

AUTOZONE GROUND LEASE STRONG INFILL TRADE AREA RE-DEVELOPMENT



- ◆ BRAND NEW GROUND LEASE, STORE OPENING MAY
- ◆ FULL AUTOZONE CORP GUARANTY
- ◆ 15 YEAR INTITAL TERM WITH 4, 5-YEAR OPTIONS. 10% BUMPS EVERY 5 YEARS
- ◆ EXTREMELY STRONG TRADE AREA, HEART OF PHOENIX'S URBAN RE-NEWAL
- ◆ TRAFFIC COUNTS EXCEED 40,000
- ◆ EXCELLENT POPULATION DENSITY
- ◆ 1ST PHASE OF ENTIRE BLOCK RE-DEVELOPMENT

FOR ADDITIONAL INFORMATION CONTACT:

JOHN J. BADURA
602-616-6583
JOHN@NOBLEWESTGROUP.COM

NOBLEWEST PROPERTIES LLC
8149 EAST EVANS ROAD, SUITE C-04
SCOTTSDALE, AZ 85260
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AUTOZONE GROUND LEASE

STRONG INFILL TRADE AREA
RE-DEVELOPMENT



NOBLEWEST DEVELOPMENT LLC



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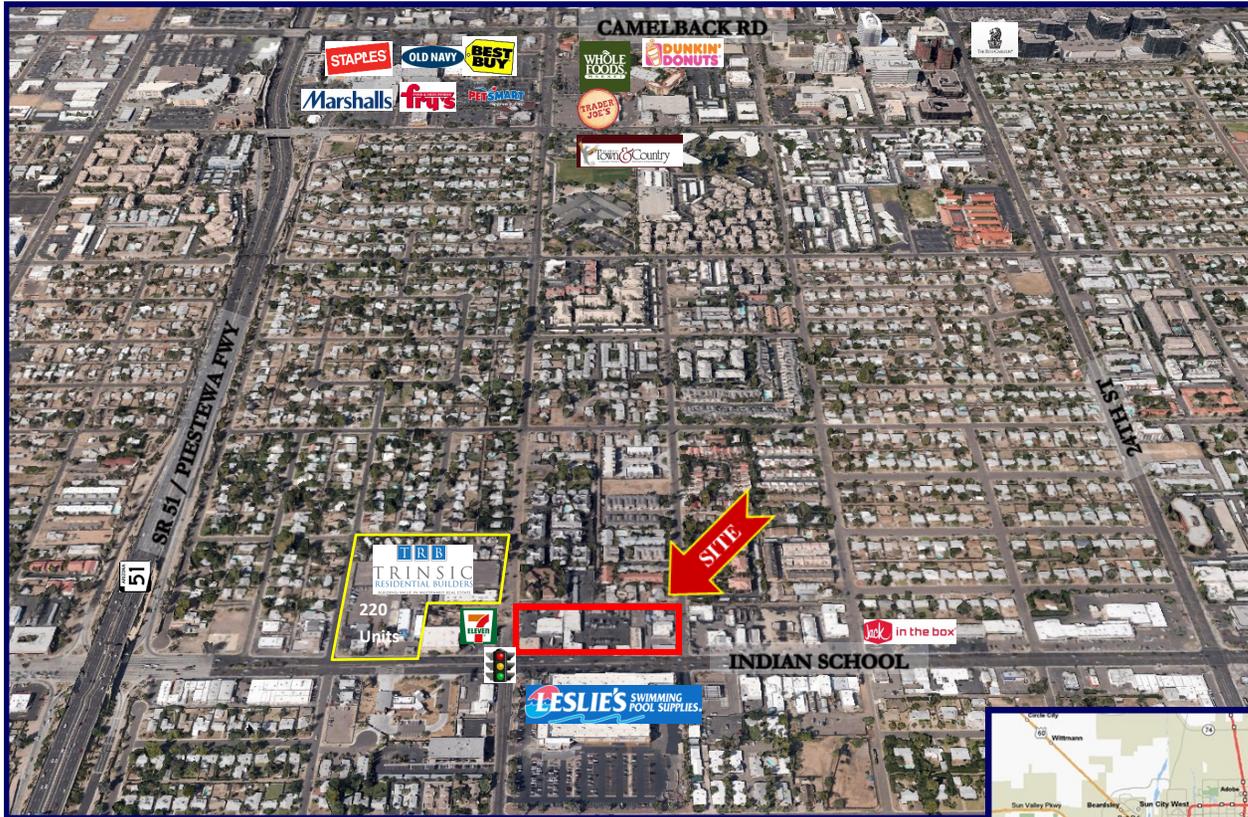
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This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty, or representation about it. Any projections, assumptions or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a care, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



