



BOWLERO

7241 W. Indian School, Phoenix, AZ

Owner/User or Redevelopment Project

\$3,500,000



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

MARK REIN

480-214-9414
Mark@RGcre.com

LARRY PETERS

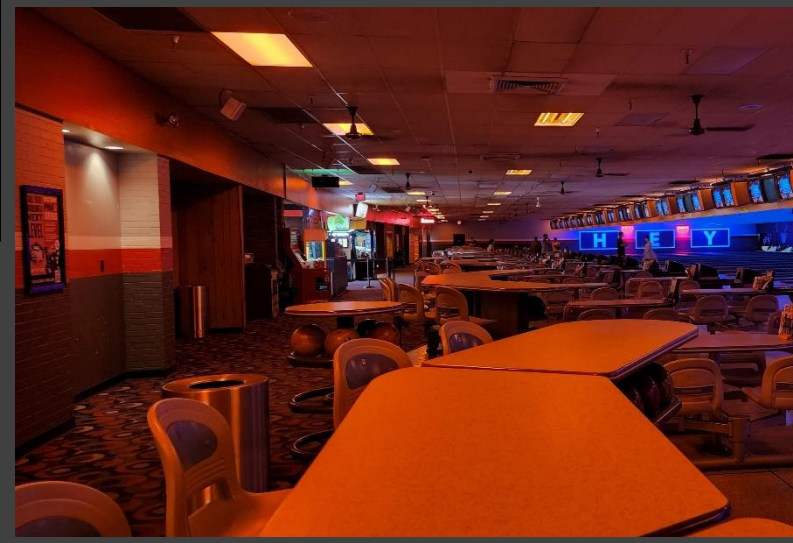
480-214-9402
Larry@RGcre.com





Click [HERE](#) for more photos

BOWLERO



R&G



Financial Overview

Price:	\$3,500,000
Price Per Foot:	\$98.57
Price Per Foot:	\$23.03 (land only)
Cap Rate- Actual:	3.29 (based on 100% occ.)
Occupancy:	100%

Property Overview

Building Area:	35,508 sq. ft.
Parcel #:	102-21-021A
Zoning:	C-2, City of Phoenix
Land Area:	151,981 sq. ft. (3.489 acres)
Owned Parking:	300 spaces (7.7 per 1,000)
Year Built:	1973

Demographics (2022)

	1-mile	3-miles	5-miles
Population:	34,245	229,294	444,628
Avg. Household Inc.:	\$51,517	\$59,086	\$60,459
Total Households:	8,888	62,009	128,776

Complete demographics are available upon request.

Traffic Counts (2015)

North on 75 th Avenue:	26,464 VPD
South on 75 th Ave:	Not available
East on Indian School:	35,472 VPD
West on Indian School:	31,185 VPD

This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.

