocery Shadow Anchored	Phoenix, AZ	5/16/2023	\$13,975,000	\$258.49	6.75%
Swig	Freestanding Building	Mesa, AZ	4/20/2023	\$1,070,000	\$402.26	5.07%
Village Inn - Omaha	Freestanding Building	Omaha, NE	2/9/2023	\$1,225,000	\$242.00	6.38%
Albertsons Power Plaza	Strip Retail Center	Mesa, AZ	1/11/2023	\$1,763,000	\$231.06	6.25%
AutoZone	Freestanding Building	Riverside, CA	12/27/2022	\$1,300,000	\$309.52	5.35%
The Block at Pima Center	Strip Retail Center	Scottsdale, AZ	12/8/2022	\$23,500,000	\$619.11	6.29%
Big Lots	Strip Retail Center	Glendale, AZ	12/2/2022	\$5,347,317	\$154.94	6.15%
Carvana - Oklahoma City	Freestanding Building	Oklahoma City, OK	11/14/2022	\$5,979,157	\$1,017.56	7.52%
Shell Gas Station & Convenience Store	Freestanding Building	Phoenix, AZ	11/10/2022	\$2,000,000	\$785.55	5.50%
Paradise Plaza	Strip Retail Center	Phoenix, AZ	10/26/2022	\$6,275,000	\$295.14	6.28%
Monterey Vista Village	Strip Retail Center	Chandler, AZ	10/17/2022	\$3,070,000	\$295.19	6.34%
Canyon Trails Towne Center	Mixed-Use Retail	Goodyear, AZ	9/8/2022	\$41,000,000	\$207.13	5.09%
Valencia Y Shopping Center	Strip Retail Center	Los Lunas, NM	8/29/2022	\$7,500,000	\$144.53	7.44%
Park Lee Shopping Center	Strip Retail Center	Phoenix, AZ	7/21/2022	\$11,625,000	\$153.85	7.76%
Goldcrest Plaza	Strip Retail Center	Phoenix, AZ	6/30/2022	\$6,075,000	\$208.92	7.20%
Thrive Pet Healthcare	Freestanding Building	Prescott, AZ	6/16/2022	\$1,889,000	\$298.94	6.46%
Talavi Town Center	Mixed-Use Retail	Glendale, AZ	5/31/2022	\$20,780,000	\$233.78	6.00%
Plaza 59	Strip Retail Center	Phoenix, AZ	5/19/2022	\$6,250,000	\$194.53	7.00%
Coldwater Plaza	Shopping Center	Avondale, AZ	5/9/2022	\$14,025,000	\$174.94	7.15%
Deer Valley Plaza	Strip Retail Center	Phoenix, AZ	4/28/2022	\$6,045,000	\$85.42	5.72%
Phoenix West Plaza	Shopping Center	Phoenix, AZ	4/19/2022	\$16,430,000	\$102.51	8.17%
Oregon Plaza	Strip Retail Center	Phoenix, AZ	3/29/2022	\$2,985,000	\$127.82	7.06%
Laveen Village Marketplace	Grocery Shadow Anchored	Laveen, AZ	3/3/2022	\$20,600,000	\$518.07	5.90%
