



WABA HAIR & BEAUTY SUPPLY
6175 S 35TH AVE PHOENIX, AZ



8767 E. Via de Ventura #290
Scottsdale, AZ 85258

RGcre.com

JAKE ERTLE
602.576.7998
Jake@RGcre.com

NIC CHAVIRA
480.214.9409
Nic@RGcre.com





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\$1,957,000

Purchase Price

±7,000

Square Feet

7.0%*

Cap Rate (2/1/26)

±40,000 SF

Land Area

2014

Year Built

NNN

Lease Type



RENT SCHEDULE

LEASE PERIOD	ANNUAL BASE RENT	CAP RATE
02/01/26 - 01/31/27	\$136,990.00	7.00%
02/01/27 - 01/31/28	\$141,099.72	7.21%
02/01/28 - 01/31/29	\$145,332.72	7.43%
02/01/29 - 01/31/30	\$149,692.68	7.65%
02/01/30 - 01/31/31	\$154,183.44	7.88%

ABSOLUTE NNN LEASE

Waba Hair & Beauty Supply operates under an absolute triple-net (NNN) lease, ensuring no landlord responsibilities.

LONG-TERM STABILITY

6-year lease term commencing on February 1, 2025, expiring on January 31, 2031.

STRONG RENTAL INCREASES

Rent escalates from \$84,000 annually for Year 1 to \$136,990 annually for Year 2, and then 3% annual increases throughout the remainder of the initial term.

STRATEGIC LOCATIONS

Positioned in a high-traffic area of Phoenix, Arizona, benefiting from strong visibility and consumer demand.

SPACIOUS LOT & BUILDING

The property includes 7,000 SF of building space on a 40,000 SF lot, providing ample parking and accessibility.

MULTI-LOCATION TENANT

Experienced Tenant with 7 locations between Phoenix, Arizona and Tucson, Arizona.

RIGHT OF FIRST REFUSAL

Tenant has 15 days from the date of seller receiving an offer to exercise its right of first refusal.

FUTURE VALUE-ADD OPPORTUNITY

The lease includes **no renewal options**, allowing the investor full control of the property at lease expiration in 2031. This opens the door for **re-leasing at market rates, strategic tenant repositioning, or redevelopment potential** in a high-traffic Phoenix corridor.



**Seven (7)**

Locations

Thirty (30)

Years in Business

WABA HAIR & BEAUTY SUPPLY

Waba Hair & Beauty Supply is a well-established Arizona-based retailer specializing in hair extensions, wigs, braiding hair, and beauty products. Founded in 1997, the company has grown to operate multiple locations across key Arizona markets including Tucson, Phoenix, Mesa, and Tempe. With over two decades of retail experience, Waba has built a loyal customer base by offering premium products and a curated shopping experience tailored to the beauty needs of a diverse clientele.

In addition to its brick-and-mortar presence, Waba has embraced e-commerce, providing online shopping and free shipping to expand its market reach. Waba's sustained regional footprint, niche market focus, and operational longevity make it a stable and dependable tenant within the single-tenant net lease retail sector.







Phoenix, Arizona, is a major metropolitan city located in the heart of the Sonoran Desert and serves as the capital of the state. As the anchor of the Valley of the Sun, Phoenix is known for its year-round sunshine, growing economy, and dynamic mix of urban development and natural desert beauty. The city is a central hub for commerce, government, and culture in the Southwest region.

As of 2024, Phoenix has an estimated population of 1.66 million residents, with projected growth of 6.52% by 2029. The broader Phoenix-Mesa-Chandler metropolitan area, encompassing Maricopa County, has a population of approximately 5.19 million as of 2024. Phoenix has been among the fastest-growing cities in the United States, adding nearly 200,000 residents between 2020 and 2023- a 4% increase. This rapid growth is fueled by expanding job opportunities, a favorable climate, and a relatively lower cost of living compared to other major metropolitan areas.

The city boasts a diverse demographic profile, with 68.7% identifying as White, 6.8% African American, and 43.2% of the population identifying as Hispanic or Latino. The median age is 34.6 years, highlighting a young and active population of working professionals, families, and students. The Phoenix economy is driven by key sectors such as healthcare, finance, real estate, education, technology, and tourism. The city also benefits from a robust logistics and distribution network, supported by its strategic location and transportation infrastructure. Over 62% of the civilian labor force is actively employed, with many working in professional services, government, education, and trade.

Phoenix is home to a variety of major attractions, including the Desert Botanical Garden, Phoenix Art Museum, and the Arizona Science Center. Sports and entertainment are also major draws, with teams from all four major professional sports leagues and numerous annual events, such as the Waste Management Phoenix Open and Cactus League Spring Training. Outdoor enthusiasts enjoy access to Camelback Mountain, South Mountain Park, and the nearby Tonto National Forest for hiking, biking, and desert exploration.

The housing market in Phoenix remains active, with a median home value of \$416,000 in 2024. Approximately 55% of housing units are owner-occupied, while 45% are renter-occupied. Residential offerings range from urban condos and apartments to suburban single-family homes and luxury developments.

Strategically located along major highways including I-10 and I-17, and served by Phoenix Sky Harbor International Airport, the city is well-connected for both regional and national commerce. With its expanding population, business-friendly climate, and high quality of life, Phoenix continues to be one of the most attractive cities for investment and development in the Western United States.

	1 MILE	3 MILES	5 MILES
POPULATION			
2029 Projection	18,958	88,922	213,455
2024 Estimate	17,540	82,079	196,965
Growth 2024-2029	8.08%	8.34%	8.37%
HOUSEHOLDS			
2029 Projection	5,075	24,576	60,613
2024 Estimate	4,691	22,659	55,860
Growth 2024-2029	8.19%	8.46%	8.51%
INCOME			
2024 Average HH Income	\$87,734	\$94,869	\$81,405
2024 Median HH Income	\$77,726	\$79,490	\$62,801





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