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Information below is computer generated. Please pardon the typos.

1 Yuma, AZ 85365



Price	\$3,962,882
Building Size	5,000 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

New 15-year absolute net lease Native Grill. Across the street from 1.5 million square foot regional power center anchored by Target, Kohl's, Marshall's, and many other "category killer" retailers.

2 Laveen, AZ 85339



Price	\$4,154,100
Building Size	10,145 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Fee-simple, (NNN) KinderCare located in Laveen (Phoenix), AZ. The offering is a freestanding 10,145-square foot building sitting on 1.15 acres offering within Laveen Ranch Marketplace and is an out parcel to the Safeway anchored center.

3 Chandler, AZ 85286



Price	\$6,750,000
Gross Leasable Area	104,475 SF
Cap Rate	4.30%
Property Sub-type	Outlet Center
Status	Active

Property Notes

Property Description

The \$290,000 annual ground rent equates to only \$2.78 per building square foot, which is significantly below market for a building of this size and configuration. The J.C. Penney building is single story, giving the owner multiple re-tenanting options at higher rent in the event that the improvements were to revert to the ownership. 100% leased to nationally recognized J.C. Penney Corporation (NYSE: JCP) with improving comparable store sales, margins and EBITDA. Newer, long-term favorable twenty (20) year NNN ground lease (approximately 15 years remaining) with ten (10) five (5) year options to extend with 5% increases at each option; next increase in early 2030. Average return over the term of the ground lease, including options, is 5.39%. NNN ground leased asset - no building-level landlord responsibilities. High quality, recent construction with no deferred maintenance or near-term capital requirements. (Tenant owns the improvements). Established tenant will require limited oversight. Low downside risk - significantly higher rental potential available to landlord in the event of a tenant default.

4 Clifton, AZ 85533



Price	\$1,925,000
Building Size	9,002 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

New NNN Dollar General in Clifton, AZ. The subject property benefits from being near one of the Freeport-McMoRan's Morenci mine site, one of the largest copper mines in the world. Dollar General's credit is BBB- and the company's credit rating has been raised four times since 2009. Dollar General has a better credit rating than both of its large competitors.

5 Scottsdale, AZ 85254



Price	\$7,981,321
Building Size	13,013 SF
Cap Rate	4.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property has direct street frontage along East Bell Road and is situated approximately fifteen minutes north of Downtown Scottsdale. It is situated just west of the prominent four-way signalized intersection of North Scottsdale Road and East Bell Road (36,296 VPD). Directly across North Scottsdale Road from the subject property is the Scottsdale Promenade, a unique destination shopping and commerce center with more than sixty retailers and restaurants, and Class A office space. Approximately one-mile south are Kierland Commons and Scottsdale Quarter, two high-end destination retail shopping centers each having more than seventy retailers and restaurants, respectively. National retailers in the immediate trade area include Lowe's, Apple Store, The Cheesecake Factory, Crate & Barrel, Starbucks, P.F. Chang's, Restoration Hardware, Walmart Supercenter, Costco, Best Buy, Home Depot, Pottery Barn, and many more.

6 Cave Creek, AZ 85331



Price	\$7,137,088
Building Size	13,813 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This CVS is a freestanding 13,813 square foot drug store situated on 1.75 acres of land in Cave Creek (Scottsdale), AZ. The Lease is Absolute NNN with ZERO Landlord Obligations. There are 9± years remaining on the primary term with 4 x 5 year options - each with \$0.50 psf bumps. Attractive Assumable Debt (optional) - The property is encumbered with attractive assumable debt allowing the investor to purchase a \$7.1M property with a down payment of approximately \$3,204,370. The loan interest rate is fixed for Ten (10) years at 4.5% with a Twenty-Five (25) year amortization. This produces a ± 5.21% cash on cash return to the investor. Highly Affluent Location - Over \$127k Ave HH Income within 1, 3, & 5-Mile Radius. Limited Competition - Strategically Located between 2 existing CVS locations over 4.5-miles to the South & 5-miles to the North respectively.

7 Mesa, AZ 85210



Price	\$6,250,000
Building Size	30,000 SF
Cap Rate	6.47%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

Fee simple Goodwill net leased investment located in Mesa, Arizona. The property is a 30,000 square-foot one story building sitting on a 1.37 acre parcel. The lease is an absolute triple-net (NNN) lease with no landlord responsibilities, increases every five years and one, five-year renewal options. Goodwill of Central Arizona is one of the oldest and largest nonprofit agencies in the state and is nationally recognized as the leader in empowering disadvantaged individuals to achieve their highest level of personal and economic independence. Goodwill of Central Arizona, founded in 1947, is a not-for profit organization whose mission is to serve people with disabilities or those who would otherwise face obstacles to entering the workforce. Operating revenue is generated primarily through the collection of donated clothing and household goods that are sold in our retail stores. These stores are located in the Phoenix area, Prescott and Yuma. 90¢ of every dollar Goodwill earns returns to the organization's community programs that help individuals prepare for and find work.

8 Phoenix, AZ 85016



Price	\$6,500,000
Building Size	11,841 SF
Cap Rate	5.38%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Highly desirable restaurant location on Camel back Road in Phoenix Ideal redevelopment opportunity Absolute NNN lease by Donovan's Steakhouse for 5 years Year 1 NOI of \$350,000.

9 Tucson, AZ 85716



Price	\$1,250,000
Building Size	7,000 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

O' Reilly Auto Parts is located at 3740 E. Grant Road in Tucson, Arizona. The subject is a 7,000-square-foot single tenant building on +/-1 acre of land. There are five years and two, five year renewal options remaining on the triple-net (NNN) lease. O' Reilly Automotive, Inc. (NASDAQ: ORLY) is one of the largest specialty retailers of automotive after market parts, tools, supplies, equipment, and accessories in the United States, serving both professional service providers and do-it-yourself customers. Founded in 1957 by the O' Reilly family, the Company operated 4,433 stores in 43 states as of July 27, 2015. The property is visible to 38,000 cars per day from East Grant Road. O' Reilly is just north of Catalina High School (1,300+ students) and a short drive from access to Interstate-10 (171,000 cars per day) the primary arterial connecting Tucson and Phoenix. The store is located less than 3-miles away from the University of Arizona (42,200+ students.) There are numerous tenants in the immediate area including Walmart Neighborhood Market, Fry's Grocery, Ace Hardware, Whole Foods, Auto Zone, Taco Bell, Albertson's, Family Dollar, Dollar Tree, Wells Fargo, and more.

