

7.18% Cap NNN Investment Sale 14291 West Grand Avenue, Surprise, AZ

100% OCCUPIED



Sale Information

Offering Summary

- Sale Price: \$2,800,000
- Building Size: Approx. 10,653 SF
- Price Per SF: \$253.45
- 2020 NOI: \$201,111
- Cap Rate: 7.18%
- Land Size: Approx. 40,603 SF
- Parcel #: 503-61-043
- Year Built: 2003
- Zoning: PAD

Comments

- 100% NNN leases.
- 3% Annual increases.
- All leases personally guaranteed.
- Surrounded by national tenants; Walgreens, Outback Steakhouse, Big Lots & Trader Joe's.
- Below market rents offer upside.
- Well maintained by professional management company.



Exclusively Represented by:

Robert Nolan

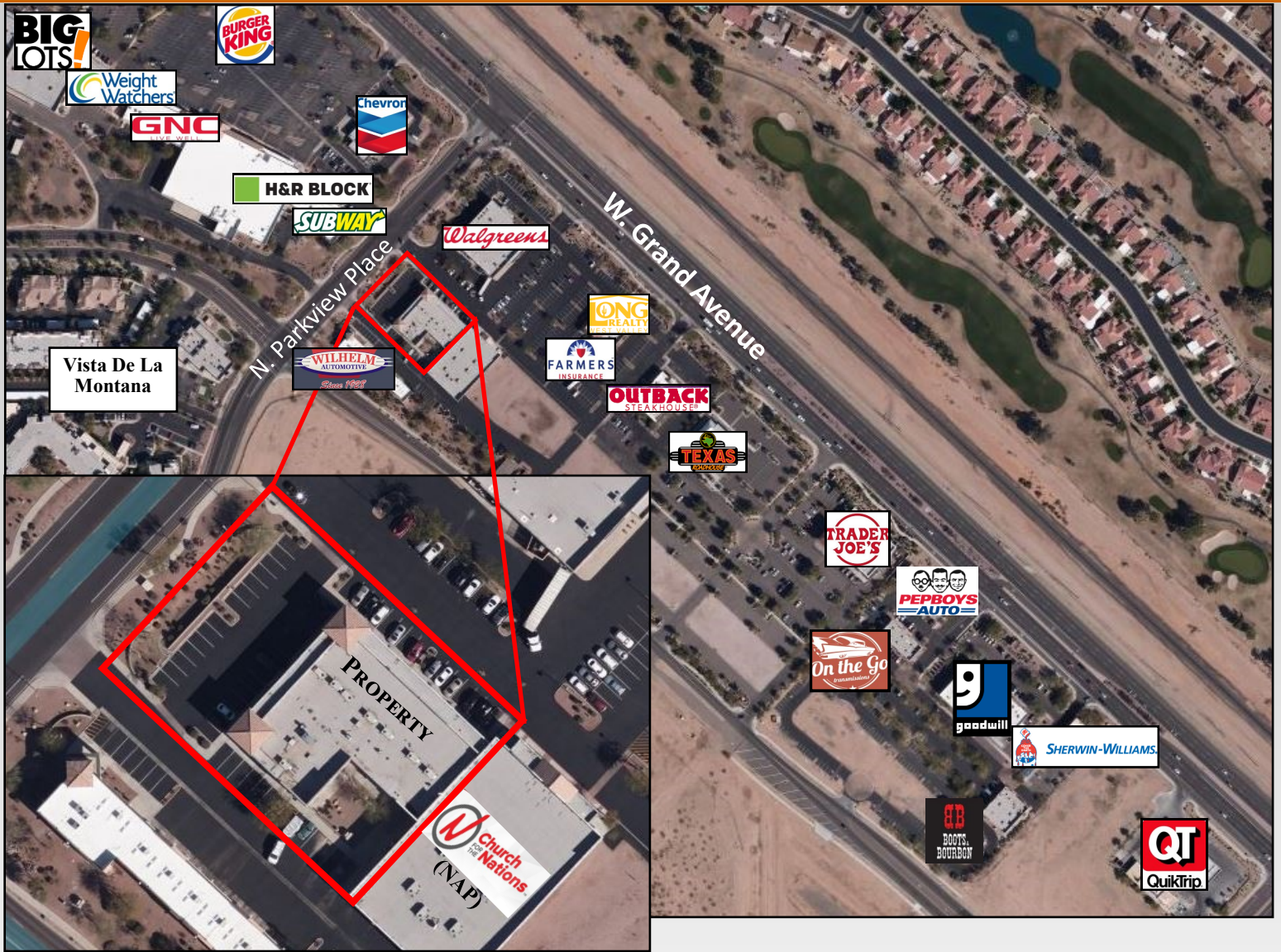
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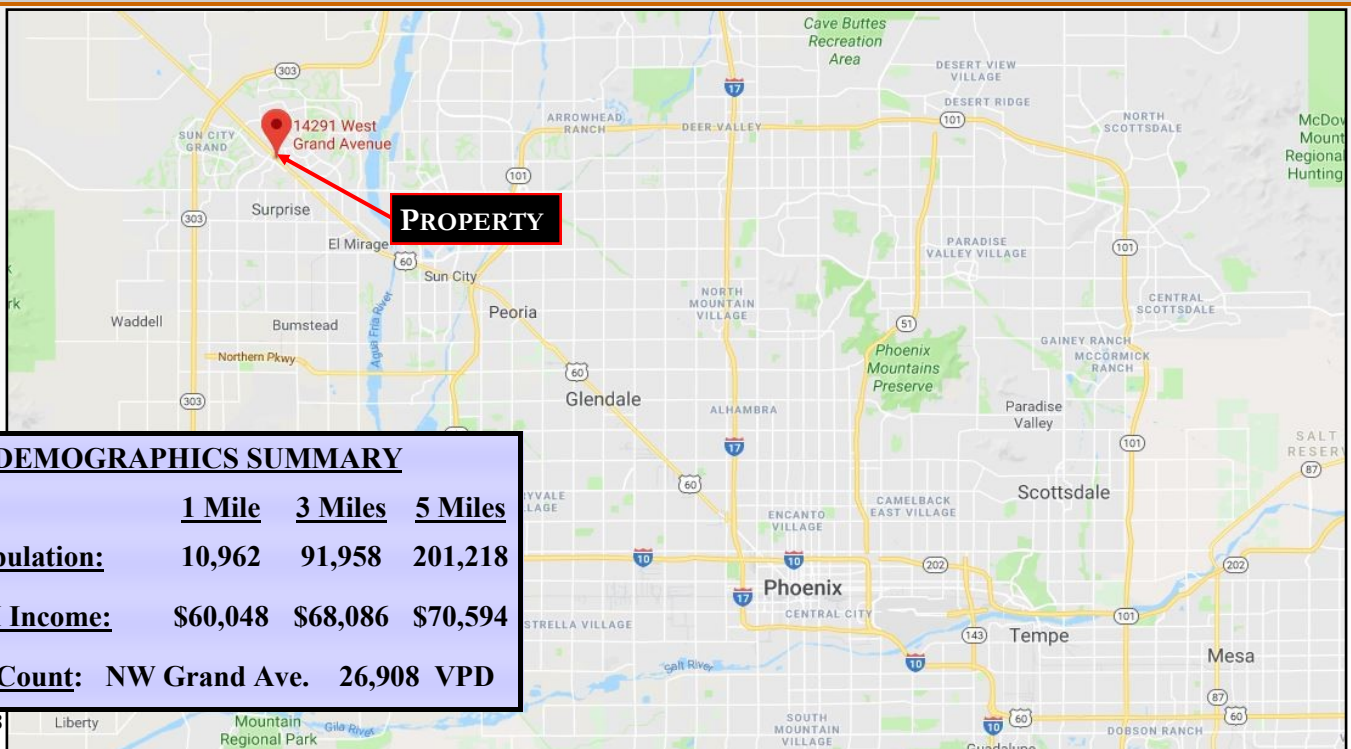
Oxford
REALTY ADVISORS

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Aerial



Location Map



DEMOGRAPHICS SUMMARY			
	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	10,962	91,958	201,218
AVG HH Income:	\$60,048	\$68,086	\$70,594
Traffic Count: NW Grand Ave.	26,908 VPD		

*CoStar 2018

The information contained herein has been given to us by the owner of the property or obtained from sources we deem reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

14291 West Grand Avenue

Property Description & Location Highlights

- 100% leased neighborhood retail center.
- **Rent Growth:** 3% annual rent increases
- **Small Suite Size:** Average space is popular and efficient, "Internet-proof tenants."
- **Professional Management:** Property has been professionally managed and well maintained from original construction.
- Population within a 3-mile radius of the center is approx. 92,000.
- Heavy retail area; Trader Joe's, Walgreens and Texas Roadhouse.
- **High Visibility Signage:** Great exposure for tenants from prominent building fascia signage and monument sign.

