



MONARCH
COMMERCIAL ADVISORS

IN PARTNERSHIP
WITH



LOCKEHOUSE
RETAIL GROUP

WESTERN STATES STRIP CENTER PORTFOLIO

Eight Properties Across California, Nevada, and Arizona

Contact Broker for Details: **Dave Lucas** | President, Monarch Commercial Advisors | (925) 744-5217 | dave@monarchcommercial.com
In Partnership with: **Jon Woodcox** | Partner, Locke House Retail Group

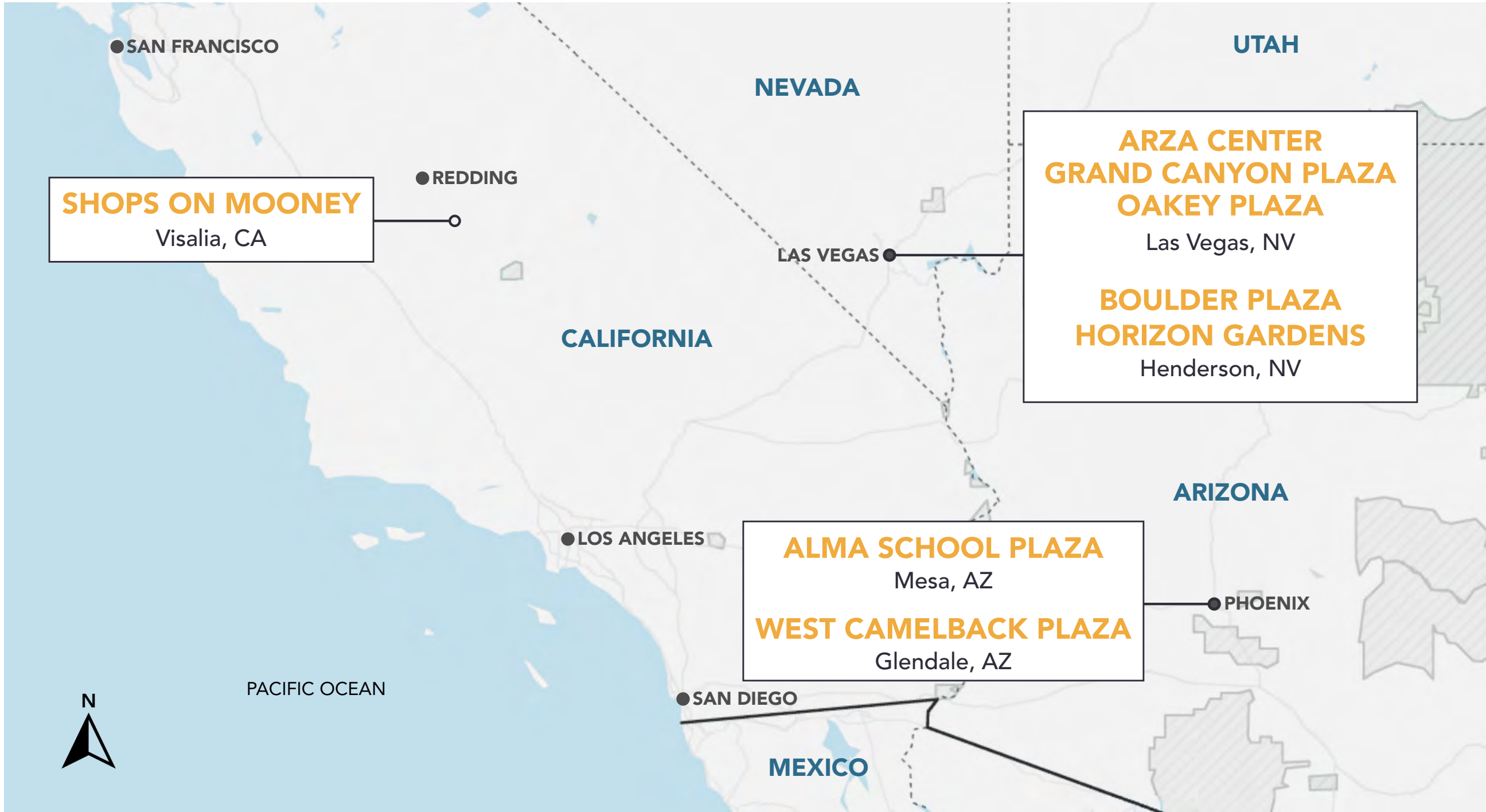
CONFIDENTIALITY AGREEMENT

Monarch Commercial Advisors (“Agent”) has been engaged as the exclusive agent for the sale of the Western States Strip Center Portfolio (the “Properties”) located in California, Nevada, and Arizona, by the owner of the Properties (“Seller”). The Properties are being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum. The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Monarch Commercial Advisors as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.”

The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, expressed or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent nor the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or make available or any action taken or decision made by the recipient with respect to the Properties. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Properties from the market at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Properties and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller. Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Properties unless and until a binding written agreement for the purchase of the Properties has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Properties directly or indirectly regarding any aspect of the enclosed materials or the Properties without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent and delivered by the recipient(s) to Monarch Commercial Advisors.