10 Willcox, AZ 85643



Price	\$1,373,488
Building Size	8,359 SF
Cap Rate	6.25%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Family Dollar located at Sec Rex Allen Drive & North Arizona Avenue in Willcox Arizona. The property consists of 9,180 square feet of building space and sits on 0.8 acres of land. This Family Dollar was a recently constructed built-to- suit that will be completed in August of 2015. The property is subject to a 15-Year triple net (NNN) lease. The base rent is \$85,843 with ten percent rental increases every five years starting October 1, 2024. The increases will continue through the six, five-year tenant renewal options. The tenant is Family Dollar Incorporated, a North Carolina Company and the lease has a Family Dollar Corporate guarantee.

11 Phoenix, AZ 85085



Price	\$2,878,600
Building Size	5,973 SF
Cap Rate	4.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Located on a hard corner less than two miles north of Deer Valley Airport near Interstate 17, the property features excellent visibility and accessibility. The building is 5,793 square feet with a 28-space parking lot and three drive-thru's. The branch benefits from its location in a retail driven neighborhood. Three major shopping centers: The Shops at Norterra, Walmart Super Center, and Happy Valley Towne Center are within close proximity to this location. National big-box retailers in these shopping centers include: Walmart, Sport Chalet, Staples, Lowe's, Ross, TJ Maxx, Dick's, Bed Bath & Beyond, BevMo!, Old Navy and Pier 1 imports. These retail hubs generate significant consumer traffic.

12 Show Low, AZ 85901



Price	\$1,823,000
Building Size	2,350 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The offering consists of a 2,350 sq/ft freestanding Jack In The Box building with a drive-through. The site is approximately 17,859 sq/ft and is located on South White Mountain Road a 2 lane road which provides access to the 60 freeway which Show Low Regional Airport is located on. Other retailers in the area include a Big Lots, Radio Shack, Ace Cash Express, Fashion Bug, Subway and Adventure Reality.

13 Chandler, AZ 85224



Price	\$2,335,000
Building Size	2,637 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

The Offering consists of a 2,637 sq. ft. freestanding Jack In The Box building with a drive-through. The site is approximately 35,000 sq. ft. located on W Chandler Blvd approximately 2 blocks east of price 101 freeway.

14 Anthem, AZ 85086



Price	\$2,232,738
Building Size	2,160 SF
Cap Rate	5.25%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single-tenant triple net (NNN) Del Taco (the Property), located on the SWC of West Anthem Way and the I-17 freeway in Anthem (Phoenix), Arizona. The offering consists of a 2004 constructed Del Taco that has 10.5 years remaining on the initial lease term. The building is approximately 2,160 rentable square feet on approximately 0.84 acres of land. The investment opportunity offers a NNN lease with a Del Taco corporate guarantee and has 10% rental increases every 5 years (see CPI footnote on page 6 of the OM). Del Taco is publicly traded on the Nasdaq with stock symbol TACO and has a positive outlook rating by Moody's. Del Taco has nearly 550 restaurants in 16 states. The Property is strategically located at the southwest corner of West Anthem Way and the I-17 freeway in Anthem, a Del Webb master-planned community designed to be a marriage between residential and business communities. It includes award-winning parks, quality landscaping, sports programs for all ages, trails, golf courses and more. Anthem is now home to more than 27,000 residents and passionate businesses.

15 Tucson, AZ 85713



Price	\$7,498,957
Building Size	14,490 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Net Lease Texas *Prime Lease term: 7.30.2003 - 7.31.2028 (12+ years remaining)*(10) 5 year options *Absolute NNN Lease *Ideal 1031 exchange opportunity *\$11,700,000+ actual sales (top 2-3% for Walgreen's).

16 Phoenix, AZ 85042



Price	\$5,948,000
Cap Rate	5.75%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

Walgreen's is located at 2420 East Baseline Road, Phoenix, Arizona. The subject is an approximate 14,490-square foot, single-tenant retail building on approximately 2.05 acres of land. The property is leased to Walgreen Arizona Drug Co. and guaranteed by Walgreen Co. Recognized as not only the nation's largest retail pharmacy chain, Walgreen's is considered to be the leader in innovative drugstore retailing. Walgreen's Company is a wholly owned subsidiary of Walgreen's Boots Alliance, Inc., a publicly traded company (NASDAQ: WBA) with investment grade credit, rated BBB by Standard & Poor's. The subject property is located on the hard, northeast corner of 24th Street and Baseline Road where traffic counts exceed 106,200 vehicles per day. Located across the street to the west of the subject property is the urban retail development, Legacy Village. Legacy Village encompasses 136,968 square feet of retail shops on a 40 acre site and is the only major retail development of its kind in the area.



Price	\$1,416,800
Building Size	2,023 SF
Cap Rate	4.65%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Taco Bell is located at 7440 S. 7th Street in Phoenix, AZ. The subject is an approximate 2,023-square-foot single tenant building on +/- .84 acres of land. There are 15 years and 2, 5 year options remaining on the triple-net (NNN) ground lease. The lease provides for ten percent rental increases every five years. The property is leased to Karecor, Inc. Taco Bell and its more than 350 restaurant franchise organizations have nearly 6,000 restaurants across the United States that proudly serve more than 36 million customers every week. The subject property sits at the hard corner of South 7th St. and East Baseline Rd., visible to 68,330 cars per day. The store is ideally situated within a densely populated residential area with over 173,750 residents and 50,600 households within a 5-mile radius. The property is an out parcel to Fry's Grocery Store and surrounded by numerous tenants including Discount Tire, CVS, Target, Walgreen's, Sally Beauty Supply, Burger King and McDonald's. The average household income exceeds \$61,772 within a 5-mile radius.



Price	\$2,059,259
Building Size	20,984 SF
Cap Rate	6.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Brand New Re-Development Opened in November 2015 Long Term Lease with Below Market Rent Large 20,000+ Square Foot (CMU) Building Allows for Flexible Use.



Price	\$2,900,000
Building Size	2,780 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Well known, nationally recognized Taco Bell tenant.



Price	\$2,000,000
Building Size	3,880 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Well located 3,880 square foot single-tenant building with a drive-through occupied by Burger King. Situated at the Litchfield Road entrance to the 90% occupied Palm Valley Village Shopping Center anchored by Walmart with tenants including MidFirst Bank, Leslie's Pool Supplies, Dutch Bros Coffee and Big O Tires to name a few.