Chandler Pavilions II	Strip Retail Center	Chandler, AZ	1/11/2022	\$3,371,111	\$448.76	5.93%
Agave Center	Mixed-Use Retail	Tempe, AZ	12/16/2021	\$16,810,687	\$213.62	7.75%
River Village	Grocery Shadow Anchored	Tucson, AZ	12/16/2021	\$4,150,000	\$249.25	8.09%
Centre at Higley - Williams Field	Strip Retail Center	Gilbert, AZ	11/12/2021	\$5,315,000	\$436.01	5.99%
Stratford Plaza	Strip Retail Center	Phoenix, AZ	11/5/2021	\$3,000,000	\$145.63	6.74%
Deer Valley Plaza II	Strip Retail Center	Phoenix, AZ	9/30/2021	\$2,300,000	\$93.44	8.00%
Village at Augusta Ranch	Grocery Shadow Anchored	Mesa, AZ	9/30/2021	\$9,650,000	\$375.28	6.60%
Grand Village Center	Strip Retail Center	Surprise, AZ	9/14/2021	\$5,000,000	\$194.91	7.12%
Grand Village Center Parcels	Retail Land	Surprise, AZ	9/9/2021	\$465,000	\$8.15	0.00%
Shops B at Gilbert Crossroads	Strip Retail Center	Gilbert, AZ	9/2/2021	\$5,260,000	\$534.99	6.60%
Fry's Shops at 35th & Peoria	Grocery Shadow Anchored	Phoenix, AZ	8/20/2021	\$3,755,000	\$317.74	7.71%
McDowell Plaza	Strip Retail Center	Phoenix, AZ	8/13/2021	\$1,945,000	\$248.88	7.92%
The Plant Shops	Strip Retail Center	Chandler, AZ	7/26/2021	\$18,300,000	\$600.00	6.10%
Northern Lights	Strip Retail Center	Glendale, AZ	7/22/2021	\$5,000,000	\$169.83	6.96%
Mesa Center	Grocery Shadow Anchored	Rio Rancho, NM	7/20/2021	\$4,705,532	\$161.83	7.36%
Harvest Plaza	Strip Retail Center	Tempe, AZ	7/15/2021	\$5,350,000	\$518.81	7.99%
Northern Crossing	Strip Retail Center	Glendale, AZ	7/14/2021	\$4,090,000	\$513.82	6.27%
Fairlanes Village	Strip Retail Center	Tempe, AZ	7/14/2021	\$6,850,000	\$168.48	7.58%
Happy Valley Center	Grocery Shadow Anchored	Phoenix, AZ	6/22/2021	\$9,600,000	\$369.34	6.96%
GB Auto - Frisco, TX	Freestanding Building	Frisco, TX	6/22/2021	\$3,212,000	\$858.82	6.16%
Safeway Shops at 83rd & Camelback	Grocery Shadow Anchored	Phoenix, AZ	6/7/2021	\$4,450,000	\$249.80	7.20%
Planet Fitness at Gilbert Crossroads	Freestanding Building	Gilbert, AZ	5/25/2021	\$6,100,000	\$218.76	6.88%
Former LoanMax	Freestanding Building	Phoenix, AZ	5/7/2021	\$653,000	\$244.84	0.00%