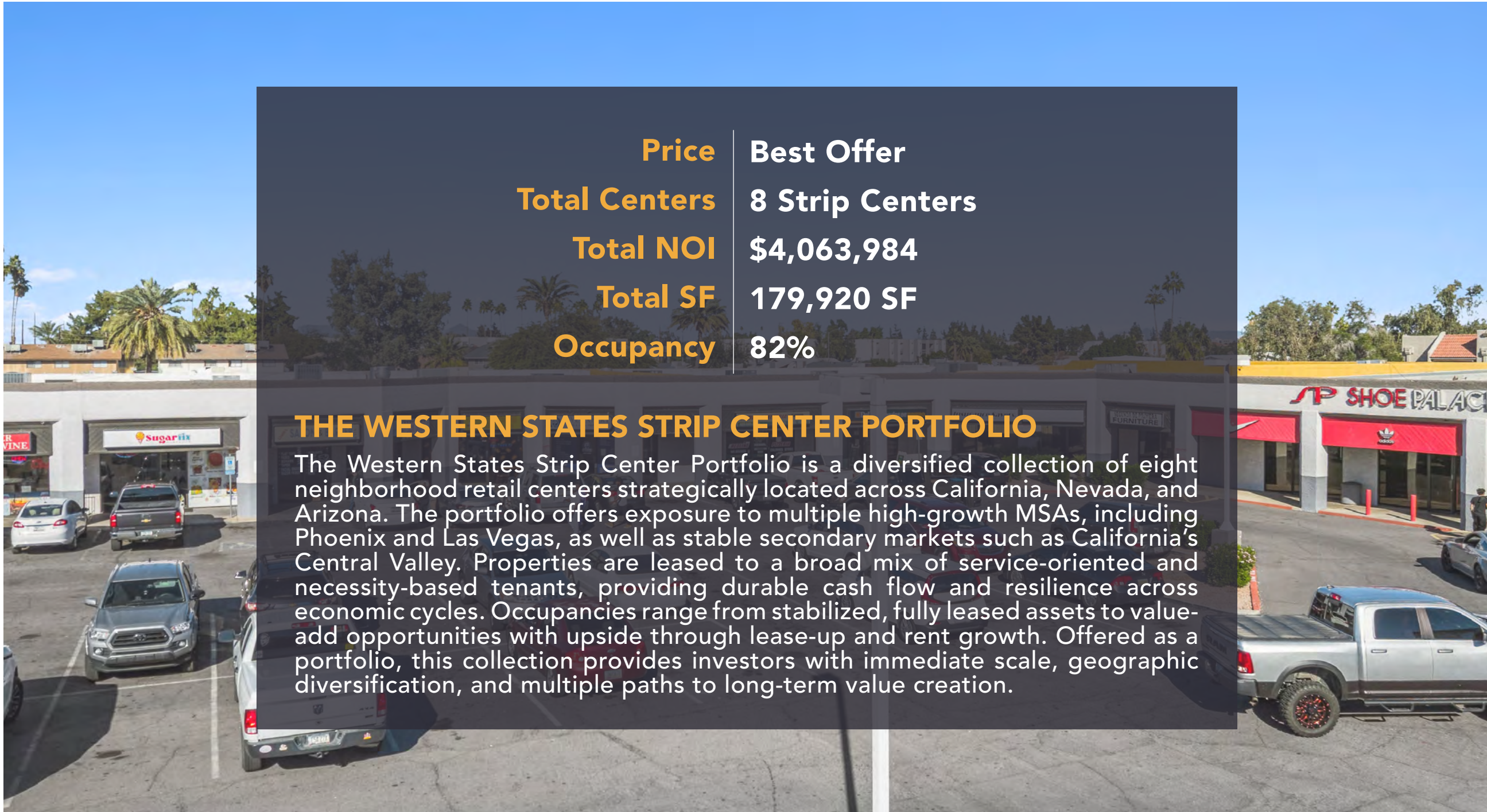




Price	Best Offer
Total Centers	8 Strip Centers
Total NOI	\$4,063,984
Total SF	179,920 SF
Occupancy	82%

THE WESTERN STATES STRIP CENTER PORTFOLIO

The Western States Strip Center Portfolio is a diversified collection of eight neighborhood retail centers strategically located across California, Nevada, and Arizona. The portfolio offers exposure to multiple high-growth MSAs, including Phoenix and Las Vegas, as well as stable secondary markets such as California's Central Valley. Properties are leased to a broad mix of service-oriented and necessity-based tenants, providing durable cash flow and resilience across economic cycles. Occupancies range from stabilized, fully leased assets to value-add opportunities with upside through lease-up and rent growth. Offered as a portfolio, this collection provides investors with immediate scale, geographic diversification, and multiple paths to long-term value creation.





HORIZON GARDENS
Henderson, Nevada



BOULDER PLAZA
Henderson, Nevada



OAKLEY PLAZA
Las Vegas, Nevada



GRAND CANYON PLAZA
Las Vegas, Nevada



ARZA CENTER
Las Vegas, Nevada



WEST CAMELBACK PLAZA
Glendale, Arizona



ALMA SCHOOL PLAZA
Mesa, Arizona



SHOPS ON MOONEY
Visalia, California



BOULDER PLAZA

Henderson, Nevada

100% occupied strip center with 2 tenants located in the Las Vegas MSA.

[Click here to view the full OM.](#)



HORIZON GARDENS

Henderson, Nevada

