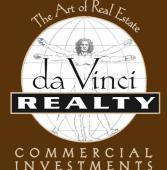
TEQUA FESTIVAL MARKETPLACE

7000 HIGHWAY 179 VILLAGE OF OAK CREEK, AZ 86351







EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM 928.254.1770 (C) 928.779.3800 (O) 928.222.0189 (F) mark@davincirealty.com

PROPERTY PROFILE

PROPERTY DESCRIPTION

LOCATED ALONG HIGHWAY 179 IN VILLAGE OF OAK CREEK, ARIZONA,
TEQUA FESTIVAL MARKETPLACE SERVES AS A UNIQUE STOP FOR TOURISTS AND LOCALS ALIKE.
THE PROPERTY IS LOCATED NEXT TO THE HILTON SEDONA RESORT & SEDONA GOLF CLUB.







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INFORMATION

TEQUA FESTIVAL MARKETPLACE (TEQUA) IS A VISUALLY STUNNING RETAIL CENTER CURRENTLY HOSTING A PLETHORA OF LOCAL TENANTS.

THE ARCHITECTUAL GEM IS VISIBLE FROM HIGHWAY 179
TO OVER TWO MILLION TOURISTS ENTERING SEDONA EACH YEAR.

IN ADDITION, TEQUA SERVES AS A VENUE FOR COMMUNITY EVENTS SUCH AS ART SHOWS, FESTIVALS AND LOCAL CONCERTS.

THE RETAILERS AT TEQUA BENEFIT NOT ONLY FROM THE TOURISM, BUT FROM THE FAIRS, EVENTS, AND OUTDOOR FUNCTIONS HOSTED AT THE CENTER.

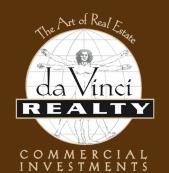
THE MID-TIERED RESTAURANTS AND TENANTS BENEFIT FROM GENEROUS LEASE RATES, ASKING \$0.95 - \$1.24/SQFT NNN. TRIPLE NET CHARGES ESTIMATED AT \$0.53/SQFT.