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PROPERTY NAME	TYPE OF RETAIL	CITY STATE	CLOSING DATE	SALE PRICE	PRICE/SF	CAP RATE
Shops E at Gilbert Crossroads	Strip Retail Center	Gilbert, AZ	4/15/2021	\$2,575,500	\$646.62	6.00%
GB Auto - Grapevine, TX	Freestanding Building	Grapevine, TX	3/18/2021	\$3,330,500	\$727.27	6.05%
GB Auto - Southlake, TX	Freestanding Building	Southlake, TX	3/2/2021	\$2,655,000	\$1,030.00	6.00%
4346 W Glendale	Freestanding Building	Glendale, AZ	2/19/2021	\$925,000	\$192.71	5.19%
Shops at Tuscano	Strip Retail Center	Phoenix, AZ	2/1/2021	\$5,250,000	\$329.40	6.82%
Adelante Healthcare Plaza	Strip Retail Center	Peoria, AZ	12/23/2020	\$4,805,000	\$308.69	6.87%
Fry's Shops at Ellsworth	Grocery Shadow Anchored	Mesa, AZ	11/9/2020	\$2,400,000	\$411.95	6.65%
GB Auto - Lakeway TX	Freestanding Building	Lakeway, TX	9/30/2020	\$2,769,230	\$713.90	6.50%
dd's & Dollar Tree	Strip Retail Center	Yuma, AZ	9/18/2020	\$3,400,000	\$96.71	7.75%
Shops at Bethany Home	Strip Retail Center	Glendale, AZ	8/21/2020	\$1,285,000	\$249.47	6.80%
Union Hills Center	Strip Retail Center	Sun City, AZ	8/17/2020	\$950,000	\$92.13	8.15%
Shops at Dynamite Creek	Anchored Retail Center	Phoenix, AZ	7/31/2020	\$10,500,000	\$150.53	6.90%
Pierce Plaza	Strip Retail Center	Phoenix, AZ	7/31/2020	\$2,200,000	\$87.22	8.32%
Shoppes at Legacy House	Anchored Retail Center	Mesa, AZ	7/14/2020	\$9,000,000	\$166.17	7.16%
Crossroads at Deer Valley	Strip Retail Center	Phoenix, AZ	7/1/2020	\$5,778,000	\$339.02	6.77%
Fairway Plaza	Strip Retail Center	Phoenix, AZ	5/15/2020	\$3,575,000	\$111.23	7.97%
Meineke	Freestanding Building	Mesa, AZ	3/31/2020	\$1,300,000	\$317.07	6.00%
Don Carlos Plaza	Strip Retail Center	Mesa, AZ	3/20/2020	\$1,437,500	\$120.19	7.22%
Fry's Shops at Stapley & McKellips	Grocery Shadow Anchored	Mesa, AZ	2/28/2020	\$6,400,000	\$309.64	6.50%
Glendale Crossings	Strip Retail Center	Glendale, AZ	1/17/2020	\$3,015,000	\$382.27	6.53%
Monterey Vista Village - Pad B	Strip Retail Center	Chandler, AZ	1/15/2020	\$4,565,000	\$165.14	7.57%
Tempe Broadway Center	Strip Retail Center	Tempe, AZ	12/19/2019	\$5,900,000	\$171.35	7.13%
Deer Valley Marketplace	Grocery Shadow Anchored	Peoria, AZ	11/27/2019	\$8,910,000	\$269.48	7.12%
9494 Northern	Strip Retail Center	Peoria, AZ	9/27/2019	\$8,800,000	\$382.18	7.09%
Ahwatukee Mercado	Grocery Shadow Anchored	Phoenix, AZ	9/5/2019	\$9,000,000	\$166.47	6.30%
Higley Shops	Strip Retail Center	Mesa, AZ	8/28/2019	\$2,450,000	\$291.11	6.84%
Elliot Plaza Pad	Strip Retail Center	Tempe, AZ	8/23/2019	\$3,850,000	\$385.00	6.60%
Elliot Plaza Tile Shop/Am Frght	Shopping Center	Tempe, AZ	8/20/2019	\$6,602,500	\$124.21	8.28%
Uptown Square	Shopping Center	Chandler, AZ	8/15/2019	\$7,205,969	\$86.53	7.43%
Dunkin Donuts Shops @ MVV Pad C	Freestanding Building	Chandler, AZ	8/2/2019	\$2,900,000	\$296.10	7.83%
River Village	Grocery Shadow Anchored	Tucson, AZ	7/26/2019	\$2,750,000	\$165.17	8.80%
Chili's - Winston-Salem	Freestanding Building	Winston-Salem, NC	7/12/2019	\$3,125,000	\$507.63	5.70%
Chili's - Yuma	Freestanding Building	Yuma, AZ	7/12/2019	\$2,083,000	\$365.18	5.70%
Former Driver's Edge - Plano	Freestanding Building	Plano, TX	6/21/2019	\$1,200,000	\$216.37	NA
Fry's Shops on Main	Grocery Shadow Anchored	Mesa, AZ	6/3/2019	\$1,335,000	\$71.77	0.38%
Estrella Town Center	Strip Retail Center	Phoenix, AZ	5/13/2019	\$2,862,655	\$212.02	8.72%
AutoZone Shops @ MVV Pad A	Freestanding Building	Chandler, AZ	4/26/2019	\$3,043,000	\$230.34	7.40%
Duke Plaza	Strip Retail 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	Grocery Shadow Anchored	Gilbert, AZ	4/4/2019	\$7,250,000	\$377.60	6.52%
Gilbert & Southern	Freestanding Building	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 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%

