



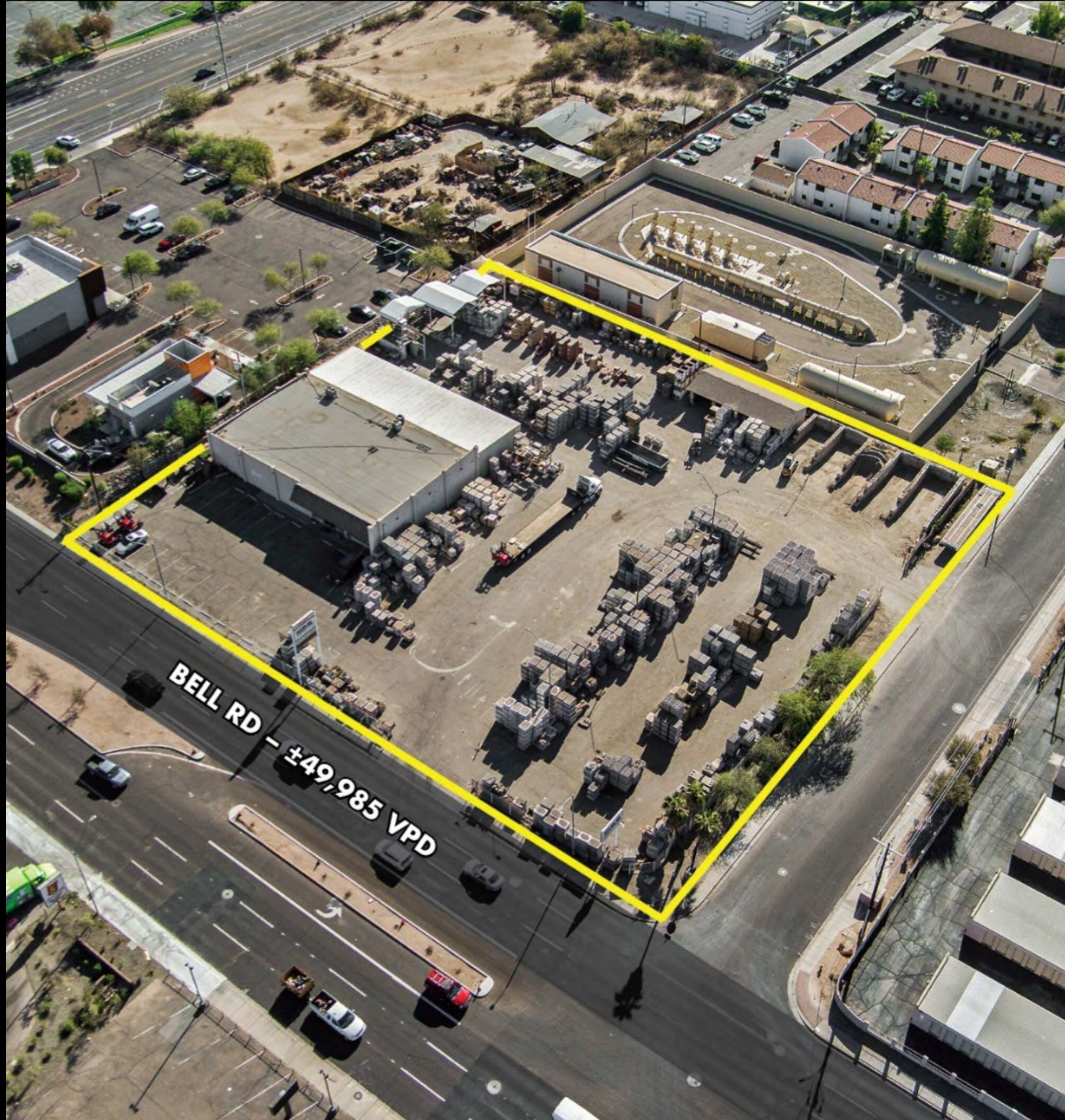
REIN & GROSSEHME  
COMMERCIAL REAL ESTATE

3101-3113 E Bell Rd

Phoenix, AZ

6,113 SF on 1.81 AC

- Value Add IOS Opportunity
- Infill Site with Retail Redevelopment Potential
- 100% Leased To White Cap, LP. through September of 2028
- Current Rents are Substantially Below Market



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## EXECUTIVE SUMMARY

The subject property at **3113 E Bell Rd, Phoenix, AZ 85032**, is a strategically located industrial outdoor storage (IOS) asset totaling 6,113 square feet on 1.81 acres. The property is 100% leased to White Cap, L.P., a national credit tenant, generating \$151,488 annually on an **absolute NNN** basis. The lease runs through September 30, 2028, with one five-year option period at fair market value (FMV). The **current rents of \$6,771 per acre per month are substantially below market.**

### Value-Add IOS with National Credit Tenant White Cap

- **IOS Opportunity or Development Potential:** The property offers flexibility for continued industrial outdoor storage use or future redevelopment.
- **C-3 Zoning:** Highly versatile zoning supports a broad range of industrial and commercial uses.
- **Prime Frontage on Bell Rd:** Located on a prominent arterial road, offering high visibility and significant traffic exposure.
- **Excellent Connectivity:** Proximity to SR-51 provides convenient access to Phoenix's key transportation corridors.
- **Proximity to Major Demand Drivers:** Near the new TSMC Plant, positioning the site for long-term growth in one of Phoenix's booming industrial submarkets.