BOWLERO

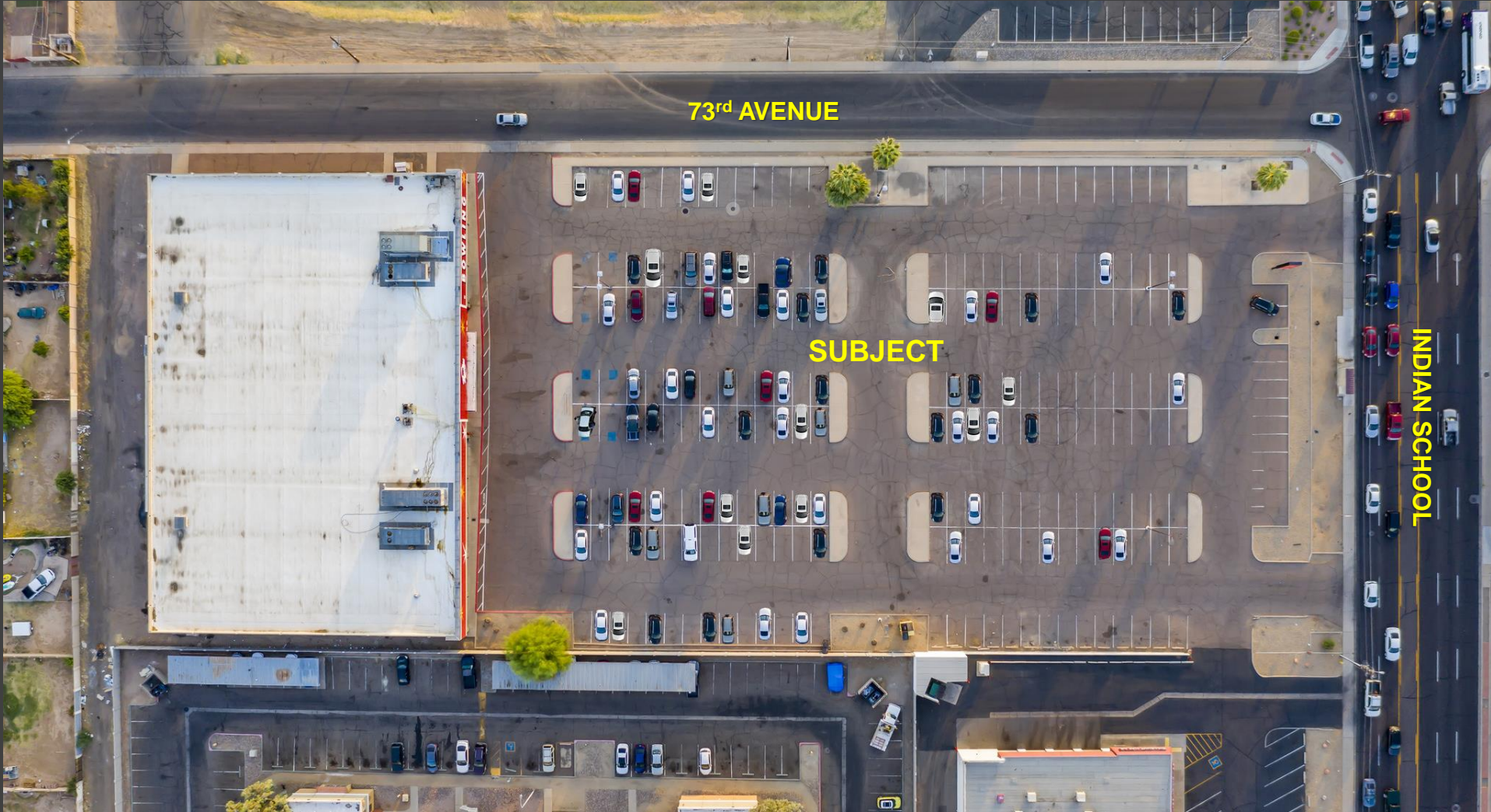
7241 W. Indian School, Phoenix, AZ

The subject property is an operating bowling alley that has been at this location since 1974. The tenant has indicated that it might be willing to terminate the lease if it is at no cost to the tenant. The business was severely impacted by covid and does not appear to be very busy now. The tenant does not take good care of the exterior areas and has been cited by the City a couple times for that. The tenant also does not appear to have made any recent upgrades to the interior that are needed to remain competitive.