Property Notes



Price	\$2,400,000
Building Size	3,448 SF
Cap Rate	5%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Well located approximately 3,448 square foot single-tenant building with a drive-through occupied by Burger King . Situated on the hard northeast corner of the Peoria Power Center anchored by Home Depot and At Home Superstore with tenants including Big 5 Sporting Goods, Pet Smart, Dollar Tree and Big O Tires to name a few.



Price	\$2,718,500
Building Size	14,736 SF
Cap Rate	4.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreen's is located at 333 E. Hunt Highway in San Tan Valley (Phoenix MSA), Arizona. The subject is a 14,736-square-foot single tenant building on +/-1.55 acres of land. There are 9 years remaining on the absolute triple-net (NNN) ground lease with no Landlord responsibilities. Walgreen's is the nation's largest drugstore chain with over 8,300 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. The subject property is visible to over 35,900 cars per day from East Hunt Highway and West Golf Club Drive. The store is ideally situated within a rapidly growing residential area with thirty-four percent expected growth by 2019. Tenants adjacent to Walgreen's include Chase Bank, Fry's Grocery Store, McDonald's, Bank of America, O'Reilly Auto Parts and more.



Price	\$8,030,875
Building Size	14,736 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreen's is located at 3230 E. Chandler Blvd in Gilbert (Phoenix), Arizona. The subject is a 14,736-square-foot single tenant building on +/-2.23 acres of land. There are 16 years remaining on the absolute triple-net (NNN) lease with no Landlord responsibilities. Walgreen's is the nation's largest drugstore chain with over 8,300 stores in all 50 states, the District of Columbia, Puerto Rico and the U.S. Virgin Islands. The subject property is visible to 25,700 cars per day from the intersection of East Chandler Heights Road and South Higley Road. The store is ideally situated within a densely populated residential area with over 121,000 residents and 38,000 households within a 5-mile radius. Walgreen's benefits from the additional customer base in the winter when the Snowbirds settle in the area. Tenants adjacent to Walgreen's include Chase Bank, Fry's Grocery Store, Chevron, Brakes Plus and more.



Price	\$3,998,275
Building Size	7,863 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

BJ's Restaurant & Brew house is located at 6622 E. Superstition Springs Blvd. in Mesa (Phoenix), Arizona. The subject is an approximate 7,863-square-foot single tenant building on +/- 2.08 acres of land. There are 9 years and four, five year options remaining on the absolute triple-net (NNN) ground lease with no Landlord responsibilities. BJ's Restaurant & Brew house (NASDAQ: BJRI) operates 169 restaurants across the United States. The subject property sits between E. Superstition Springs Blvd (21,000 cars per day) and U.S. Highway 60 (140,000 cars per day). The store is ideally situated within a densely populated area, surrounded by rooftops with more than 271,600 residents and 107,000 households within a 5-mile radius. BJ's Restaurant & Brewhouse is located in a prime retail corridor, across from Superstition Springs Center, a 1,082,000-square-foot shopping mall. It is surrounded by countless national tenants including Home Depot, Target, Walmart Supercenter, KMart, Staples, WinCo Foods and numerous others. The property benefits from the additional customer base in the winter when the Snowbirds settle in the area.



Price	\$2,378,000
Building Size	4,756 SF
Cap Rate	4.20%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property benefits from a hard corner location at the signalized intersection of Broadway Boulevard and Houghton Road. The branch features a substantial parking lot for 33 vehicles and has three drive-thru lanes. The site lies in the neighborhood's commercial district amid numerous shopping centers and residential communities. The property is across the street from Safeway, Walgreens, Bashas' and other national retailers.



Price	\$3,497,000
Building Size	5,500 SF
Cap Rate	6.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Krispy Kreme is located at 6626 E. Superstition Springs Blvd. in Mesa (Phoenix), Arizona. The subject is an approximate 5,500-square-foot single tenant building on +/- 1.1 acres of land. There are 8 years remaining on the absolute triple-net (NNN) ground lease with no Landlord responsibilities. Krispy Kreme Doughnuts operates over 1,000 shops in 25 countries and their doughnuts can be found in local markets and convenience stores across the United States. The subject property sits between E. Superstition Springs Blvd (21,000 cars per day) and U.S. Highway 60 (140,000 cars per day). The store is ideally situated within a densely populated area, surrounded by rooftops with more than 271,600 residents and 107,000 households within a 5-mile radius. Krispy Kreme is located in a prime retail corridor, across from Superstition Springs Center, a 1,082,000-square-foot shopping mall. It is surrounded by countless national tenants including Home Depot, Target, Walmart Supercenter, KMart, Staples, WinCo Foods and numerous others. The property benefits from the additional customer base in the winter when the Snowbirds settle in the area.



Price	\$6,884,000
Building Size	6,250 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

AT&T store, with a hard corner location in the Palm Valley Cornerstone power center in Goodyear, AZ. The extensively remodeled, store of the future designed, freestanding building is leased to AT&T on a ten (10) year NNN lease with a corporate guarantee. The lease includes 10% rent increases every five years during the primary term and renewal options. AT&T (NYSE: T) is one of world's largest communications companies, offering voice coverage in more than 225 countries, data roaming in more than 210 countries with 3G in more than 170 countries. This offering presents an investor the opportunity to acquire a property leased to a strong national tenant in a high traffic, retail dense location just off the I-10 Freeway.



Price	\$4,899,000
Building Size	7,537 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Situated on a hard corner, adjacent to US Route 60, the property is afforded a strong retail branch location with a traffic count of more than 37,000 cars per day. The branch features excellent visibility and accessibility with three points of ingress/egress to a 7,537 square foot building with parking for 54 cars and three drive-thrus. The branch lies in a primarily residential community with supporting businesses and retailers, including Fry's Food and Drug. Four leading golf courses are also within one mile of the property, driving additional traffic to the site.

30 Tucson, AZ 85719



Price	\$1,900,000
Building Size	3,309 SF
Cap Rate	5.75%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Highly visible freestanding building near the corner of the high-traffic intersection of major arterials Campbell Avenue and Grant Road, net leased to Nationwide Vision. Founded in 1985, Nationwide Vision has 64 locations, and is the largest optical retail chain in Arizona. It was acquired in 2013 by Refac Optical Group, whose main operating company is U.S. Vision, a retailer of optical products and services operating licensed departments in over 750 retail locations in 48 states and Canada. The property is centrally located in a dense area between the affluent Catalina Foothills and the University of Arizona.