**6,113 SF**  
INDUSTRIAL WAREHOUSE

**1.81 ACRES**  
LOT SIZE

**\$151,488**  
NET OPERATING INCOME

**3.00%**  
ANNUAL RENT BUMPS

**9/30/2028**  
LEASE EXPIRATION



# RETAIL MAP



**3113**  
E BELL ROAD  
**WHITE CAP**

+ 49,985 VPD

+ 19,281 VPD

+ 46,292 VPD

+ 22,845 VPD





# PROPERTY OVERVIEW

**6,113 SF**

INDUSTRIAL WAREHOUSE

**1.81 Acres**

LOT SIZE

**C-3**

ZONING

**1971**

YEAR BUILT

**White Cap  
L.P.**

TENANT

**Absolute  
NNN**

LEASE TYPE

**September  
2028**

LEASE EXPIRATION

3113 E Bell Rd | Phoenix, AZ









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# PROPERTY KEY HIGHLIGHTS



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## Value-Add Opportunity with a National IG Credit Tenant

Secured by a lease guaranteed by White Cap, L.P., a leading national distributor with a BBB credit rating and stable outlook.



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## Prime Location on Bell Rd

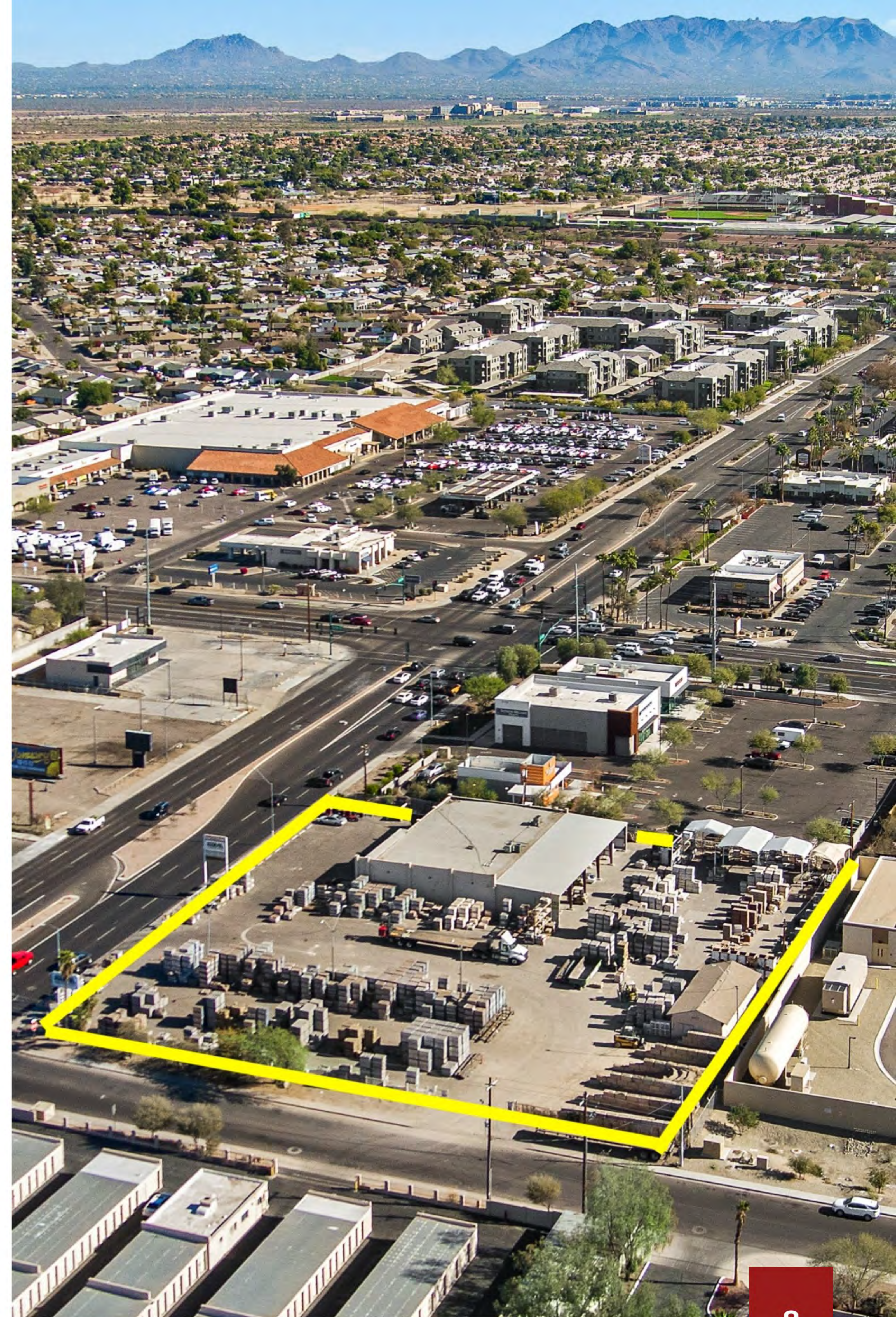
Frontage on Bell Rd in the Paradise Valley Village submarket, offering high visibility, strong traffic counts, and proximity to SR-51 for excellent regional access.