If the lease can be terminated, this could be ideal for an owner/user or as a redevelopment project. This could also make a good covered land play if the buyer does not have an immediate use for the property. The seller is willing to accept a contingency that the existing lease can be terminated at terms acceptable to the buyer.

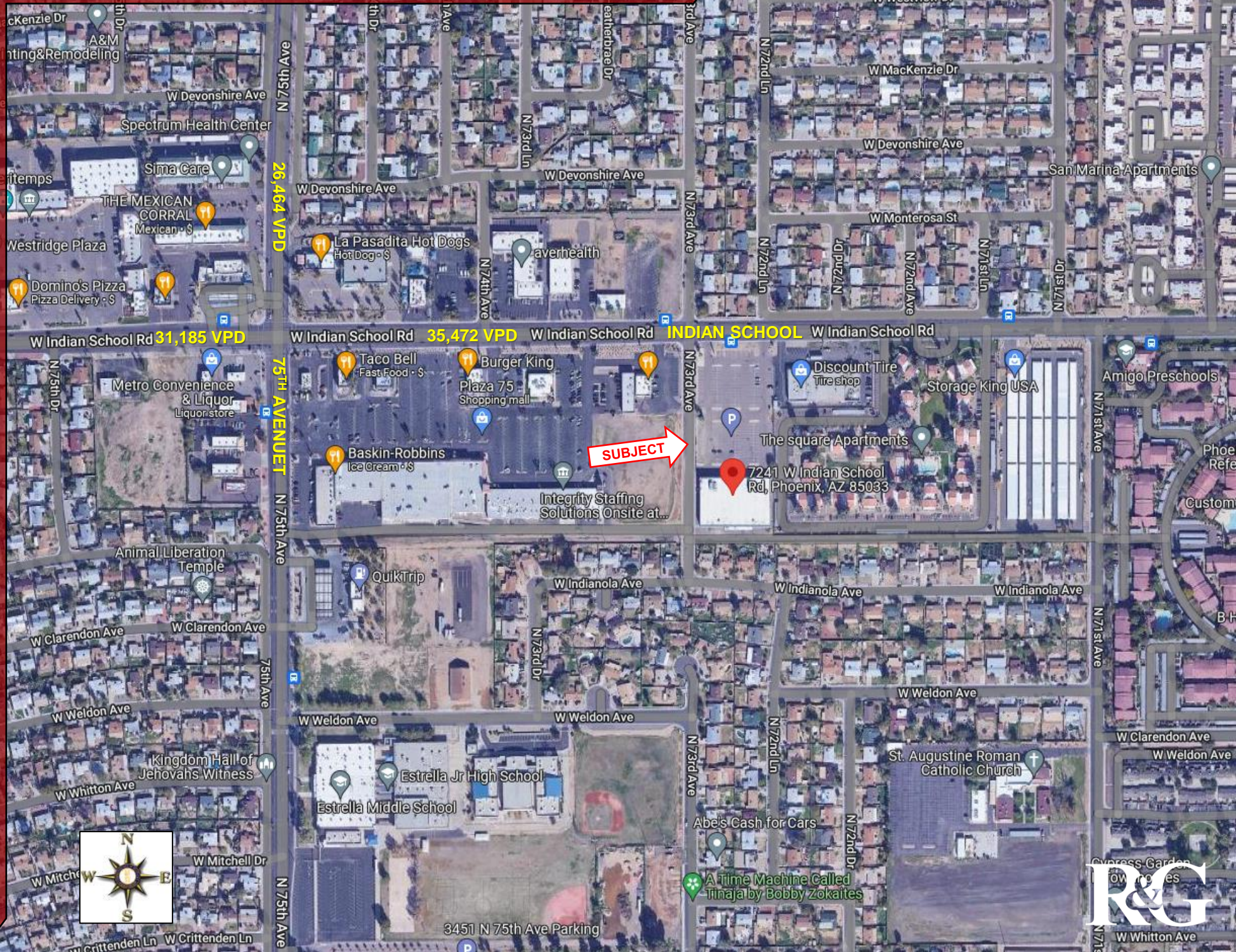
The center is offered at a fraction of replacement cost and the land is a significant portion of the value. The large parcel creates a number of redevelopment options.

