

“The Pawn Shop” Relocation Project

Introduction:

My name is Neal A. Yukolis Owner/Operator of Sterling Holdings LLC (DBA, “The Pawn Shop”). I own “The Pawn Shop” located at 6246 N. 43rd Ave in Glendale. This location has been open for business for more than 20 years in this location however, the strip center has recently been purchased by new ownership and I have elected to move my business elsewhere.

Purpose:

I am looking to relocate my existing business “The Pawn Shop” currently at 6246 N 43rd Ave in Glendale AZ to a new location at 9250 N. 43rd Ave in the Olive Crossings Shopping Center. This proposed location is approximately 3 miles (6 minutes via 43rd Ave.) north of our current location making it an easy transition for my customers. We would like to obtain a conditional use permit for this new space as is required by Glendale City code. We intend to make no changes to our current business format (operating as a pawn shop). We also will not be making any external changes to the proposed site other than signage which we will submit to the city for approval prior to creation/installation after we have secured approval for our use. We will maintain the integrity of the shopping center aesthetic in accordance with all city and landlord requirements.

Site Location:

9250 N 43rd Ave (“Olive Crossing Shopping Center”)

Current Use:

The proposed property is currently a C2 Commercial Retail Strip Center on 43rd Ave. (Nearest Major cross roads: 43rd Ave and Olive Ave). The proposed space is approx. 4,450 sq feet on the end cap of the strip center (please see illustrations provided).

Staffing:

Our current team of 4 Employees consisting of the staff outline below, will be running the proposed site if approval is granted.

Staff outline:

- Shop Manager
- 3 Fulltime Employees

Store Hours:

- Monday – Friday 9am to 6pm
- Saturday 9am to 5pm
- Sunday Closed

Additional Oversight Provided by:

- Owner / Operator
- Area Manager
- 3rd Party Auditor

Closed all major Holidays (i.e. Christmas, New Years & Easter)

Abbreviated store hours on other holidays (Labor Day, Memorial Day and 4th of July)

Parking is outlined as “general access for the Shopping Center” in lease agreement. There are a total of 88 available parking spaces. All spaces are “first come, first serve”, there no designated parking spaces dedicated to the proposed suite. (See Attached Parking Diagram)

Security:

- The premises will be monitored by 3rd party licensed security contractor during closed hours using door Contacts, Motion Sensors and video surveillance.
- The premises will have panic/distress alarms and video surveillance during all open hours of operation.
- The premises will have internal vault and secure room storage as well (both armed with contact alarms, motion sensors and video surveillance).

Timeline:

We hope to move into the new space by or before 11/15/2021 with the intention of being open to the public for business.

We have and will continue to operate in compliance with all Federal, State and city ordinances and requirements. We have maintained an excellent working relationship with local law enforcement as well as county and federal agencies.

Thank you in advance for your consideration of our request. We are happy to provide additional information and answer any questions that you may have upon request.