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## C-3 Zoning for Versatile Use

The property is zoned C-3, permitting a wide range of commercial and industrial uses, enhancing its redevelopment potential and long-term value.





# LEASE OVERVIEW

3113 E Bell Rd | Phoenix, AZ

## LEASE SUMMARY

TENANT	Marvel Building & Masonry Supply (a White Cap company)
OPERATOR	White Cap, L.P.
GUARANTOR	White Cap, L.P.
TENANT CREDIT RATING	Investment Grade: BBB (low), Stable Trend (DBRS Morningstar)
LEASE TYPE	Absolute NNN
LEASE EXPIRATION	September 30, 2028
OPTION PERIODS	One (1) 5-Year Renewal at Fair Market Value
INCREASE STRUCTURE	FMV or 3% Annual Increase (greater of the two)

## RENT SCHEDULE

Period	Year	Monthly Rent	Annual Rent	% Change
Original Term	10/1/23 - 9/30/24	\$12,257.00	\$147,084.00	
Original Term	10/1/24 - 9/30/25	\$12,624.00	\$151,488.00	2.99%
Original Term	10/1/25 - 9/30/26	\$13,003.00	\$156,036.00	3.00%
Original Term	10/1/26 - 9/30/27	\$13,394.00	\$160,728.00	3.01%
Original Term	10/1/27 - 9/30/28	\$13,795.00	\$165,540.00	2.99%







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## TENANT OVERVIEW

**White Cap, L.P.**, is a leading provider of construction materials and supplies, offering concrete accessories, tools, equipment, erosion and waterproofing solutions, and safety products. Serving non-residential, infrastructure, and residential end markets, White Cap operates **over 500 branches** across North America with 10,500 employees supporting 200,000 professional contractors. Backed by an **investment-grade credit rating of BBB** (low) with a stable trend from DBRS Morningstar, White Cap is recognized for operational excellence and financial stability.

**Marvel Building & Masonry Supply**, a White Cap company, has been **the premier supplier of masonry and building materials in Phoenix since 1958**. Over six decades, Marvel has earned a reputation for high-quality materials and expert advice, helping customers achieve their outdoor living goals. Now part of White Cap, Marvel continues to deliver exceptional local service, enhanced by access to expanded resources, knowledgeable professionals, and an unmatched product inventory for professional contractors.



# DEMOGRAPHICS

3113 E Bell Rd | Phoenix, AZ

2024 & 2029 PROJECTIONS	1 Mile	3 Miles	5 Miles
2024 Average Household Income	\$85,000	\$90,000	\$88,000
2029 Average Household Income	\$92,000	\$98,000	\$95,000
2024 Median Household Income	\$70,000	\$75,000	\$73,000
2029 Median Household Income	\$76,000	\$82,000	\$80,000
2024 Average Per Capita Income	\$35,000	\$38,000	\$37,000
2029 Average Per Capita Income	\$38,500	\$42,000	\$40,500
2024-2029 Annual Median Household Income Growth Rate	1.7%	1.8%	1.8%
2024-2029 Annual Per Capita Income Growth Rate	2.0%	2.1%	2.1%

2024 HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
Under \$50,000	1,200	3,500	6,000
\$50,000 - \$100,000	2,000	5,000	8,500
\$100,000 - \$200,000	1,500	4,000	7,000
\$200,000 - \$300,000	300	800	1,200
\$300,000 - \$400,000	100	250	400
\$400,000+	50	150	250





# LOCATION MAP

3113 E Bell Rd | Phoenix, AZ







OPEN TO THE PUBLIC  
**MARVEL**  
BUILDING & MASONRY SUPPLY  
A WHITE CAP COMPANY  
PAVERS BRICK VENEER  
TURF LIGHTING BLOCK  
BELGIAN ECHELON

# 3113

## E BELL ROAD

### PHOENIX, AZ



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