

FOR SALE

INVESTMENT OFFERING



1805 EAST MCDOWELL ROAD

PHOENIX, ARIZONA 85006

PROPERTY OVERVIEW:

PRICE: \$6,200,000 (\$206.34 SF)

BUILDING SIZE: +/- 30,047 SF

+/- 14,194 SF ORIGINAL BUILDING AREA (BUILT 1956)

+/- 15,853 SF BUILDING ADDITION (BUILT 2001 (LGE))

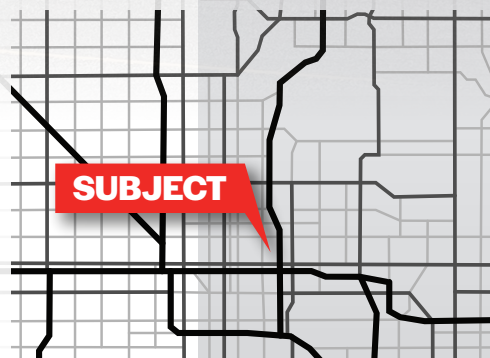
TOTAL LOT SIZE: 1.38 ACRES

ZONING: C-2

CLEAR HEIGHT: 16' - 22'

LOADING: 1 DOCK, 2 GRADE LEVEL DOORS

PARKING: 36 SPACES (1.2/1,000)



CHAD NEPPL

VICE PRESIDENT
602.695.4909

cneppl@citywidecre.com

BEN JOHNSON

VICE PRESIDENT
480.628.2530

ben@citywidecre.com

CITYWIDE COMMERCIAL REAL ESTATE

2122 EAST HIGHLAND AVENUE
SUITE 225
PHOENIX, ARIZONA 85016

*All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

citywide
COMMERCIAL REAL ESTATE

FOR SALE



OFFERING OVERVIEW:

PRICE:	\$6,200,000 (\$206.34 SF)
CAP RATE:	3.38%
NOI:	\$210,000/YEAR, \$17,500/MONTH (\$0.58/SF/MONTH/NN)
OCCUPANCY:	SINGLE TENANT (100%)
LEASE EXPIRATION DATE:	MARCH 11, 2023 (5-YEAR LEASE)
VALUE ADD:	BELOW MARKET RENT/NEARING LEASE EXPIRATION BELOW REPLACEMENT COST

CHAD NEPLL

VICE PRESIDENT
602.695.4909
cnepll@citywidecre.com

BEN JOHNSON

VICE PRESIDENT
480.628.2530
ben@citywidecre.com

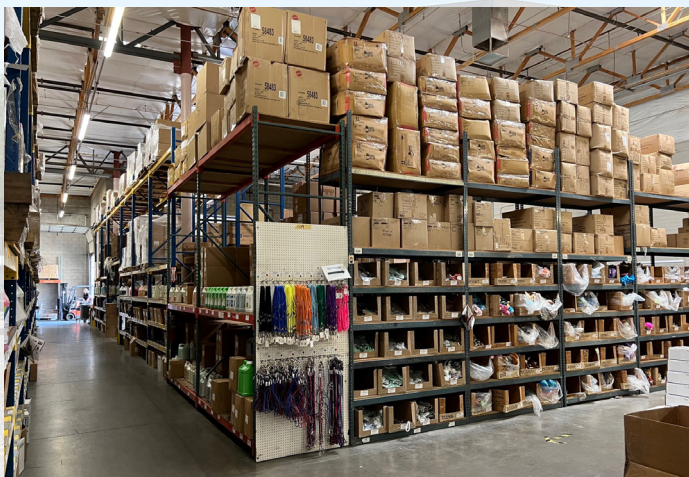
CITYWIDE COMMERCIAL REAL ESTATE

2122 EAST HIGHLAND AVENUE
SUITE 225
PHOENIX, ARIZONA 85016

*All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

citywide
COMMERCIAL REAL ESTATE

FOR SALE



TENANT & LEASE OVERVIEW:

