

Project Narrative

BELL ROAD PAWN
8868 W Bell Rd STE 101
Peoria, AZ 85382

Bell Road Pawn, as proposed, will concentrate on upscale (*e.g. Louis Vuitton*) pre-owned goods, in addition to the purchase and sale of gold. Title loans will be offered, as well. The nature of our business tends to draw more mature and established clientele. As such, our employees are compensated above minimum wage. We anticipate creation of new job opportunities for Peoria residents, which follows the City of Peoria's General Plan.

Bell Road Pawn, will occupy suite 101, at 8868 W. Bell Rd., Peoria, AZ 85382. The site is currently zoned C-2, which allows a wide range of commercial activities, including pawnshops (*with a Use Permit*). The entire building (*suites 101- 103*) is currently occupied by "*Spanky's Smoke Shop*." Their use of the property will be reduced to the remaining two (*102 & 103*) suites.

Located within an automotive service property; the proposed Pawn Shop is compatible with the area and adult customer base. Although the Building faces Bell Road and is identifiable to attract potential customers; the exterior of the building has not been, nor is intended to be, altered by the presence of the Pawn Shop. Seeking to be easily accessible and readily available; the property has a total of 23 parking spaces, including one disabled space. This exceeds, by ten, the number of parking spaces required by City ordinance.

The site is immediately adjacent to the Fountain Palms Apartments, whose residents align with our business model. Our business hours run Monday through Friday from 9 AM to 7 PM, Saturday 9 AM through 6 PM, and Sunday 10 AM through 5 PM, being respectful of those residents.

Bell Road Pawn will build on successful pawnshop experience at North Scottsdale Loan and Gold and expand to, and share that success with the residents of, Peoria. In addition to the proposed Bell Road Pawn, our commitment to the residents of Peoria is exhibited as the majority owner of Albertsons (*Grocery Store*) located in the Shopping Center directly west of the Project Site,