Interstate 10 is just two miles to the south and the Loop 101 is just under three miles to the west. The property is in a very densely populated area.



BOWLERO

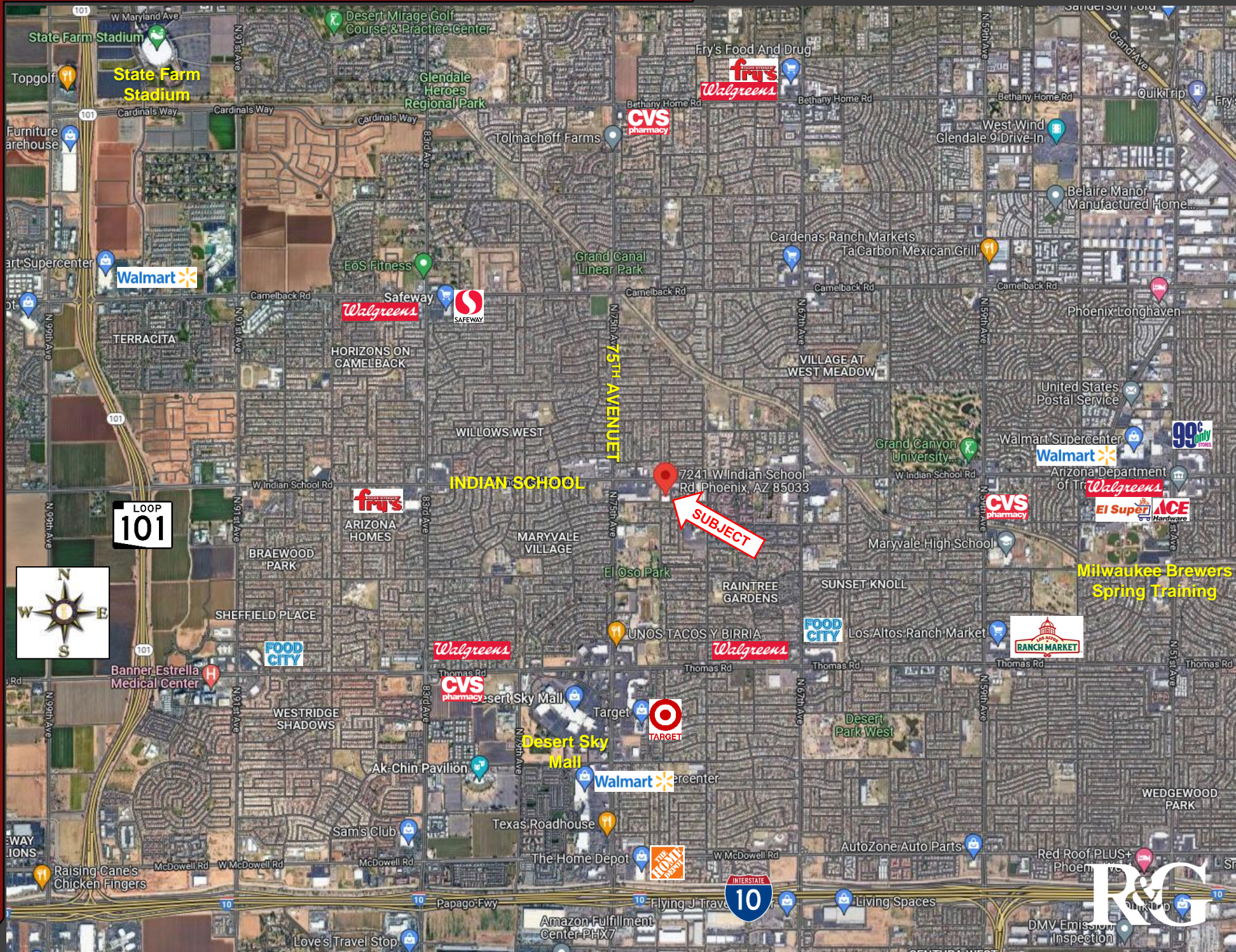
AERIAL PHOTO



SUBJECT →

7241 W Indian School Rd, Phoenix, AZ 85033

R&G



W INDIAN SCHOOL RD

W INDIAN SCHOOL RD

W INDIAN SCHOOL RD

R=12'

238'

SUBJECT
102-21-021A

102-85-571

102-85-570

102-21-021G

102-21-021H

102-21-021I

102-21-021A

102-21-021L

16*

N 73Rd Ave

N 73Rd Ave

596'

608'

250' 250'

408'

720'

102-21-784 102-21-783 102-21-782 102-21-781 102-21-780

102-21-779 102-21-778 102-21-777 102-21-776

102-21-775 102-21-774 102-21-773 102-21-772

102-21-771 102-21-770 102-21-769



2325 E. Bell Rd, Phoenix



Price: \$3,625,000 \$/SF: \$124.89 COE: 3/25/22
29,225 SF 2.48 Acres Built in 1978

6868 W. Indian School, Phoenix



Price: \$2,100,000 \$/SF: \$100.08 COE: 3/25/22
20,984 SF 1.61 Acres Built in 1985

16809 N. 9th Street, Phoenix



Price: \$3,110,000 \$/SF: \$132.34 COE: 12/21/21
23,500 SF 1.96 Acres Built in 1998

1126 S Gilbert, Mesa



Price: \$3,500,000 \$/SF: \$102.59 COE: 10/15/21
34,117 SF 2.91 Acres Built in 1998

DISCLAIMER:

This information package has been prepared to provide summary information to prospective purchasers and to establish a preliminary level of interest in the property described herein. It does not, however, purport to present all material information regarding the subject property, and it is not a substitute for a thorough due diligence investigation. In particular, Rein & Grosseohme and its agents have not made any investigation of the actual property, the tenants, the operating history, financial reports, leases, square footage, age, the presence or absence of contaminating substances, mold, pcb's or asbestos, the compliance with city, state and federal regulations or any other aspect of the property and make no warranty or representation with respect to the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue or renew its occupancy of the subject property. The information contained in this information package has been obtained from sources we believe to be reliable, however, Rein & Grosseohme and its agents have not conducted any investigation regarding these matters and make no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. Any proformas, projections, opinions, assumptions or estimates used are for example only and do not necessarily represent the current or future performance of the property.

Rein & Grosseohme Commercial Real Estate L.L.C. and its agents strongly recommend that any prospective purchaser conducts an in depth investigation of every physical and financial aspect of the property to determine if the property meets their needs and expectations. We also recommend that you consult with your tax, financial and legal advisors on any matter that may affect your decision to purchase the property and the subsequent consequences of ownership.

CONFIDENTIALITY:

The information provided herein and/or any other information subsequently provided by Rein & Grosseohme shall be used solely for the purpose of evaluating the possible acquisition of this property by prospective purchasers and shall not be used or duplicated for any other purpose. Prospective purchasers and/or their agents shall keep all information herein strictly confidential; provided, however, that such information may be given to third parties only for the purpose of giving advice with respect to the possible purchase of this property; provided, however, that any such third parties shall be informed of the confidential nature of this information and shall be directed to keep all information confidential and to use this information only in connection with the analysis of this property for possible purchase. Prospective purchasers shall not communicate with tenants of the property without the prior consent of the property owner or owner's agent.

NON-CIRCUMVENTION:

This information is being made available to prospective purchasers and their agents on the assumption that all discussions and negotiations pertaining to the sale and purchase of this property shall be handled through Rein & Grosseohme Commercial Real Estate. Prospective purchasers and/or their brokers shall not to have any direct dealings with the seller of this property relating to the potential purchase of this property and all negotiations or questions pertaining to the property shall be handled through Rein & Grosseohme, as the seller's intermediary. Broker's that fail to abide by this stipulation shall be deemed to have waived their right to share any commissions with Rein & Grosseohme.