31 Mesa, AZ 85209



Price	\$2,448,000
Building Size	4,692 SF
Cap Rate	4.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Sitting at the hard corner of Baseline Road and Crismon Road, the branch offers exceptional visibility and convenient access to US Route 60. The building totals 4,692 square feet with 28 parking spaces and 3 drive-thrus. The immediate area is characterized as a mixed-use neighborhood with big-box retail destinations flanked by a dense residential base. The property is an outparcel to Bashas' and also benefits from its proximity to Walmart, Kohl's, Staples, and Best Buy. The market also supports the Sunland Springs Village Golf Course and Augusta Ranch Golf Club.

32 Gilbert, AZ 85233



Price	\$3,395,000
Building Size	8,901 SF
Cap Rate	5.24%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Equity Investment Advisors is pleased to offer for sale a 10-year absolute NNN leased investment with 2% annual rental increases. The property is leased to BMO Harris Bank N.A., the United States operating arm and subsidiary of the Bank of Montreal (BMO Financial Group), a diversified financial services provider with total assets of over \$525 billion. Boasting 8,901 square feet, the branch benefits from excellent visibility in a largely mixed-use area. Two points of ingress/egress offer convenient access to a 46-space lot with four drive-thru lanes.

33 Mesa, AZ 85215



Price	\$2,908,500
Building Size	6,035 SF
Cap Rate	4.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is a BMO Harris Bank fee simple absolute NNN lease in Mesa, AZ. The 100% fee simple interest in the underlying land and building is being offered. The lease calls for 2% annual rental increases and zero landlord obligations. The asset is well situated near major retailers, including Albertson's Supermarket, Starbucks and Jack in the Box.

34 Tucson, AZ 85742



Price	\$1,833,333
Building Size	4,200 SF
Cap Rate	4.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

McDonald's ground lease located at 3640 West Tangerine Road in Marana (Tucson), Arizona. The subject is an approximate 4,200-square foot, single-tenant retail building on approximately 39,956-square feet of land. The existing lease is a 20-year, with 12.75 +/-years remaining, (NNN) corporate ground lease with McDonald's USA, LLC. The lease contains six, five-year renewal options and 10 percent rental increases every five years.

35 Sun City West, AZ 85375



Price	\$2,997,800
Building Size	4,612 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Positioned less than one mile from US Route 60, the branch features excellent visibility and accessibility with three points of ingress/egress, parking for 36 cars, and two drive-thrus. The local area is characterized by a mix of dense residential neighborhoods, recreational destinations, and commercial amenities. Notable retailers include Fry's, Safeway, Walgreens, and Bashas'. Furthermore, the Recreation Center of Sun City complex and Hillcrest Golf Course sit across the street from the building.

36 Phoenix, AZ 85032



Price	\$5,450,000
Building Size	11,444 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single Story School Building With Attached Play Ground Site is Approximately 52,000 SF or 0.84 Acres± 11,444 SF Building with a ±11,500 SF Outdoor Playground Area Year Built 2002 Sales Price \$5,450,000 Annual Rent \$327,715.08 CAP Rate 6.0 Remaining Term of Lease 8.5 Years Rental Increases 3.0% per year Absolute NNN, Guaranteed Lease.

37 Surprise, AZ 85374



Price	\$1,500,728
Building Size	5,529 SF
Cap Rate	7%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Single tenant net leased investment opportunity located in Surprise, Arizona. The property is occupied by Under Review Sports Grill.

38 Queen Creek, AZ 85142



Price	\$3,295,000
Building Size	4,500 SF
Cap Rate	4.80%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Single tenant Denny's investment on a fee simple basis (land and building) that boasts a 20 years primary term with 3 - 5 year options and is situated on an out parcel to Super Walmart at the newly built Cornerstone at Queen Creek Center in Queen Creek, AZ. Located on Rittenhouse Road, the building is constructed to the latest prototype specifications of Denny's and is comprised of 4,500 square feet. The lease includes 9% rental escalations every 5 years, including all option periods. The property is a hard corner that enjoys excellent site fundamentals, including convenient access, excellent street visibility, ample parking and strong daily and nightly traffic. It is part of the Cornerstone at Queen Creek, which is part of a 200 acre retail core directly located within the explosive growth corridor of Pinal County. Several master planned communities have been built or are slated to be built in the immediate area (Queen Creek is one of the fastest growing cities in Arizona and is slated to grow by 23,000 people per year for the next 20 years).

39 Prescott, AZ 86301



Price	\$3,335,150
Building Size	5,131 SF
Cap Rate	4%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Located at the intersection of Sheldon Street and Montezuma Street, the property is afforded a strong retail branch location with a traffic count of more than 22,000 cars per day. The branch comprises of 5,131 square feet with a generous 85-space parking lot and three drive-thrus. The site is located in downtown Prescott, which is characterized by charming shops and eateries. In particular, the property benefits as an out parcel to a shopping center anchored by a Staples and Albertson's.

40 Flagstaff, AZ 86001



Price	\$6,510,000
Building Size	30,381 SF
Cap Rate	7%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

This brand new Sportsman's Warehouse is located within The TRAX at 4th, a high profile retail development in the heart of Flagstaff, located on the famous Route 66 and near Interstate 40. The subject property is a newly constructed ±30,381 square foot, single-tenant retail building. The building is leased to Sportsman's Warehouse on a brand new ten (10) year net lease with a corporate guarantee. The lease includes 8.5% increases every 5 years and four (4), five (5) year renewal options. Sportsman's Warehouse (NASDAQ: SPWH) has been serving loyal customers in the U.S. for nearly 30 years, with over 64 stores in 19 states. This offering presents an investor the opportunity to acquire a property with a strong tenant, very little landlord responsibilities and within a high profile retail development.

41 Phoenix, AZ 85050



Price	\$1,461,500
Building Size	3,500 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Fee simple interest in a Burger King restaurant. The property is located in Phoenix, Arizona and has a NNN lease with 5% increases every 5 years. The BURGER KING(R) system operates more than 12,000 restaurants in all 50 states and in 76 countries and U.S. territories worldwide. In 2008, Fortune magazine ranked Burger King Corp. (BKC) among America's 1,000 largest corporations and in 2010, Standard & Poor's included shares of Burger King Holdings, Inc. in the S&P MidCap 400 index. BKC was recently recognized by Interbrand on its top 100 "Best Global Brands" list.

