

INVESTMENT SALE

100% Leased Retail Strip Center For Sale 9015 West Union Hills Drive, Peoria, AZ 85382

- Price: \$2,125,000 -
- Capitalization Rate: 6.7% -
- Price Per Square Foot: \$242 -

HIGHLIGHTS

- 100% Leased - 6 Tenants
- Anchored By Pioneer Title, Papa Murphy's Pizza & Liberty Tax
- Service Oriented Tenancy with Internet Resistant Businesses
- Excellent Visibility - Fronts Union Hills (No Pad Buildings)
- High Traffic Location Approximately 1 Mile West of Interstate 101
- Attractive Multi-Tenant Signage on Union Hills Drive

SALIENT FEATURES

Date of Construction: 2007

Building Size: ±8,767 Square Feet - 7 Units

(Currently Divided into 6 Units)

Parcel Size: Approximately 0.99 Acres (±43,232 SF)

Zoning: C-2, City of Peoria

Parcel Number: 200-42-981

Frontage: 197' on Union Hills Drive

Real Estate Taxes: \$22,559.54- 2017



Exclusively Listed For Sale:

Tom Semancik
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COMMERCIAL PROPERTIES INC.

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DEMOGRAPHICS

RADIUS	1m	3m	5m
Population	12,843	97,146	236,133
AVG Household Income	\$53,914	\$61,714	\$97,695

TRAFFIC COUNTS

W. Union Hills & N. 91st Ave:	24,685 VPD
W. Union Hills & N. 92nd Ave:	16,493 VPD
W. Union Hills & N. 84th Ave:	25,587 VPD

Source: Costar.com

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LEASE SUMMARY

SUITE	TENANT	SUITE SF	TENANT SINCE	LEASE EXPIRATION	BASE MONTHLY RENT	MONTHLY RENT PSF	TYPE	INCREASES	NOTES
101	Papa Murphy's Pizza	1,226	2010	5/31/2021	\$2,233	\$21.85	NNN	6/2019: \$2,299.78	
102	Glamour Nails	1,104	2013	6/30/2019	\$1,200	\$11.96	NNN		Does not pay management
103	Professional Med. Transport	1,390	2010	12/31/2021	\$2,213	\$19.10	NNN	1/2019: \$2,279.00	
104-105	Pioneer Title Co.	2,715	2018	1/31/2024	\$3,168	\$14.00	NNN	2/2019: \$3,281 2/2020: \$3,394 2/2021: \$3,507 2/2022: \$3,620 2/2023: \$3,733	
106	Split Endz Hair Salon	1,104	2009	M-T-M	\$1,875	\$20.38	NNN	None	
107	Liberty Tax Service	1,883	2018	4/30/2024	\$1,160	\$11.35	NNN	1/2019: \$1,159.59 1/2020: \$1,199.44 1/2021: \$1,241.33 1/2022: \$1,285.28 1/2023: \$1,330.21	Occupancy October 2018 Tenant doesnt pay rent until Jan. 2019

TOTAL: \$11,849
 x 12 months
 \$142,188 Annual Rent

PRICE: \$2,125,000

Indicated Capitalization Rate: 6.7%



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