

PECOS

PROFESSIONAL PLAZA

16611 S 40TH STREET

PHOENIX, AZ 85048

±38,856 RSF CLASS A MULTI-TENANT INCOME PRODUCING MEDICAL OFFICE PROPERTY
95% OCCUPIED | \$13,150,000



Investment Opportunity exclusively offered BY



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. C&R/FAC International



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PROPERTY VIDEO!

Password - CPI2020

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ADDRESS	16611 S 40TH ST PHOENIX, AZ 85048
SQUARE FEET	±38,856 RSF
LAND SIZE	±5.32 ACRES (±231,740 SF)
ZONING	C-2 PCD, CITY OF PHOENIX
PARKING	±248 SPACES / 40 COVERED (6.4/1000)
OCCUPANCY / TENANCY	±36,957 RSF (95%) / 9 TENANTS
TYPE	SINGLE-STORY MEDICAL-TENANT
YEAR BUILT	2006
APN	301-69-030M
PURCHASE PRICE	\$13,150,000 (\$338.43 PSF)
YEAR 1 NOI	\$825,207 (INCL. 5.87% VACANCY)
CAP RATE	6.28%
LEASE TYPE	8 - TRIPLE NET 1 - SMALL SHORT TERM GROSS (NET OF ELECTRIC)
LEASE GUARANTEES	ALL LEASES ARE PERSONALLY GUARANTEED
WEIGHTED LEASE AVG.	7.5 YEARS (BASED ON 8 TENANTS)
LEASE ROLLOVER	MINIMAL & BALANCED



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: 04 30 20

PECOS PROFESSIONAL PLAZA



fray's
FOOD & DRUG STORES



CVS

DUNKIN'

DISCOUNT TIRE

Wendy's

extended STAY AMERICA

DOUBLETREE BY HILTON

WHATABURGER



SAFEMART

KOHL'S

KYRENE DEL MILENIO ELEMENTARY SCHOOL

6

Comfort

Bashas' DISTRIBUTION

PECOS PROFESSIONAL PLAZA

E FRYE RD

S 48TH ST

LOOP 202

PROPOSED QuikTrip

Newly Opened Loop 202 Extension (01/01/2020)

PECOS PARK & RIDE

LOOP 202

PECOS COMMUNITY CENTER

PECOS PARK

INTERSTATE 10

verizon

Proposed Trammell Crow 700,000 SF Industrial Park. "South Mountain 202 Commerce Park" on SWC of 40th St & new Loop 202.

PHOENIX PREMIUM OUTLETS A SIMON CENTER

WILD HORSE PASS



S 40TH ST

PECOS PROFESSIONAL PLAZA

FOR MORE INFORMATION, PLEASE EXECUTE AND RETURN ATTACHED
CONFIDENTIALITY AGREEMENT:

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CRFAC International

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SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com



CONFIDENTIALITY AGREEMENT

**PECOS PROFESSIONAL PLAZA
16611 S. 40TH STREET
PHOENIX, ARIZONA 85048**

The undersigned Prospective Purchaser is executing this Agreement as of _____, 2020, in connection with the distribution of certain confidential information relative to the possible sale (the "Proposed Transaction") by the Owner of the real property and improvements known as Pecos Professional Plaza, 16611 S. 40th Street, Phoenix, AZ 85048 (the "**Property**"). Certain materials and information, including but not limited to an offering memorandum, financial information, leases, environmental investigations, title reports, surveys, and other agreements, documents, materials and oral and/or written information with respect to the Property, whether delivered or made available concurrently with this Agreement or to be delivered in the future (collectively, the "Proprietary Information") shall be subject to the terms of this Agreement.

The Proprietary Information is Confidential Information and contains brief, selected information pertaining to the business and affairs of the Owner, and has been prepared by Broker, primarily from information supplied by the Owner or the Owner's agent. It does not purport to be all-inclusive or to contain all the information which a prospective purchaser may desire. Neither Broker nor the Owner make any representation or warranty, expressed or implied, as to the accuracy or completeness of the Proprietary Information and no legal liability is assumed or to be implied, with respect thereto. Prospective Purchaser must make their own independent investigations without reliance upon the Proprietary Information and perform their own independent due diligence, including, but not limited to, financial analysis and projections, building inspections, zoning, engineering, surveying, environmental or any other studies, to determine the condition and affairs of the Property.