TENANT: G & G DISTRIBUTION, INC. DBA RYAN'S PET SUPPLY

LEASE COMMENCEMENT DATE: MARCH 12, 2018

LEASE EXPIRATION DATE: MARCH 11, 2023 (5-YEAR LEASE)

OPTIONS TO EXTEND: ONE (1) ADDITIONAL TWO (2) YEAR PERIOD
TO EXTEND (SEE BELOW "OPTIONS RENT")

LEASE TYPE: NN LEASE

TENANT RESPONSIBILITIES: ALL TAXES, INSURANCE, AND MAINTENANCE
AND SERVICE CONTRACTS FOR HVAC

LANDLORD RESPONSIBILITIES: MAINTAIN STRUCTURAL ELEMENTS OF THE
BUILDING, EXTERIOR WALLS, ROOF,
GUTTERS, HVAC REPAIRS REPLACEMENT OF
HVAC, ELECTRICAL, PLUMBING, PARKING LOTS

RENT SCHEDULE: \$210,000 5-YEARS FLAT

OPTIONS RENT: THE LESSER OF 103% OF THE BASE RENT
PAYABLE DURING THE ORIGINAL TERM, OR THE
FAIR MARKET RENTAL VALUE OF THE PREMISES
AS OF THE END OF THE ORIGINAL TERM

CHAD NEPLL

VICE PRESIDENT
602.695.4909
cnepp@citywidecre.com

BEN JOHNSON

VICE PRESIDENT
480.628.2530
ben@citywidecre.com

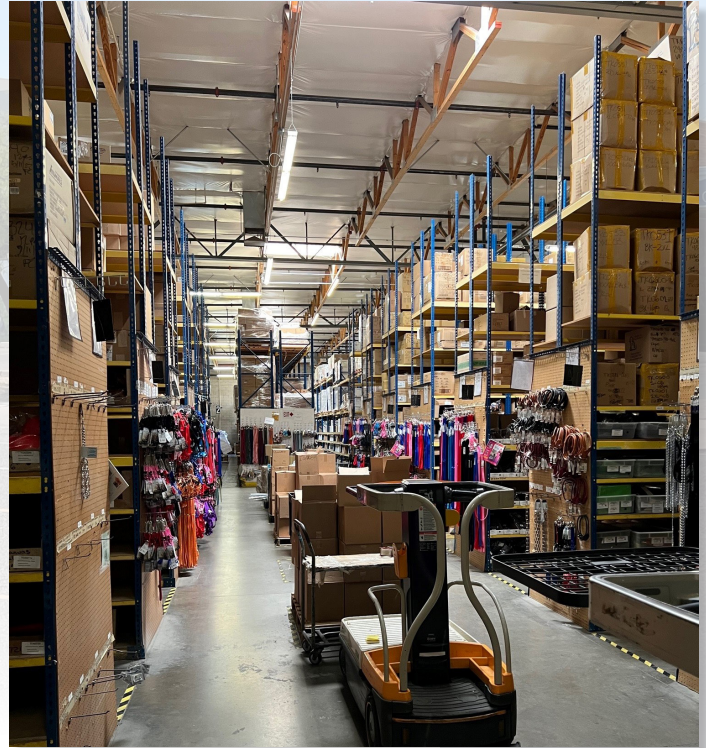
CITYWIDE COMMERCIAL REAL ESTATE

2122 EAST HIGHLAND AVENUE
SUITE 225
PHOENIX, ARIZONA 85016

*All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

citywide
COMMERCIAL REAL ESTATE

FOR SALE



CHAD NEPPL

VICE PRESIDENT
602.695.4909
cneppl@citywidecre.com

BEN JOHNSON

VICE PRESIDENT
480.628.2530
ben@citywidecre.com

**CITYWIDE COMMERCIAL
REAL ESTATE**
2122 EAST HIGHLAND AVENUE
SUITE 225
PHOENIX, ARIZONA 85016

*All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principals or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

citywide
COMMERCIAL REAL ESTATE