42 Green Valley, AZ 85622



Price	\$4,312,900
Building Size	6,884 SF
Cap Rate	4.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Located twenty miles south of Tucson, the property is conveniently positioned right off Interstate 19 in quaint Green Valley. The building features excellent accessibility, a 33-space parking lot, and three drive-thru lanes. As an out parcel to Continental Shopping Plaza, the branch strongly benefits from nearby businesses and commercial amenities. Nearby retailers in downtown Green Valley include Safeway and Walgreen's.

43 Tucson, AZ 85739



Price	\$2,930,000
Building Size	5,058 SF
Cap Rate	4.55%
Property Sub-type	Free Standing Bldg
Status	Deleted

Property Notes

Property Description

This is a BMO Harris Bank fee simple absolute NNN lease in Tucson, AZ. The 100% fee simple interest in the underlying land and building is being offered. The lease calls for 2% annual rental increases and zero landlord obligations. The asset is well situated near major retailers, including Burger King, Starbucks and the Home Depot, and across the street from a strip center with Ross, Target, Pet Smart and Office Max.

44 Yarnell, AZ 85362



Price	\$1,679,000
Building Size	9,026 SF
Cap Rate	6.25%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a newly constructed, absolute NNN leased, corporate guaranteed Dollar General with investment grade credit (S&P: BBB), located in Yarnell, AZ. The tenant, Dollar General, recently executed a brand new, long-term 15-year lease. The lease features 10% rental increases at the beginning of each.

45 Phoenix, AZ 85021



Price	\$3,035,000
Building Size	4,392 SF
Cap Rate	4.55%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property is located on 19th Avenue, a major north-south thoroughfare in Phoenix, which is trafficked by approximately 42,000 vehicles per day. The property also benefits from its proximity to Dunlap Avenue and its 32,000 vehicles per day traffic count. The bank branch has 36 parking spaces and four drive-thru lanes.

46 Meadview, AZ 86444



Price	\$1,306,641
Building Size	8,320 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Freestanding, new Family Dollar located in Meadview, AZ. This is the only dollar store in town.

47 Peoria, AZ 85382



Price	\$2,392,000
Building Size	4,727 SF
Cap Rate	4.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The property benefits from its location along Union Hills Drive, which is traveled by over 26,000 vehicles per day. Four points of ingress/egress, good visibility, 28 parking spaces, and four drive-thru's all contribute to the ease of access to this location. The nearby area is home to a mix of residential communities and national retailers such as Walgreen's, CVS Pharmacy, and Fry's Food and Drug. Fairway Springs at Westbrook Village and Westbrook Village Vistas golf courses are located across the street and drive additional traffic to the branch.

48 Sierra Vista, AZ 85650



Price	\$2,928,000
Building Size	21,000 SF
Cap Rate	6.25%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Pet Club Feed & Tack store, located on the northeast corner of State Route 92 and Glenn Road in Sierra Vista, AZ. The ±21,000 square foot, freestanding single-tenant retail building is leased to Pet Club on a long-term fifteen (15) year net lease with a corporate guarantee. The lease includes 10% rent increases every five years and three, five year renewal options. Pet Club has been serving loyal customers for over 30 years, with over 60 locations in Arizona, Colorado and Texas. This offering presents an investor the opportunity to acquire a property with an excellent tenant, long-term lease, little landlord responsibilities and an excellent location.

49 Phoenix, AZ 85017



Price	\$3,650,000
Building Size	5,826 SF
Cap Rate	4.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

The branch, located a short drive from US Route 60, consists of 5,826 square feet. With a traffic count of 23,000 cars per day, the property features three points of ingress/egress to a 65-space parking lot with three drive-thru's. Situated in a mixed-use corridor, the building benefits from traffic generated from adjacent residential communities, business parks and shopping centers. Notable big-box retailers include Costco, and Ranch Market, a regional supermarket chain.

50 Douglas, AZ 85607



Price	\$2,645,000
Building Size	2,489 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

This Carl's Jr. is located just off of the intersection and hard corner of Pan American Highway 191 and East 5th Street in Douglas, Arizona. The asset is the first and last quick serve restaurant available when entering or exiting the United States of America. The property is 2,489 square feet and sits on roughly 0.70 acres of land and was a built-to-suit Carl's Jr. in 2008.

51 Phoenix, AZ 85033



Price	\$3,572,000
Building Size	43,040 SF
Cap Rate	7%
Property Sub-type	Anchor
Status	Active

Property Notes

Property Description

Fee simple interest (land & building) in a freestanding, single tenant, absolute NNN leased, Food City, located in Phoenix, AZ. The tenant, Food City, has approximately 8-years remaining in the current term. The tenant recently renovated the site demonstrating their long-term commitment to the location, and has had year-over-year sales increases featuring a very strong rent-to-sales ratio (contact listing Agents for more information). The lease features 2 (5-Year) option periods, which generates steady NOI growth and hedges against inflation. Food City is a subsidiary of Bashas', Inc. Bashas', is a privately held, family-owned grocery chain. Bashas' offers natural and organic food, pharmacy programs, lab screenings, made-from-scratch bakery items, fresh produce, and entrees. The Bashas' Family of Stores includes; Bashas', Bashas' Dine Market, AJ's Fine Foods and Food City. Bashas', Inc. has approximately 130 stores serving the state's 15 counties under the Bashas' name.

52 Phoenix, AZ 85034



Price	\$1,168,765
Building Size	2,690 SF
Cap Rate	5.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Circle K C store with and gas (a division of Couche-Tard, Inc.) No Landlord responsibility.



Price	\$5,546,000
Building Size	12,258 SF
Cap Rate	4.10%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

New 10 Year Lease - No Termination Right. 2% Annual Increases. A+ Corner Location. Absolute NNN Lease - True Investment Grade Tenant - Low Risk Investment. We are pleased to offer to qualified investors an opportunity to purchase an absolute NNN single tenant investment 100% leased by BMO Harris Bank - an S&P Rated A+ investment grade tenant - in one of Arizona's most affluent markets. The tenant recently signed a brand new, 10 year absolute NNN Lease that includes attractive annual rental increases of 2% per year. The building is comprised of 12,258 square feet that is situated on approximately one (1) acre of land (hard corner). BMO Harris Bank, N.A. is a Chicago-based bank (NYSE: BMO, S&P RATED A+) that boasts over 600 branches with over 14,500 employees. As the 16th largest commercial bank in the United States, BMO commands strong market share in numerous states including Illinois, Arizona, Florida, Wisconsin and Missouri. BMO Harris Bank was recently named one of the most admired companies in Arizona by the Arizona Business Magazine and Best Companies AZ. It was also named to the Global 100 Most Sustainable Corporations in the World for the second straight year.



