LEASED CONVENIENCE STORE WITH 2 ADDITIONAL TENANTS FOR SALE - \$650,000

- 100% Leased
- 10% Capitalization Rate
- High Traffic Count on Grand Ave
- Flexible C3 Zoning





Property Details

- Building: \pm 4,715 Square Feet with 3 Suites
- Lot Size: + 0.53 Acres / ±23,086 SF
- C-3, City of Peoria • Zonina:
- Year Built: 1970 (approximately)
- Adjacent to Peoria Theater for the Performing Arts
- Potentially Eligible for City of Peoria Commercial **Revtialization Program**

Demographics	1 Mile	3 Miles	5 Miles
Est. Population (2016)	19,639	116,171	325,969
Total Households	6,681	45,825	125,363
Average Household Income	\$52,255	\$59,575	\$57,342

Traffic Counts (2015)

32,163 vpd
15,831vpd
21,241 vpd
17,992 vpd
19,145 vpd

Demographics & Traffic Counts Provided by CoStar

Exclusively Listed By: Thomas Semancik Senior Vice President D: 480.966.0419 M: 602,989,3616 tsemancik@cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to price change, prior sale, lease, or withdrawal from the market without prior notice. Effective: 10 30 17

LEASED CONVENIENCE STORE WITH 2 ADDITIONAL TENANTS FOR SALE - \$650,000 8385 W. Grand Avenue Peoria, AZ 85345

Lease Summary

Tenant	Approximate Sq. Ft.	Monthly Rent	Lease Expiration	Comments
Peoria Payless Market	2,715	\$2,200	2025	Lease rate increases \$200 per month every 2 years. There are no options to renew the Lease.
Ace Check Cashing	800	\$3,000	Mid 2020	Space is dark, paying rent. Tenant moved approximately 1 block down the street.
CCO Appliances	1,200	\$1,000	Sept, 2022	
TOTAL	4,715		per month months	·

\$74,400 per year

Annual Expenses	
Real Estate Taxes (2017)	\$4,826
Insurance (per Owner)	\$2,500
Rental Tax (City of Peoria 2.3% - not paid by Tenants)	\$1,672
Total Expenses	\$8,998

Net Operating Income	
Scheduled Base Rental Revenue	\$74,400
Operating Expenses:	\$8,998
Net Operating Income:	\$65,402
Indicated Capitalization Rate at Asking Price:	10.06%







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Locally Owned. Globally Connected. Enternational

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602,515,4912 | 602,264,8572



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