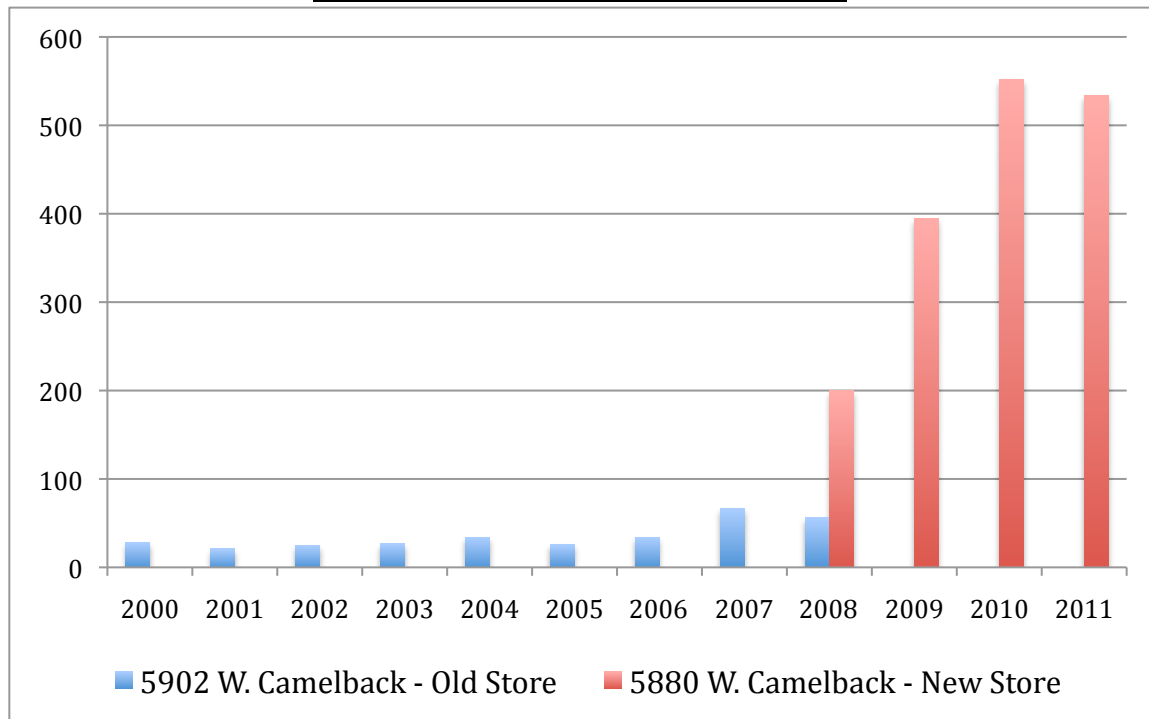


## Circle K Historical Case Study

In 2008, Circle K built a new larger format store across the street from an older smaller format store, exactly as they are proposing to do at the intersection of 7<sup>th</sup> Street and Roosevelt. Here are the actual results from the intersection of 59<sup>th</sup> Ave and Camelback.

1. Circle K claims their plan with the old store is to close it down, remove all branding and control the site through their lease rights for the next nine years, possibly longer, to lease to a new user. According to Mr. Cisiewski, legal counsel representing Circle K, in a meeting this week stated that Circle K has lease control to the existing site at 7<sup>th</sup> St. and Roosevelt for another nine years.
  - a. Today, over four years later, the old site remains closed and vacant under Circle K control and use restrictions, see attached flyer.
2. Circle K claims the new larger format store will have less crime and less calls for service due to improved lighting, floor layout and security cameras.
  - a. During the last full three years for the old store (2005-2007) located at 5902 W. Camelback there were 127 total calls for service.
  - b. During the next full three years for the new store (2009-2011) located at 5880 W. Camelback there were 1,481 total calls for service.
  - c. This is an increase of 11.6 times the calls for service at the new store.

### Call For Service from 2000 to 2011\*



\*Data provided by Bryan Hill, Crime Analyst with Glendale Police Department

Sincerely,  
Kevin Rille  
President of Evans Churchill Community Association

# Freestanding Building for Sublease

## 5902 W Camelback Road

Glendale, Arizona



NWC Camelback Road & 59th Avenue



### Property Features

- ± 2,400 SF Building
- ± 19,626 SF Parcel
- Zoned C-1, City of Glendale
- Excellent Signage and Visibility
- **Use Restriction - No Gas or C-Store**
- 2012 Property Taxes: \$7,315
- **Master Lease Expires: June 30, 2017**

### Location Features

- Located at busy Glendale intersection
- Nearby national tenants include; O'Reilly Auto Parts, Church's Fried Chicken, Burger King, Chase Bank, AutoZone, Jack in the Box, SuperPawn, Speedy Cash and ACE Cash Express

*Retail Teamwork*

**NAI** Horizon  
Commercial Real Estate Services Worldwide

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