Price	\$2,083,333
Building Size	5,434 SF
Cap Rate	6%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

The subject property was built in 2006 and consists of an approximate 5,434- square foot retail building situated on approximately 0.78 acres of land. At the close of escrow BRAKEmax will execute a new 20-year lease. The lease will be absolute triple-net (NNN) with no maintenance or management responsibilities whatsoever with four (4) five- (5) year options under the same terms and conditions. Rent shall increase 7.5 percent every five years, including the option periods. BRAKEmax Car Care Centers was founded in 1997. Over the last 18 years BRAKEmax has grown to 12 locations throughout Pima County. All locations are AAA certified requiring quality standards in state of the art equipment, certified technicians, and facilities. The company is well-respected and remains family-owned to this day.



Price	\$1,916,667
Building Size	5,060 SF
Cap Rate	6%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

The subject property was built in 2006, and consists of an approximate 5,060-square foot retail building situated on approximately 0.94 acres of land. At the close of escrow BRAKEmax will execute a new 20-year lease. The lease will be an absolute triple-net (NNN) with no maintenance or management responsibilities whatsoever with four (4) five- (5) year options under the same terms and conditions. Rent shall increase 7.5 percent every five years, including the option periods. BRAKEmax Car Care Centers was founded in 1997. Over the last 18 years BRAKEmax has grown to 12 locations throughout Pima County. All locations are AAA certified requiring quality standards in state of the art equipment, certified technicians, and facilities. The company is well-respected and remains family-owned to this day.

56 Tucson, AZ 85704



Price	\$2,836,000
Building Size	15,525 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Long-term, established Walgreen's location (20 years)First termination option recently extended for 5 years through 4/30/202160-year base lease term through April 2056 Hard Corner, Signalized Intersection Over 55,000 cars per day at the lighted intersection Below market rent for Walgreen's store Over 15,000 SF on nearly 2 acres Close proximity to the Tucson Mall Lease Type: NN (Landlord responsible for Roof, Structure, Exterior Building, Parking, recent improvements to Roof and Parking).

57 Tucson, AZ 85713



Price	\$1,200,000
Building Size	4,014 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Triple net lease with no Landlord responsibilities with three (3%) percent annual rent increases. Original ten year lease with four years remaining plus two five-year options. For 40 years EZ Money Pawn has been providing pawn services and fast cash solutions to customers in Phoenix, Tucson, Mesa, Scottsdale, and the surrounding areas with 9 Phoenix area stores and 5 Tucson area stores.

58 Tucson, AZ 85713



Price	\$2,700,000
Building Size	13,200 SF
Cap Rate	6.85%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Showroom building, sale / leaseback with privately held, 40+ year old window manufacturer as tenant. Strong financials, ten year term that starts at closing.

59



Price	
Building Size	
Cap Rate	
Property Sub-type	
Status	

Property Notes

Property Description

60 Phoenix, AZ 85040



Price	\$4,675,000
Building Size	11,040 SF
Cap Rate	5.40%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

This is an opportunity for a savvy investor to acquire a proven, performing Walgreen's store at much higher yield than newer stores without the track record of sales performance. Walgreen's recently waived two termination options, committing to an additional 10 years, giving an investor confidence that Walgreen's will continue to operate at this location long term.

61 Phoenix, AZ 85021



Price	\$4,300,000
Building Size	7,824 SF
Cap Rate	6.02%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Established Sweet Tomatoes Restaurant-Successful location with long-term occupancy; Sweet Tomatoes has occupied this building since 2002-Corporate Guaranteed Lease by Garden Fresh Restaurant Corp, which operates 124 Souplantation and Sweet Tomatoes restaurants in 15 states-Excellent current cap rate of 6.02%. Projected 2017 cap rate of 6.62% based on rental increase *Great Addition to Portfolio for Long-Term Investors - Easy to own absolute NNN investment requires no management or maintenance ideal for investors not local to the market-Long term 20 year lease with 6.5 years remaining and two, ten-year options.

62 Gilbert, AZ 85233



Price	\$1,270,000
Building Size	3,374 SF
Cap Rate	7%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

Veterinary Clinic, National Tenant w/ 298 locations in US & Canada.

63 Show Low, AZ 85901



Price	\$4,832,000
Building Size	15,073 SF
Cap Rate	6%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreen's is located at 5160 S. White Mountain Road in Show Low, Arizona. The subject is an approximate 15,073-square-foot free standing building on an estimated 3.36 acres of land. The property is leased to Walgreen's on a double-net (NN) basis. There are effectively 4 years and 8, 5 year options remaining on the lease term. The landlord invested \$467,950 in a new parking lot for the property in 2011 and an additional \$76,862 for a new roof in 2014 (roof is under 20-year warranty until 10/6/2034). Walgreen's operates more than 8,000 locations across the U.S. with stores in every state. The property is located directly off of Highway 260, a main thoroughfare which runs through the city of Show Low. Walgreen's is directly across the street from Summit Healthcare Regional Medical Center (89 beds). The hospital responds to the health care needs of more than 90,000 permanent and seasonal residents living in a 3,000 square mile area. The proximity to many health professionals gives this store an exceptional volume of prescriptions. Retailers near Walgreen's include Walmart, Home Depot, Lowe's, Ross, Beall's Outlet, JC Penney, Sears, Dollar Tree, Big 5 Sporting Goods and more.

64 Peoria, AZ 85345



Price	\$2,195,000
Building Size	3,162 SF
Cap Rate	6.34%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

The investment offering features a 3,162-square foot free-standing Arby's building with a drive through. The site is approximately 31,744-square feet and is located south of the intersection of 91st Avenue and Peoria Avenue with Agua Fria Freeway 101 visibility. The subject property is located within Pueblo Plaza which is anchored by Home Depot, At Home, and Pet Smart, including additional retailers such as, Dollar Tree, Big 5 Sporting Goods, Fashion Bug, Del Taco, Burger King, and Big O Tires. Arby's Achieved 9.6% system same-store sales growth in Q3 2015.