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AERIAL VIEW





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SITE PLAN

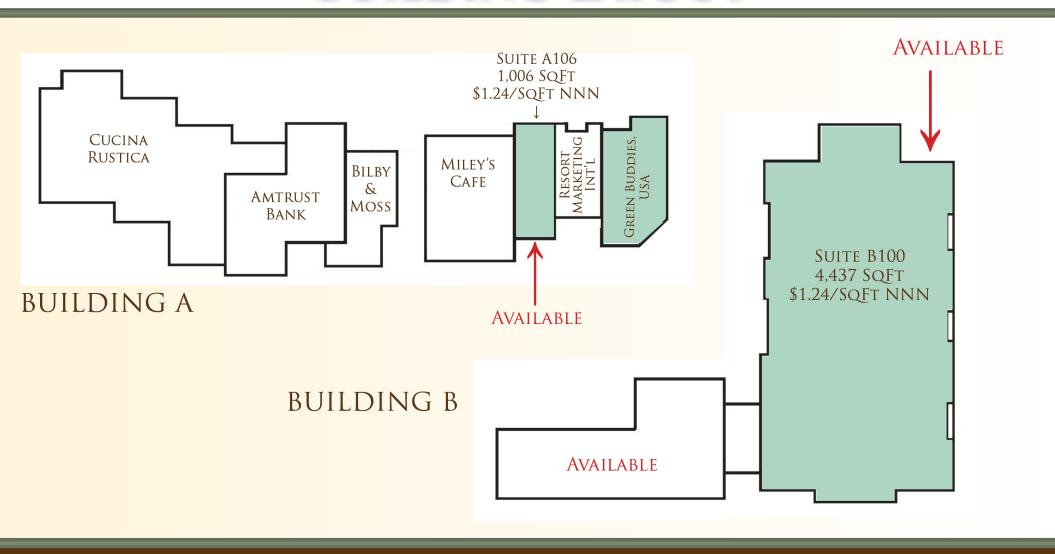




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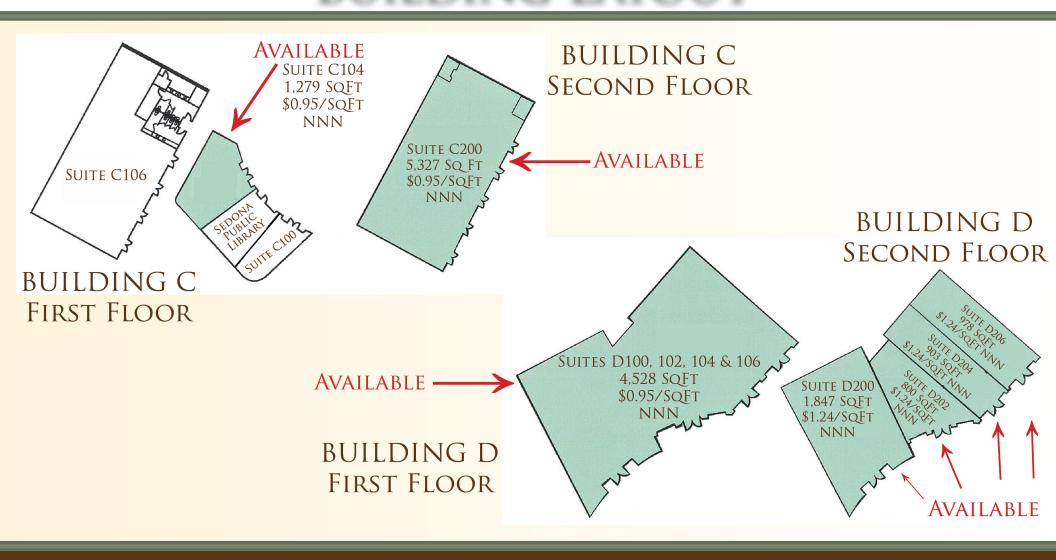
BUILDING LAYOUT