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PROPERTY NAME	TYPE OF RETAIL	CITY STATE	CLOSING DATE	SALE PRICE	PRICE/SF	CAP RATE
Plaza at Power Marketplace	Shopping Center	Queen Creek, AZ	6/14/2018	\$16,800,000	\$236.75	8.19%
Westgate Entertainment District	Mixed-Use Retail	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 Building	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%
Fry's Shops at Main & Greenfield	Grocery Shadow Anchored	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	Freestanding Building	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	Freestanding Building	Scottsdale, AZ	3/31/2015	\$2,100,000	\$437.50	9.10%
Food City Shopping Center	Grocery Shadow Anchored	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%
Corcovado Village	Strip Retail Center	Chandler, AZ	11/25/2014	\$1,250,000	\$73.13	2.14%
83rd Avenue Medical/Retail (Adelante)	Strip Retail Center	Peoria, AZ	11/21/2014	\$3,500,000	\$224.99	8.23%
AMC Theater	Freestanding 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%

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PROPERTY NAME	TYPE OF RETAIL	CITY STATE	CLOSING DATE	SALE PRICE	PRICE/SF	CAP RATE
Power & Ray	Retail 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 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	Freestanding Building	Arlington, TX	12/31/2013	\$7,354,158	\$170.00	8.25%
Filiberto's	Freestanding 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 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 (Estrella Town Center)	Strip Retail Center	Phoenix, AZ	11/2/2012	\$1,830,000	\$135.54	8.53%
O'Reilly Auto Parts	Freestanding Building	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	Freestanding Building	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	Grocery Shadow Anchored	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	Freestanding Building	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	Freestanding Building	Phoenix, AZ	3/21/2011	\$1,200,000	\$277.71	9.36%
BevMo (CVS Sublease)	Freestanding Building	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%
Shops at 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
Walmart	Freestanding Building	Lawton, OK	4/9/2010	\$3,950,000	\$266.53	8.10%

# COMPLETED RETAIL TRANSACTIONS

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

PROPERTY NAME	TYPE OF RETAIL	CITY STATE	CLOSING DATE	SALE PRICE	PRICE/SF	CAP RATE
Fry's Shops 43rd & Cactus	Grocery Shadow Anchored	Phoenix, AZ	3/9/2010	\$2,900,000	\$170.04	7.01%
Walmart's	Freestanding Building	Idaho Falls, ID	12/16/2009	\$5,205,000	\$351.21	7.75%
Greenfield Strip Center	Strip Retail Center	Mesa, AZ	10/19/2009	\$600,000	\$61.63	N/A
Higley Main Strip Center	Strip Retail Center	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	Freestanding Building	Humble, TX	4/22/2008	\$1,644,000	\$334.08	7.66%
Christian Brothers	Freestanding Building	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	Freestanding Building	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	Freestanding Building	Indianapolis, IN	12/22/2007	\$2,802,600	\$341.00	7.35%
Burger King	Freestanding Building	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	Freestanding Building	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	Freestanding Building	Scottsdale, AZ	4/20/2007	\$4,561,552	\$657.66	7.21%
Taco Bell	Freestanding Building	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	Freestanding Building	Mesa, AZ	3/12/2007	\$4,013,013	\$587.13	7.25%
Buca di Beppo	Freestanding Building	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	Freestanding Building	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	Freestanding Building	Tucson, AZ	3/13/2006	\$835,631	\$116.27	6.50%
Kustom Kar Sound	Freestanding Building	Tempe, AZ	3/3/2006	\$875,000	\$230.26	N/A
Advance Auto Parts	Freestanding Building	Douglas, GA	10/25/2005	\$950,000	\$117.65	8.90%
35th Avenue Retail Center	Strip Retail Center	Phoenix, AZ	10/14/2005	\$600,000	\$75.00	7.05%
Tyler Town Centre	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	Freestanding Building	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%
24th Street Biltmore Center	Strip Retail Center	Phoenix, AZ	4/11/2005	\$1,500,000	\$170.06	2.64%
Roadhouse Grill	Freestanding Building	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	Freestanding Building	Kingman, AZ	6/27/2004	\$1,700,000	\$288.14	8.00%
30th & Thomas	Strip Retail Center	Phoenix, AZ	6/15/2004	\$850,000	\$92.39	1.76%
Former May Garden Rest.	Freestanding Building	Phoenix, AZ	3/23/2004	\$640,000	\$170.94	N/A

# COMPLETED RETAIL TRANSACTIONS

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

PROPERTY NAME	TYPE OF RETAIL	CITY STATE	CLOSING DATE	SALE PRICE	PRICE/SF	CAP RATE
2555 E. Camelback Road, Suite 600 Phoenix, AZ 85016	STEVE JULIUS <i>Senior Managing Director</i> t 602-952-3845 steve.julius@nmrk.com	JESSE GOLDSMITH <i>Senior Managing Director</i> t 602-952-3846 jesse.goldsmith@nmrk.com		CHASE DORSETT <i>Director</i> t 602-952-3844 chase.dorsett@nmrk.com		