100% occupied strip center with 4 tenants located in the Las Vegas MSA.

[Click here to view the full OM.](#)



ARZA CENTER

Las Vegas, Nevada

93% occupied strip center with 13 tenants located in eastern Las Vegas.

[Click here to view the full OM.](#)



OAKEY PLAZA

Las Vegas, Nevada

63% occupied strip center with 18 tenants located in the Las Vegas MSA.

[Click here to view the full OM.](#)



GRAND CANYON PLAZA

Las Vegas, Nevada

79% occupied strip center with 8 tenants located in western Las Vegas.

[Click here to view the full OM.](#)



WEST CAMELBACK PLAZA

Glendale, Arizona

100% occupied strip center with 18 tenants located in the Phoenix MSA.

[Click here to view the full OM.](#)



ALMA SCHOOL PLAZA

Mesa, Arizona

81% occupied strip center with 14 tenants located in the Phoenix MSA.

[Click here to view the full OM.](#)



SHOPS ON MOONEY

Visalia, California

100% occupied strip center with 4 tenants located in California's Central Valley.

[Click here to view the full OM.](#)



CONTACT BROKER FOR DETAILS

Dave Lucas

(925) 744-5217

dave@monarchcommercial.com

CA DRE# 01389761 | NV RED# 10011411 | ADRE# BR710308000

Interested in discovering more listings? [Subscribe to our email list](#) or [follow us on LinkedIn](#).



MONARCH
COMMERCIAL ADVISORS

This information in this Offering Memorandum 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. Buyer must verify the information and bears all risk for any inaccuracies.