65 Phoenix, AZ 85048



Price	\$9,680,000
Building Size	7,431 SF
Cap Rate	6.25%
Property Sub-type	Acute Care Hospital
Status	Active

Property Notes

Property Description

Brand New 20-Year Absolute Net Lease - Zero Landlord Responsibility 2% Annual Rent Escalations Strong Corporate Guaranty by a Wholly Owned Subsidiary of Adeptus Health Inc. - NYSE Traded Company with 1.4 Billion Dollar Market Cap New 2015 Construction Branded as Dignity Health - Partnership with Adeptus and First Choice ER Strong Barriers to Entry Which Leads to High Patient Counts and Profitability.

66 Bullhead City, AZ 86442



Price	\$3,076,985
Building Size	23,529 SF
Cap Rate	6.50%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Absolute NNN Investment Excellent tenant (Exaltare Capital Investments, LLC) Annual Increases in Place.

67 Tucson, AZ 85710



Price	\$2,954,000
Building Size	4,500 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Culver's in Tucson, Arizona. The owner and restaurant operator will sign an absolute NNN 15-year lease upon the close of escrow. This franchisee currently has two stores in Tucson.

68 Tucson, AZ 85718



Price	\$2,400,000
Building Size	4,052 SF
Cap Rate	6.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Culver's in Tucson, Arizona. The owner and restaurant operator will sign an absolute NNN 15-year lease upon the close of escrow. This franchisee currently has two stores in Tucson.

69 Mesa, AZ 85206



Price	\$6,880,540
Building Size	8,356 SF
Cap Rate	5.50%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located at 6149 East Southern Avenue in Mesa, Arizona. The property is roughly 8,356 square feet and is situated on approximately 1.03 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 18.75 years remaining on the lease. Current annual rent is \$378,430. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

70 Chino Valley, AZ 86323



Price	\$6,339,000
Building Size	14,788 SF
Cap Rate	5.60%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

14,788-square-foot freestanding Walgreen's situated on 2.46 acres in Chino Valley, Arizona. Built in 2007, Walgreen's signed a 25-year absolute NNN lease which has 16.75 years of primary term remaining. Proven location with strong annual store-level sales performance. The property is ideally positioned at the signalized hard corner intersection of and Road 2N and Highway 89 (Traffic Count: 21,693 VPD) which serves as the area's heaviest traveled artery and primary retail corridor.

71 Peoria, AZ 85382



Price	\$6,296,777
Building Size	9,000 SF
Cap Rate	5.75%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Red Lobster located at 7921 West Bell Road in Peoria, Arizona. The property is roughly 9,000 square feet and is situated on approximately 2.28 acres of land. This Red Lobster is subject to a 25-year triple-net (NNN) lease, with roughly 23.75 years remaining on the lease. Current annual rent is \$362,065. The rent is scheduled to increase by two percent annually, including through the four, five year tenant renewal options.

72 Buckeye, AZ 85326



Price	\$2,470,000
Building Size	6,118 SF
Cap Rate	5.83%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

Corporate & Personally guaranteed lease 18+ years remaining on primary lease term Rent increases every 5 years by 8.5% Anchored by Walmart, Lowe's, Dollar Tree & More Excellent visibility/ 3/4 of a mile south of the I-10 Freeway.

73 Mesa, AZ 85210



Price	\$2,400,000
Building Size	1,943 SF
Cap Rate	4.73%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Corporate Guaranteed, brand new 10 year lease. No Early Termination Clause. Excellent property visibility from Country Club dr./ Arizona Route 87 Close proximity to Fry's, Walmart, Home Depot, Costco, Circle K, Walgreen's and McDonald's High Traffic Location ~50,000 cars a day drive by site.

74 Phoenix, AZ 85044



Price	\$1,499,000
Building Size	3,600 SF
Cap Rate	6%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

WELL ESTABLISHED VALVOLINE EXPRESS CARE. ORIGINALLY BUILT IN 1999, THIS CLASS A BUILDING IS IDEALLY SITUATED NEAR A HIGH TRAFFIC INTERSECTION WITH EASY ACCESS, AND PROVIDES SUPERIOR CURB APPEAL OVER NEIGHBORHOOD COMPETITION. BUILDING BOASTS 3 BAYS, RECEPTION AREA, PRIVATE RESTROOM, OFFICE, STORAGE ROOM, ALL TILE ROOF, AC AND EVAP COOLERS, IMPECCABLY MAINTAINED WORKING AREAS, AND MUCH MORE! TENANT CURRENTLY LEASING LOCATION AT \$7495.00 PER MONTH NET/NET FOR 5 YEARS WITH AN OPTION TO RENEW FOR AN ADDITIONAL 5 YRS. PLEASE DO NOT DISTURB EMPLOYEES. ALL SHOWINGS MUST BE COORDINATED OUTSIDE OF NORMAL BUSINESS HOURS.

75 Mesa, AZ 85206



Price	\$2,400,000
Building Size	15,158 SF
Cap Rate	6.39%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Walgreens in Mesa Arizona. Walgreen's has been operating at this location for 20 years and recently exercised their first renewal option. Store has a very strong sales history and about a 2% rent to sales ratio. Located in a very densely populated area, high traffic and \$70,000 average household income.

76 Surprise, AZ 85378



Price	\$1,525,000
Building Size	4,845 SF
Cap Rate	6.52%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

13390 West Bell Road Surprise AZ 85378NEC of 134th Drive and Bell Road For Sale Property Features" Hard Corner with Bell Road Frontage" 100%Occupancy" 4,845 SF Building" 29,700 SF of Land" Built in 2000" Pawn 1st has 11 Phoenix Metro Locations.

77 Casa Grande, AZ 85122



Price	\$2,350,000
Building Size	11,650 SF
Cap Rate	5.55%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

Absolute triple-net (NNN) corporate lease with O' Reilly Auto Parts (NASDAQ: ORLY), (S&P: BBB), a Fortune 500 company, is the second largest auto parts chain in the United States, operating more than 4,257 stores in 42 states; with revenues in excess of \$7.07 billion for 2014 & Hong Kong Kitchen NNN lease with personal guaranty. O' Reilly has just under 12 years remaining with 3, 5 year options. Hong Kong Kitchen signed new 7 year lease as of 1/1/2015 with a 5 year option. O' Reilly Auto Part has rent increase each 5 years including options. O' Reilly Auto Parts has been at this location since 1993 & Hong Kong Kitchen since 2003.

