

# INVESTMENT HIGHLIGHTS

- ➔ **NEW DISCOUNT TIRE | ABSOLUTE NNN GROUND LEASE**  
Newly constructed ±8,200 SF build, rent due May 2026, on ±1.209 AC with a private, nationally recognized tenant, operating more than 1,200 locations across 39 states.
- ➔ **STRONG INCOME PROFILE | PASSIVE NNN INVESTMENT**  
Offered at \$2,780,000 with a 4.49% cap rate and \$125,000 NOI, providing predictable cash flow backed by a market leading operator headquartered in Scottsdale.
- ➔ **PREMIER EAST VALLEY LOCATION**  
Positioned on the Elliot Tech Corridor surrounded by major employers including Apple, Google, Edgecore, Niagara Bottling and Dignity Health.
- ➔ **HIGH GROWTH RESIDENTIAL TRADE AREA**  
Adjacent to Eastmark, the number one master planned community in Arizona with 15,000 homes at full buildout and strong household incomes.
- ➔ **EXCELLENT REGIONAL CONNECTIVITY**  
Immediate access to Loop 202, State Route 24 and US 60, along with proximity to Phoenix Mesa Gateway which serves over 1,500,000 travelers annually.
- ➔ **SURROUNDED BY MAJOR DEMAND DRIVERS**  
Near the 308-acre Legacy Sports Park and along Ellsworth Road which reports some of the highest traffic volumes in the City of Mesa.

<b>CROSSROADS:</b>	NEC Ellsworth Rd & Elliot Rd   Mesa, AZ
<b>DELIVERY:</b>	Rent Due May 2026
<b>BUILDING SIZE:</b>	± 8,200 SF
<b>LOT SIZE:</b>	± 1.209 AC



## PROPERTY DETAILS

**\$2,780,000**

PRICE

**4.49%**

CAP RATE

**\$125,000**

NOI

**15-Year Term**

w/SEVEN 5-YEAR OPTIONS



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