



Confidential Information Memorandum

1 of the 27 licensed Strip Club w\Liquor License in AZ

2438 East McDowell Road, Phoenix, AZ

4100 SF, with potential to expand for kitchen space next door.

This location is to the EAST side of Phoenix, near SCOTTSDALE. It is the Arcadia area itself.

This is one of only 27 Entertainment licenses issued by the state of Arizona with a Series 6 Liquor license. Series 6 License covers Liquor, Beer, Wine

ZONING: Property is zoned C2. The strip club is grandfathered in the city of Phoenix, AZ.

This is a recently, partially remodeled club. Finish out could take as little as \$20K to as much as you would want to spend. See pictures.

HVAC, Bathrooms, Electrical are finished.

Lighting, Sound and Amps, More Chairs and Tables to finish Room out, Lockers for Dressing Room (this Club could comfortable handle 20-40 Entertainers.

It is a little over a mile away from 2 major highways. The strip club is next door to a Pepboys Automotive Shop.

You can see the intersection of McDowell & 24th Street from standing in front of the club (very busy intersection). You are few miles from the Biltmore/Arcadia Area.

Approximately 60 parking spots available between front and back of building.

Lease is locked in for \$1.00 per foot (approximately) till 2038. 3% increases per year. Club is about 4100 sq ft. The average strip club with a series 6 license goes from anywhere from \$2.00 to \$3.00 per foot. It's an excellent opportunity for the right person.

Owner will do a seller carry back (with a reasonable down payment)

Sale Price: \$500,000

Contact Information:

H. Winston Hines, HWH Properties, adultclubbroker.com, 864 580 3826, updaze@aol.com