78 El Mirage, AZ 85335



Price	\$6,150,793
Building Size	25,000 SF
Cap Rate	6.30%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

-Single Tenant Building-Part of a larger to be built shopping center-Build to Suit Being Constructed-Year Constructed: 2014-2015.

79 Apache Junction, AZ 85120



Price	\$4,500,000
Building Size	4,700 SF
Cap Rate	6.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

Full Service state of the art Chevron Gas Station, with Convenience Market and Car Wash. Sale leaseback with 25 year NNN lease, 10% bumps every 5 years. High volume, profitable location, with 12 fueling stations, as well as C Store and Car Wash. Tenant is Tee Jay Fuels, LLC, whose principals own and operate a total of 4 full service service stations in metro Phoenix, as well as hotels in Florida.

80 Phoenix, AZ 85051



Price	\$2,450,000
Building Size	11,340 SF
Cap Rate	6%
Property Sub-type	Restaurant
Status	Active

Property Notes

Property Description

Free-standing restaurant pad of approximately 11,340 square feet located within the Metro Center Mall, a major regional mall in Phoenix. The property is 100% occupied by Hibachi Grill & Supreme Buffet restaurant.

81 Mesa, AZ 85203



Price	\$1,200,000
Building Size	6,188 SF
Cap Rate	7%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

NNN lease with Childtime Childcare. Tenant has exercised four five-year options with current option expiring May 2018 and has been at this location since 1984. Low rent per square foot at \$13.57.

82 Glendale, AZ 85308



Price	\$6,696,000
Building Size	11,752 SF
Cap Rate	6%
Property Sub-type	Day Care Facility/Nursery
Status	Active

Property Notes

Property Description

Tutor Time located at 5550 West Bell Road in Glendale, Arizona. The subject property is an approximate 11,752-square foot, single-tenant retail building on approximately 1.575 acres of land. The lease is absolute triple-net (NNN) with no landlord responsibilities and very rare 3% annual increases and two, five-year renewal options. Tutor Time has more than 200 corporate and franchise child care schools throughout the United States, Hong Kong and Indonesia. The lease is guaranteed by Learning Care Group, Inc., the second largest for-profit child care provider in North America with more than 900 corporate and franchise schools across the country and around the world.

83



Price	
Building Size	
Cap Rate	
Property Sub-type	
Status	

Property Notes

Property Description

84 Glendale, AZ 85308



Price	\$48,750,000
Building Size	164,848 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

11 Absolute Net Walgreen's for sale. NNN Leases expires 7/31/2027 and each has 10 five-year options. No landlord responsibilities. High volume stores, with low rent/sf. Strong store sales due to excellent locations. Must be sold as a package. Being sold without debt.

85 Queen Creek, AZ 85142



Price	\$2,830,000
Building Size	6,257 SF
Cap Rate	6.25%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

Long-Term Absolute Triple-Net Lease Zero Landlord Responsibility15-Year Primary Term with Options up to 65 Years One and One-Half Percent Annual Rent Escalations Strong Corporate Guarantee.

86 Chandler, AZ 85249



Price	\$2,945,000
Building Size	4,945 SF
Cap Rate	6.25%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

Long-Term Absolute Triple-Net Lease Zero Landlord Responsibility15-Year Primary Term with Options up to 65 Years One and One-Half Percent Annual Rent Escalations Strong Corporate Guarantee.

87 Phoenix, AZ 85009



Price	\$2,669,310
Building Size	2,952 SF
Cap Rate	5.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

Freestanding service station with supporting convenience store.

88 Phoenix, AZ 85035



Price	\$48,750,000
Building Size	164,848 SF
Cap Rate	6.15%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

11 Absolute Net Walgreen's for sale. NNN Leases expires 7/31/2027 and each has 10 five-year options. No landlord responsibilities. High volume stores, with low rent/sf. Strong store sales due to excellent locations. Must be sold as a package. Being sold without debt.

89 Prescott, AZ 86301



Price	\$4,356,500
Building Size	13,225 SF
Cap Rate	5%
Property Sub-type	Free Standing Bldg
Status	Active

Property Notes

Property Description

CVS store located in Prescott, AZ. The property is offered free and clear of debt. The property has a new 25-year triple-net lease in place with no landlord responsibilities and no rent holiday.

90 Sahuarita, AZ 85629



Price	\$2,200,000
Building Size	5,000 SF
Cap Rate	5.50%
Property Sub-type	Service/Gas Station
Status	Active

Property Notes

Property Description

Features: Western Refining and Reay's Ranch Market Absolute NNN corporate ground lease Strong store performance; tenant pays percentage rent Low rent-to-sales Sahuarita (Tucson MSA), Arizona 5.5% cap rate High income area Limited competition Hard corner; adjacent to 24/7/365 McDonald's and across the street from a high-performing Kroger grocery store. Oversized lot Immediately off of high-volume Interstate 19 Tenant has an oversized monument sign on I-19 Very limited competition in prime retail corridor.

91 Sierra Vista, AZ 85635



Price	\$2,350,000
Building Size	6,121 SF
Cap Rate	6.38%
Property Sub-type	Retail Pad
Status	Active

Property Notes

Property Description

A single story free standing retail pad building located in the Coronado Village Shopping Center. Buffalo Wild Wings corporate signed a new 10 year lease in 2014 and has 9 years remaining on the lease term. The tenant recently completed a major upgrade and renovation of the property. The lease is guaranteed by Blazin Wings, Inc. which is a wholly owned subsidiary of Buffalo Wild Wings, Inc.



Price	\$2,571,000
Building Size	25,769 SF
Cap Rate	7%
Property Sub-type	Vehicle Related
Status	Active

Property Notes

Property Description

±5.9 acres of land with ±25,769 SF of buildings with C-3 zoning.



Price	
Building Size	
Cap Rate	
Property Sub-type	
Status	

Property Notes

Property Description

Price	\$2,305,600
Building Size	7,040 SF
Cap Rate	6.25%
Property Sub-type	Retail (Other)
Status	Active

Property Notes

Property Description

NEW PRICE: \$2,305,600 CAP RATE: 6.25% O'Reilly Auto Parts Single Tenant NNN Lease. Unique investment opportunity with existing income from O' Reilly Auto Parts. The single tenant O' Reilly has a corporate lease guarantee.

The information above was provided by the property owner or the listing broker. Contact us to confirm availability and to receive additional information.