

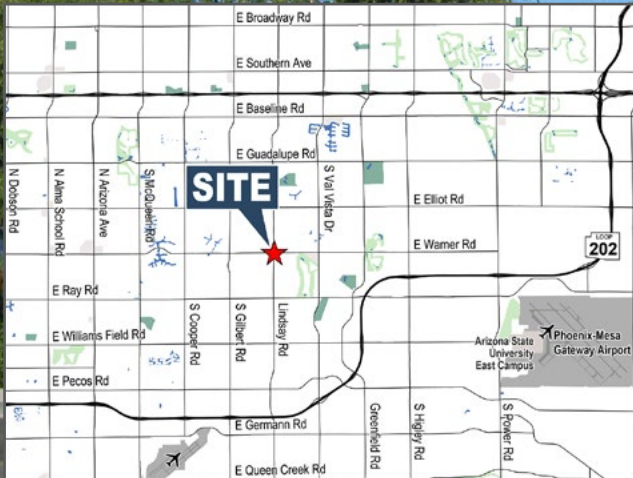
MULTI-TENANT RETAIL OPPORTUNITY

DUNKIN' DONUTS | SHOPS AT LINDSAY
857 E. WARNER ROAD | GILBERT, AZ

Voit
REAL ESTATE SERVICES

PROPERTY OVERVIEW

BUILDING AREA:	5,011 NRSF
LAND AREA:	0.97 acres (Gross)
NO. TENANTS:	Three (3)
CURRENT OCCUPANCY:	100%
YEAR BUILT:	2008
PARKING RATIO:	5.87:1,000 SF



Real People. Real Solutions.®



Voit Real Estate Services is pleased to offer 857 E. Warner Road, a ±5,011 NRSF mixed-use, retail and development site, for sale, located in Gilbert, Maricopa County, Arizona.

PROPERTY HIGHLIGHTS

- Dunkin' Donuts is operated by First Cup, LLC, the largest Dunkin' Donuts franchisee west of the Mississippi with over 50 locations.
- Dunkin' Donuts has approximately three years left on its initial 10 year term with 3% annual increases and three, five year options.
- Stott Family and Cosmetic Dentistry and Sanfratello's Pizza recently signed to seven and ten year lease terms.
- The property is fully occupied with experienced operators with strong annual increases during the primary terms and renewal options.

LOCATION HIGHLIGHTS

- Dense infill trade area with over 120,000 homes in a three mile radius.
- High household income in the trade area with incomes exceeding over \$80,000.00 within a three mile radius.
- Active retail intersection including: Albertson's, CVS, Circle K and Chase Bank.
- Good visibility on Warner Road with over 46,000 vehicles per day at the intersection.
- Over 94,000 employees within a three mile radius representing a dense customer base.



Darren Tappen
Senior Vice President
Direct 602.513.5112
Email dtappen@voitco.com

Matthew Ault
Senior Associate
Direct 602.513.5128
Email mault@voitco.com

Adam Geiger
Associate
Direct 602.513.5106
Email ageiger@voitco.com

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