

# *Investment Sale* *664 W. Warner Road*

*Tempe, AZ | 85284*

*±11,047 SF | \$1,450,000*



Exclusive Contacts:

**JEFF HAYS**

D 480.889.2552

M 602.373.8800

[jhays@cpiaz.com](mailto:jhays@cpiaz.com)

**TATE GUNNING**

D 480.634.2328

M 480.286.9761

[tgunning@cpiaz.com](mailto:tgunning@cpiaz.com)



**COMMERCIAL PROPERTIES INC**

Locally Owned. Globally Connected. CARFAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)



## Executive Summary

MyHome Services is dedicated to providing quality services to homeowners. They help homeowners save time by connecting them with local leaders while ensuring they receive the finest amenities in the industry. MyHome Services provides a wide range of services (logos below). Some of these include: home automations and security, water treatments and R/O systems, window replacements and covering, kitchen and bath remodel, flooring and garage organizational systems, pest control, landscape, and solar energy.



<https://myhomeservices.com>

## Tenant Overview

Tenant	RSF	% Project	Original Lease Commencement Date	Lease Expiration Date	Rent/SF	Type of Lease	Monthly Rent	Annual Increases	Annual NNN Expenses/SF	Total Annual Rent
MyHome Services LLC	±11,047 SF	100%	February 1, 2018	January 31, 2022	\$0.86	NNN	\$9,500.00	5%	\$3.09 (Includes CAM's R.E. Tax & Property Insurance)	\$114,000.00



# 664 W. Warner Road

Tempe, AZ | 85284

## Property Summary

Address	664 W Warner Rd Tempe, AZ 85284
Square Feet	±11,047 SF (Inclusive of Mezzanine)
Mezzanine Square Feet	±757 SF
Occupancy	100%
Tenant	MyHome Services LLC
Approx. Parcel Size	±0.70 Acres
Clear Height	20'
Year Built	2005
HVAC	100% AIR CONDITIONED
Loading	2 Drive Ins (12' x 16') & (10' x 10')
Power	1,200 Amps/120-208 Volts/3 Phase
Parking Spaces	±39 (3.5/1,000 RSF)
<b>Offering Price</b>	<b>\$1,450,000.00</b>
<b>Capitalization Rate</b>	<b>7.86%</b>



