

16049 N. Arrowhead Fountain Dr.

SOUTH OF THE SOUTHWEST CORNER OF 83RD AVE. & BELL RD., PEORIA, AZ



Triple Net Leased Restaurant Investment with Below Market Rent



STRATEGIC

EXCLUSIVELY REPRESENTED BY

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Summary



ADDRESS:	BLDG B 16049 N ARROWHEAD FOUNTAIN DR., PEORIA, AZ
BUILDING SIZE:	6,547 SF
YEAR BUILT:	2007
LAND SIZE:	9,148 SF (.21 ACRES)
SALE PRICE :	\$1,400,000 (\$213.84 PSF)
CURRENT NOI:	\$108,000
CURRENT CAP RATE :	7.7%
2017 PROPERTY TAXES:	\$17,409.52

Highlights

- The property is part of the Arrowhead Entertainment complex and there is a reciprocal easement for access and parking.
- Located on 83rd Ave. across the street from the baseball stadium
- Adjacent to Harkins Movie Theatre

Traffic Counts

- 83rd Ave. +/-17,558 cars per day
- Bell Rd. +/-70,000 cars per day

Finacial Analysis

Triple Net Lease with tenant responsible for all property taxes, rental tax, insurance, maintenance, and management fees.

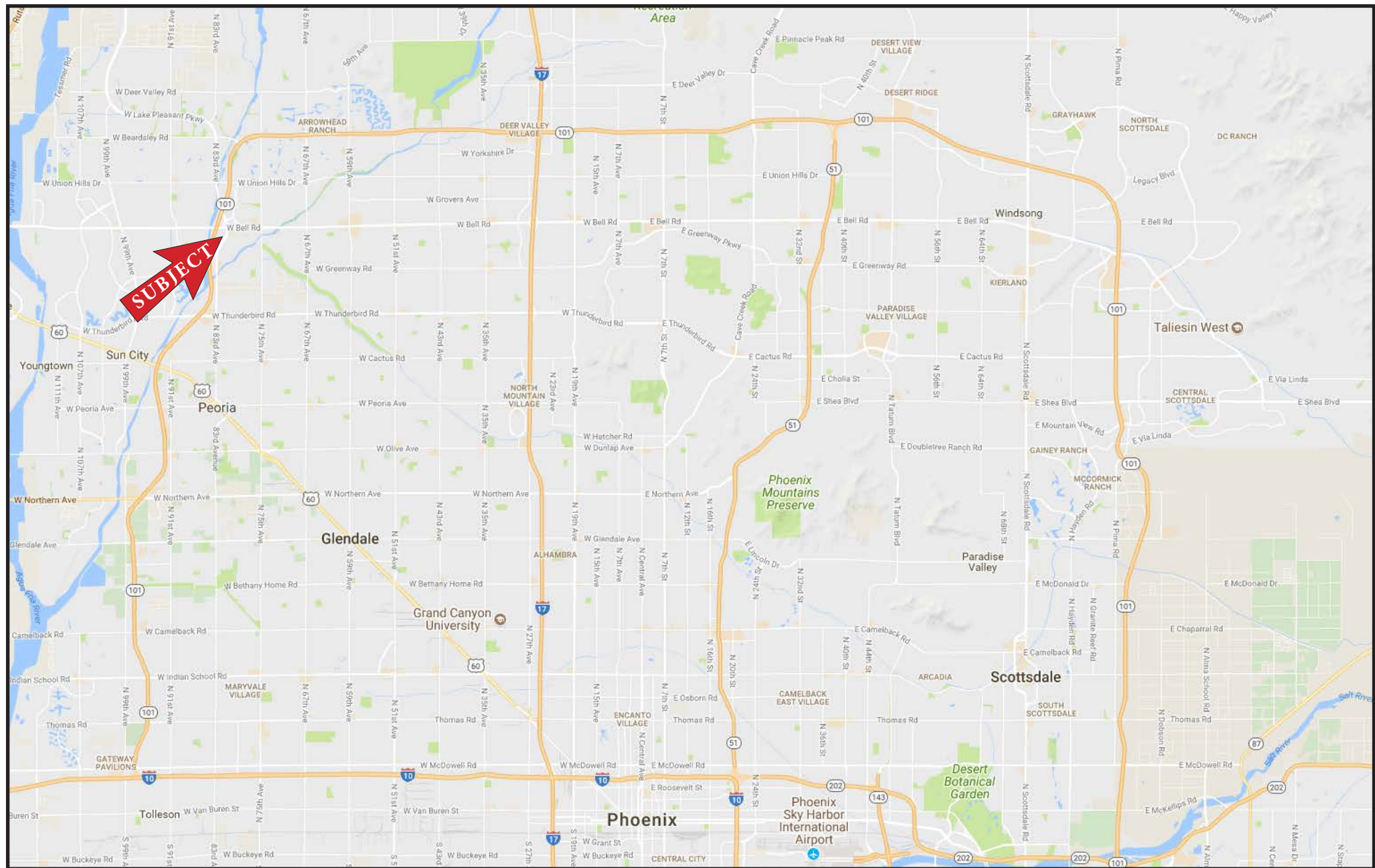
Fixtures: Any fixtures attached to the property shall remain with the property.

Lease Term: 11/16/2016 to 11/30/2022 - with one (1) five (5) year option to renew at market rent.

Rent Schedule

11/16/2016 to 11/30/2019	\$16.37 PSF NNN	7.7 % Cap Rate
12/1/2019 to 11/30/2020	\$16.70 PSF NNN	7.8 % Cap Rate
12/1/2020 to 11/30/2021	\$17.03 PSF NNN	8.0 % Cap Rate
12/1/2021 to 11/30/2022	\$17.37 PSF NNN	8.1 % Cap Rate

Map



OSAKA 大阪

Teppanyaki, Sushi & Bar

FDC

OPEN