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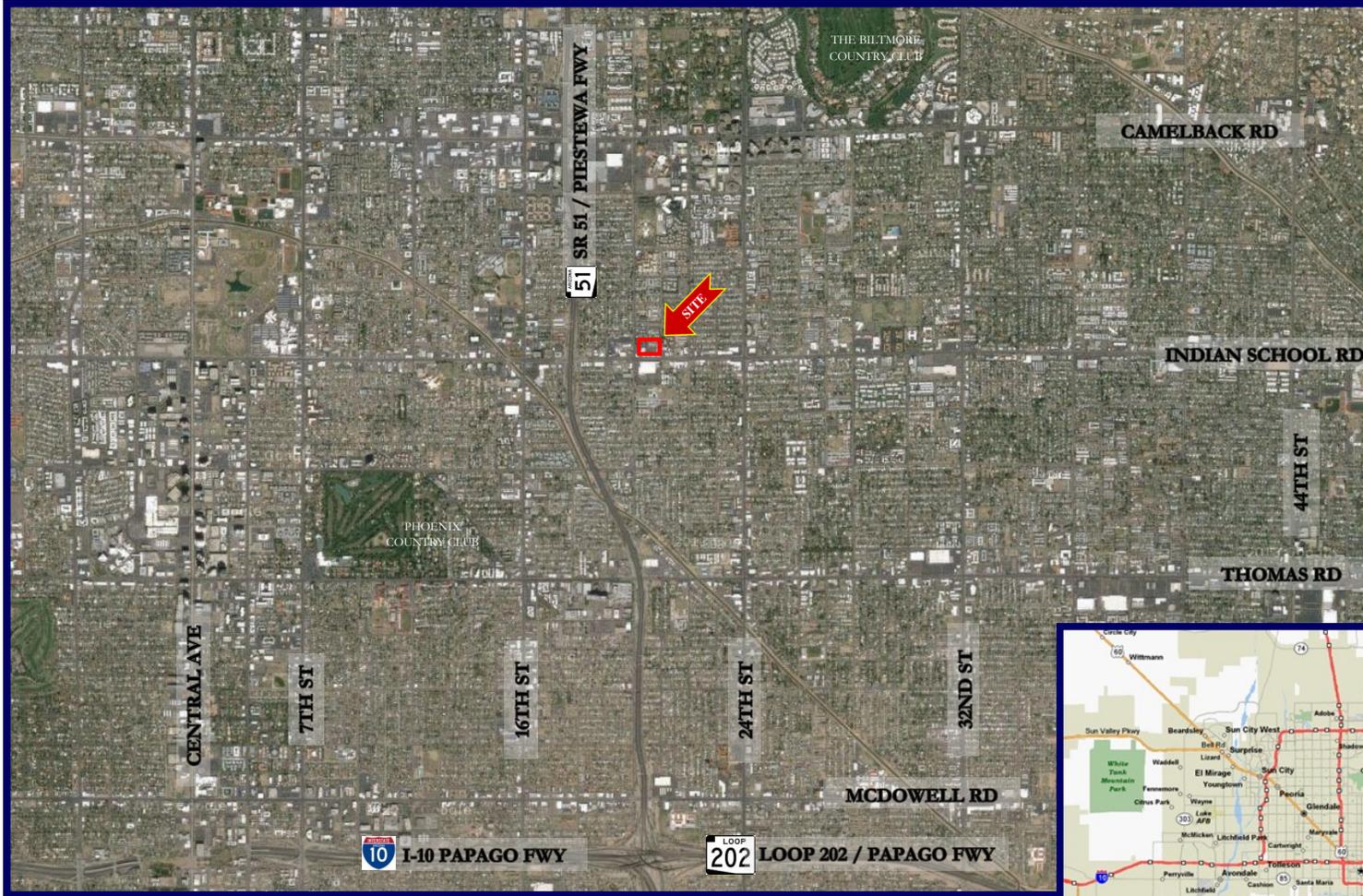




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