# 664 W. Warner Road

Tempe, AZ | 85284

Aerial View



# SALE PRICE: \$1,450,000

±11,047 SF Available with Mezzanine

±2,800 SF Secured Yard

Large Bullpen and Creative Space

2 Roll Up Doors (12' x 16') (10' x 10')

100% A/C'd Warehouse

20' Clear Height

Fire Suppression Sprinklers

Fluorescent Lighting

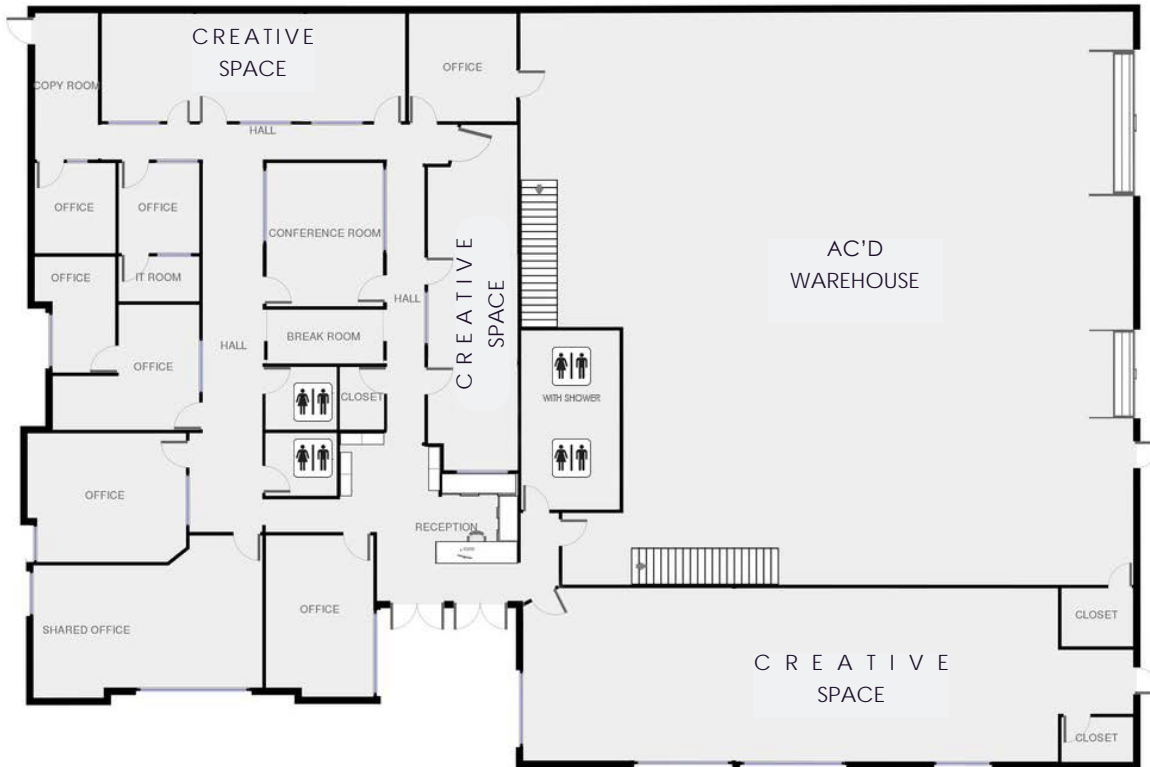
1,200 AMPS | 120-208 V | 3 Phase

Easy Access to Interstate 10 Freeway



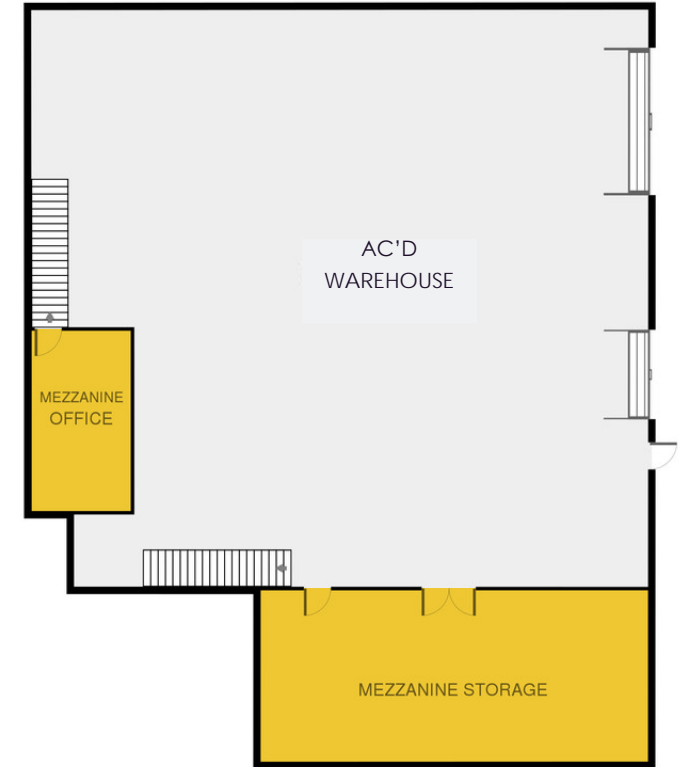
- ±11,047 SF Available
- 7 Offices
- 1 Break Room
- 2 conference rooms
- 1 Reception Area
- Mezzanine Space
- Creative Space
- 4 Restrooms

## GROUND FLOOR



Note: All scale, characteristics, dimensions and square footages indicated are approximate. Actual dimensions are to be field-verified.

## MEZZANINE AREA (±757 SF)



# 664 W. Warner Road

Tempe, AZ | 85284

Interior Photos





# 664 W. Warner Road

Tempe, AZ | 85284

Exterior Photos



# 664 W. Warner Road

Tempe, AZ | 85284

Area Map



The material contained in this Investment Offering is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of Commercial Properties Inc ("CPI") or Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Property Owner ("Owner") in connection with the sale of the Property is "CPI", and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Investment Offering.

This Investment Offering may include certain statements and estimates by "CPI" with respect to the projected future performance of the Property. These assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, "CPI" and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Investment Offering, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner, "CPI", nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Investment Offering are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

exclusively represented by:

**JEFF HAYS**

D 480.889.2552

M 602.373.8800

jhays@cpiaz.com

**TATE GUNNING**

D 480.634.2328

M 480.286.9761

tgunning@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: 02-04-20