2020 Projected Income

Suite	Tenant	January	February	March	April	May	June	July	August	September	October	November	December	Total
D-100	D'Ambrosio Salon*	1,570.94	1,570.94	1,570.94	1,570.94	1,570.94	1,618.07	1,618.07	1,618.07	1,618.07	1,618.07	1,618.07	1,618.07	19,181.19
D-102	D'Ambrosio Salon*	1,365.38	1,365.38	1,365.38	1,365.38	1,365.38	1,406.34	1,406.34	1,406.34	1,406.34	1,406.34	1,406.34	1,406.34	16,671.28
D-104	Super Nails & SPA	2,318.54	2,318.54	2,318.54	2,318.54	2,318.54	2,388.10	2,388.10	2,388.10	2,388.10	2,388.10	2,388.10	2,388.10	28,309.40
D-106	Chinese Restaurant	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	2,812.50	33,750.00
D-110	Master Taco	4,256.00	4,256.00	4,256.00	4,256.00	4,256.00	4,256.00	4,256.00	4,256.00	4,256.00	4,256.00	4,256.00	4,256.00	51,072.00
D-115	Hungry Howies Pizza*	2,616.00	2,616.00	2,616.00	2,616.00	2,616.00	2,616.00	2,694.48	2,694.48	2,694.48	2,694.48	2,694.48	2,694.48	31,862.88
D-119	Pimp & Proper Dog Grooming	1,659.67	1,659.67	1,659.67	1,659.67	1,659.67	1,709.46	1,709.46	1,709.46	1,709.46	1,709.46	1,709.46	1,709.46	20,264.57
Total		16,599.03	16,599.03	16,599.03	16,599.03	16,599.03	16,806.47	16,884.95	16,884.95	16,884.95	16,884.95	16,884.95	16,884.95	201,111.32

* Assuming Lease Renewal, Currently Negotiating 3 year Term Extension with Continuing 3% Annual Increases.

Net Operating Income (NOI)	201,111.32
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14291 W. Grand Ave. - Rent Roll January 1, 2020

Unit	Tenant	Sq. Ft.	Lease Comm Date	Lease Exp Date	Potential Rent	Rent/SqFt	Security Deposit	Comments
D-100	D'Ambrosio Full Service Salon	1,447	6/1/2017	*5/31/2023	\$1,571.14	\$13.03	\$2,139.94	
D-102	D'Ambrosio Full Service Salon	1,258	6/1/2017	*5/31/2023	\$1,364.85	\$13.02	\$1,860.06	
D-104	Super Nails & Spa	1,258	5/4/2006	5/31/2024	\$2,318.29	\$22.12	\$2,253.92	
D-106	Chinese Restaurant	1,500	3/1/2020	5/30/2030	\$2,812.50	\$22.50	\$2,812.50	
D-110	Master Taco Restaurant, LLC	2,432	3/1/2018	11/30/2024	\$4,256.00	\$21.00	\$4,256.00	
D-115	Simon Xpress Pizza Hungry Howies Pizza	1,226	7/22/2002	*6/30/2023	\$2,615.46	\$25.60	\$0.00	
D-119	Primp & Proper Dog Grooming, LLC	1,532	3/1/2018	5/31/2023	\$1,659.67	\$13.00	\$2,170.34	
Total		10,653			\$16,597.91		\$15,492.76	
Total Occupied		10,653						
Current NOI					\$199,175			

* Assuming Tenants extend as they have expressed. 3% annual Increase. Details available

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Retail Investment Offering

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**For additional information please contact
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**Do not disturb Tenants - all
Property tours by appointment only.**



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