By executing this Confidentiality Agreement, the undersigned Prospective Purchaser agrees that the Information provided is confidential, and shall be held and treated in the strictest of confidence, and will not be disclosed to any person, firm or entity without prior written authorization of the Owner and Broker, except that the information may be disclosed to the undersigned's partners, employees, legal counsel and lenders ("Related Parties") or pursuant to a court order. The undersigned Prospective Purchaser shall inform the Related Parties of the confidential nature of the Proprietary Information and must agree to keep all the Confidential Information strictly confidential in accordance to this Agreement. Owner expressly reserves the right in its sole discretion to reject any or all proposals or expressions of interest in the Property and to terminate discussions with any party at any time with or without notice. This agreement shall expire after twelve (12) months from the date referenced above. If you do not wish to pursue acquisition negotiations or upon request from Owner or Broker, you hereby agree to return the Proprietary Information to Broker.

The Owner has indicated that all inquiries and communications with respect to the contemplated sale of such Property be directed through J & J Commercial Properties, Inc. dba Commercial Properties, Inc., Ken Elmer/Ron Schooler/Scott Nelson ("CPI"), (its "Broker"). Broker is not authorized to make any representations, warranties or agreements on behalf of the Owner.

This is not an agreement to sell the Property, nor an offer of sale. No agreement binding upon the Owner of the Property, or any of its associates or affiliated companies, shall be deemed to exist, at law or equity, until the Owner of the Property enters into a formal binding fully executed purchase and sale agreement.

CPI shall be paid a fee in connection with the sale of the Property by the Owner pursuant to a separate agreement. The undersigned Prospective Purchaser hereby acknowledges that it is a principal in connection with the possible acquisition of the Property and agrees that it will not look to the Owner or Broker, their respective affiliates, manager, members, agents, employees, successors or assigns, for any fees, commissions or compensation in connection with the sale or purchase of the Property. The undersigned

Prospective Purchaser also hereby acknowledges that it has no dealings, negotiations, or consultations involving the Property with any broker other than CPI (Ken Elmer/Ron Schooler/Scott Nelson) and _____. Should the undersigned Prospective Purchaser require the assistance of any broker other than CPI (Ken Elmer/Ron Schooler/Scott Nelson), then the undersigned Prospective Purchaser hereby agrees that it will be solely responsible for any fees, commission or compensation claimed or due by any other broker. The undersigned Prospective Purchaser agrees to indemnify and hold harmless CPI and the Owner, their respective affiliates, manager, members, agents, employees, successor or assigns, against any fees, commission, compensation, liability or expense, arising from claims by any other broker in connection with the sale of the Property.

This Agreement shall be binding upon the undersigned Prospective Purchaser and their Related Parties, heirs, executors, personal representatives, and administrators, and shall inure to the benefit of Owner's Broker and Owners and its successors and assigns. The Owner reserves the right, in its sole discretion, to change the terms of the proposed sale, withdraw its offer to sell the Property and/or have the Proprietary Information returned to it at any time.

The undersigned Prospective Purchaser acknowledges and agrees that the Proprietary Information is confidential and is intended solely for the undersigned Prospective Purchaser's limited use and benefit in determining whether the undersigned Prospective Purchaser desires to express any further interest in the acquisition of the Property.

This Agreement shall be governed by and construed in accordance with the laws of the State of Arizona. The undersigned Prospective Purchaser hereby indemnifies and hold harmless Owner and CPI, their respective affiliates, manager, members, agents, employees, successors or assigns against and from any damage, loss liability or expense, including attorney's fees, arising out of any breach of any of the terms of this Confidentiality Agreement.

**ACKNOWLEDGED, AGREED AND ACCEPTED:
PROSPECTIVE PURCHASER:**

Company Name

Signature: _____

Name Printed: _____

Address: _____

Telephone: _____

Fax: _____

Email: _____

Date: _____

Please return the executed copy to:
Commercial Properties, Inc.
8777 N. Gainey Center Drive, Suite 245
Scottsdale, Arizona 85258
Fax: (480) 348-1601

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