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BUILDING LAYOUT

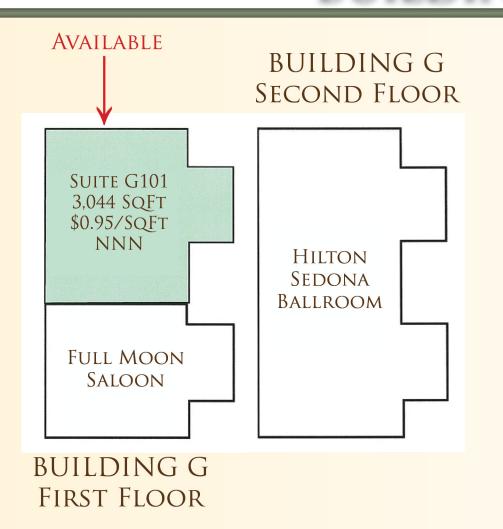


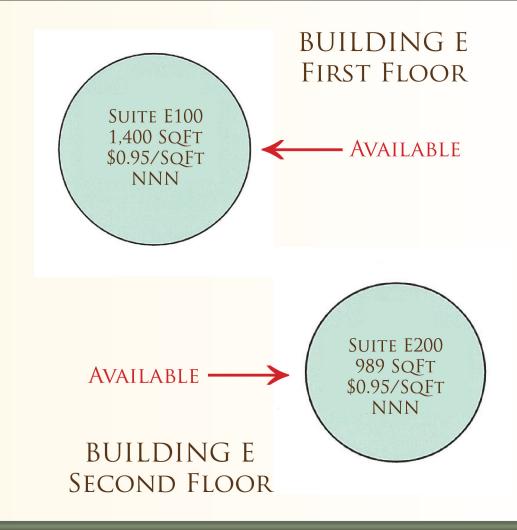


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BUILDING LAYOUT







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PHOTOS

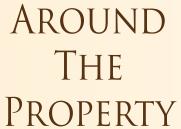




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PHOTOS









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CURRENT TENANTS



GREEN BUDDIES, USA - A100

RESORT MARKETING INTERNATIONAL - A104

MILEY'S CAFE - A108, A110

BILBY & MOSS - A112, A114

NEW YORK COMMUNITY BANK - A118

CUCINA RUSTICA - A122, A124, A126, C100

SEDONA PUBLIC LIBRARY - C102

MONGOS - C106

FULL MOON SALOON - G100

HILTON SEDONA - G200











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COMMUNITY PROFILE

	5 miles	15 miles	30 miles
Top 3 Tapestry Segments			
	Silver and Gold	Silver and Gold	Silver and Gold
		Senior Sun Seekers	Senior Sun Seekers
		Midlife Junction	College Towns
2013 Consumer Spending			
Apparel & Services: Total \$	\$5,998,796	\$26,947,438	\$52,214,662
Average Spent	\$1,520.22	\$1,211.72	\$1,183.17
Spending Potential Index	67	54	52
Computers & Accessories: Total \$	\$1,008,211	\$4,524,365	\$8,789,160
Average Spent	\$255.48	\$203.44	\$199.16
Spending Potential Index	103	82	80
Education: Total \$	\$5,052,171	\$23,124,060	\$48,801,336
Average Spent	\$1,280.33	\$1,039.80	\$1,105.83
Spending Potential Index	88	71	76
Entertainment/Recreation: Total \$	\$14,207,485	\$64,261,462	\$119,764,878
Average Spent	\$3,600.48	\$2,889.58	\$2,713.85
Spending Potential Index	111	89	83
Food at Home: Total \$	\$20,298,811	\$96,190,030	\$181,845,444
Average Spent	\$5,144.15	\$4,325.29	\$4,120.58
Spending Potential Index	102	86	82
Food Away from Home: Total \$	\$12,880,828	\$58,743,550	\$112,969,610
Average Spent	\$3,264.27	\$2,641.47	\$2,559.87
Spending Potential Index	102	83	80
Health Care: Total \$	\$21,921,682	\$95,897,330	\$169,754,235
Average Spent	\$5,555.42	\$4,312.12	\$3,846.60
Spending Potential Index	125	97	86
HH Furnishings & Equipment: Total \$	\$6,798,215	\$30,517,887	\$57,381,335
Average Spent	\$1,722.81	\$1,372.27	\$1,300.25
Spending Potential Index	96	76	72
Investments: Total \$	\$14,556,273	\$50,006,749	\$82,079,009
Average Spent	\$3,688.87	\$2,248.61	\$1,859.89
Spending Potential Index	178	108	90
Retail Goods: Total \$	\$98,495,257	\$454,651,875	\$847,153,858
Average Spent	\$24,960.78	\$20,443.90	\$19,196.34
Spending Potential Index	103	85	80
Shelter: Total \$	\$66,468,331	\$293,359,412	\$557,192,692
Average Spent	\$16,844.48	\$13,191.21	\$12,625.88
Spending Potential Index	104	81	78
TV/Video/Audio:Total \$	\$5,433,405	\$25,027,440	\$47,161,705
Average Spent	\$1,376.94	\$1,125.39	\$1,068.68
Spending Potential Index	107	87	83
Travel: Total \$	\$8,364,307	\$35,297,478	\$64,537,828
Average Spent	\$2,119.69	\$1,587.19	\$1,462.41
Spending Potential Index	116	87	80
Vehicle Maintenance & Repairs: Total \$	\$4,662,826	\$21,188,384	\$39,632,180
Average Spent	\$1,181.66	\$952.76	\$898.06
Spending Potential Index	108	87	82

·	5 miles	15 miles	30 miles
Population			
2000 Population	6,709	44,050	85,730
2010 Population	7,629	48,702	106,487
2013 Population	7,742	50,059	109,998
2018 Population	7,882	51,544	113,492
2000-2010 Annual Rate	1.29%	1.01%	2.19%
2010-2013 Annual Rate	0.45%	0.85%	1.00%
2013-2018 Annual Rate	0.36%	0.59%	0.63%
2013 Male Population	45.3%	48.3%	48.6%
2013 Female Population	54.7%	51.7%	51.4%
2013 Median Age	61.0	51.8	40.3

In the identified area, the current year population is 109,998. In 2010, the Census count in the area was 106,487. The rate of change since 2010 was 1.00% annually. The five-year projection for the population in the area is 113,492 representing a change of 0.63% annually from 2013 to 2018. Currently, the population is 48.6% male and 51.4% female.

Median Age

The median age in this area is 40.3, compared to U.S. median age of 37.3.

The median age in this area is 10.5, compared to 0.5. median age of 57.5.					
Race and Ethnicity					
2013 White Alone	91.3%	85.6%	82.6%		
2013 Black Alone	1.0%	1.0%	1.8%		
2013 American Indian/Alaska Native Alone	0.7%	2.6%	4.6%		
2013 Asian Alone	1.9%	1.1%	1.5%		
2013 Pacific Islander Alone	0.1%	0.1%	0.1%		
2013 Other Race	2.9%	6.9%	6.2%		
2013 Two or More Races	2.1%	2.7%	3.1%		
2013 Hispanic Origin (Any Race)	9.8%	18.0%	16.8%		

Persons of Hispanic origin represent 16.8% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 50.6 in the identified area, compared to 62.1 for the U.S. as a whole.

Households			
2000 Households	3,286	19,125	35,223
2010 Households	3,871	21,604	42,625
2013 Total Households	3,946	22,239	44,131
2018 Total Households	4,044	22,978	45,773
2000-2010 Annual Rate	1.65%	1.23%	1.93%
2010-2013 Annual Rate	0.59%	0.90%	1.07%
2013-2018 Annual Rate	0.49%	0.66%	0.73%
2013 Average Household Size	1.92	2.21	2.29

The household count in this area has changed from 42,625 in 2010 to 44,131 in the current year, a change of 1.07% annually. The five-year projection of households is 45,773, a change of 0.73% annually from the current year total. Average household size is currently 2.29, compared to 2.29 in the year 2010. The number of families in the current year is 25,341 in the specified area.



INVESTMENTS

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