



FOR LEASE

# Drive-Thru QSR

701 Riverside Drive, Parker, AZ 85344

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

**Nikki Bagnato**

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**Michelle Pauley**

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## PROPERTY INFORMATION

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eXp Commercial, LLC, a Delaware limited liability company operates a commercial real estate business and is an affiliate (“Affiliate”) of eXp World Holdings, Inc., a Delaware corporation (together with its subsidiaries and Affiliate, “eXp”). eXp and the reported owner(s) (“Owner(s)”) of the property referenced herein (“Property”) present this Confidential Offering Memorandum (“Memorandum”) to assist the recipient(s) (“You” or “Your”) in evaluating the Property and it is intended solely for Your limited use in determining whether you desire to acquire the Property. This Memorandum contains a brief summary of selected information pertaining to the Property and should not be considered all-inclusive or permanent. The information in this Memorandum has been obtained from sources believed to be reliable, t however, eXp has not verified it and neither Owner(s) nor eXp make any guaranty, warranty or representation, express or implied, as to the accuracy or completeness of this Memorandum or the information contained herein.

## ADVISOR BIOS

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It is highly recommended that You independently verify each item of information contained in this Memorandum and have the same reviewed by your tax accountant, investment advisor, and/or legal counsel. This Memorandum and any ongoing or future communications You may have with eXp and/or Owner(s) and its and their respective officers, brokers, agents, affiliates or employees regarding this Memorandum or the Property does not in any way constitute or convey any guaranty, warranty or representation, express or implied, or legal, investment or tax advice to You. All assumptions, projections, estimates and/or opinions expressed or implied in this Memorandum are provided as examples only and all information is subject to change, error, omissions and/or withdrawal without notice. Any references in the Memorandum to boundary, area, height, acreage, building or premises size or square footage are approximations only and should be independently verified by You. Any references in the Memorandum to any lease or tenant information, including and without limitation to the premises, rental rates, rent escalations, common area expenses, percentage rents and lease maturities should be independently verified by You. You should conduct your own investigations and due diligence of the Property, including without limitation to environmental and physical condition inspections and reach your own conclusions regarding the suitability of the Property for investment.

eXp and Owner(s) assume no responsibility for the accuracy or completeness of any information contained in this Memorandum. eXp and Owner(s) expressly disclaim any implied or expressed warranties of merchantability, fitness for a particular purpose or non-infringement of intellectual property relating to this Memorandum. In no event shall eXp or Owner(s), and its and their respective officers, brokers, agents, affiliates or employees, be liable for any damages resulting from the reliance on or use of any information in this Memorandum, including but not limited to direct, special, indirect, consequential or incidental damages.

By accepting receipt of this Memorandum, You agree to the following: (a) This Memorandum is of a highly confidential nature; it will be held in the strictest confidence and shall be returned to eXp upon request; (b) You will not contact any property manager, contractor, employee or tenant of the Property regarding the Property or this Memorandum, without prior approval of eXp or Owner(s); and (c) You understand and agree that Affiliate represents Owner(s) and not You and (iv) this Memorandum and the information contained herein shall not be used by You in any way that is detrimental to Owner(s), or eXp. Neither eXp nor Owner(s) shall have any obligation to pay any commission, finder’s fee, or any other compensation to any Broker, Agent or other person. You may provide information to persons retained by You to evaluate the Property only after first obtaining a signed Confidentiality Agreement from such persons and providing a copy of such agreement to eXp via email at [legal@exprealty.net](mailto:legal@exprealty.net).

The Owner(s) shall have no legal commitment or obligation to You or any person(s) or entity reviewing this Memorandum or making an offer to purchase, lease, or finance the Property unless and until written agreement(s) for the purchase or finance of the Property are considered satisfactory to Owner(s) in its sole and absolute discretion and have been fully executed, delivered, and approved by the Owner(s) and any conditions to the Owner’s obligations therein have been fully satisfied or waived.

The Owner(s) expressly reserves the right, at its sole and absolute discretion, to reject any or all expressions of interest or offers to purchase or lease the Property, and/or to terminate discussion with You or any other person or entity at any time with or without notice, which may or may not arise as a result of review of the Memorandum.

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PROPERTY INFORMATION

eXp Commercial | 16165 N 83rd Ave | Peoria, AZ 85382 |

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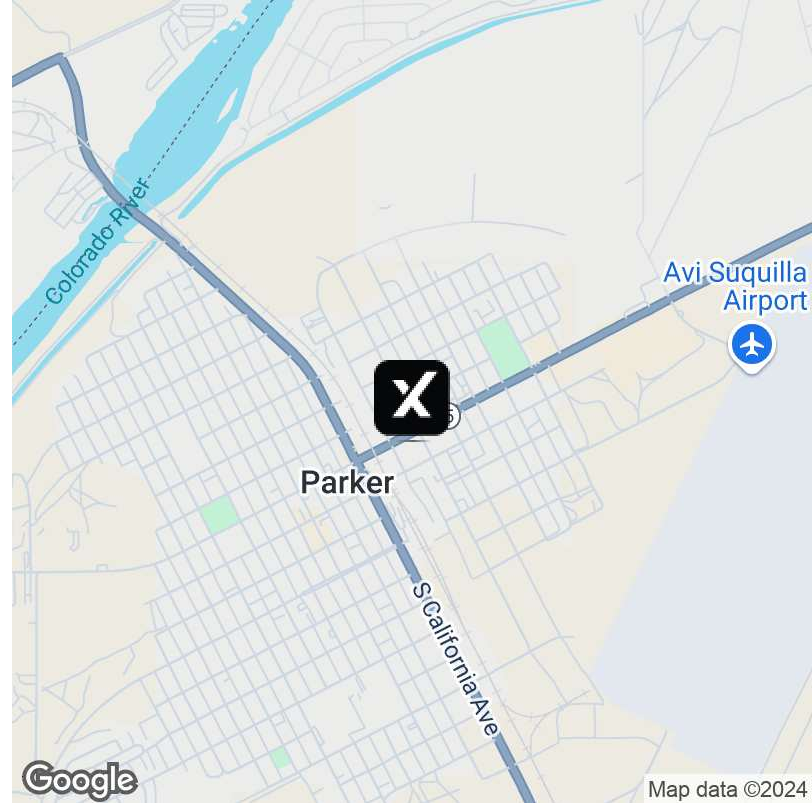
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# FOR SALE | Executive Summary



## OFFERING SUMMARY

Sale Price:	N/A
Building Size:	1,900 SF
Available SF:	1,900 SF
Lot Size:	0.37 Acres
Number of Units:	1
Price / SF:	-
Year Built:	1995

## PROPERTY OVERVIEW

Drive-Thru

## PROPERTY HIGHLIGHTS

**PRIME DRIVE-THRU LOCATION: SITUATED ON RIVERSIDE DRIVE WITH EXCELLENT VISIBILITY AND ACCESSIBILITY, THIS LOCATION BENEFITS FROM BOTH LOCAL AND THROUGH-TRAFFIC, MAKING IT IDEAL FOR A FAST-FOOD OR RETAIL DRIVE-THRU OPERATION. HIGH-TRAFFIC AREA: POSITIONED NEAR KEY ROADWAYS AND ATTRACTIONS, THIS PROPERTY CAPTURES A SIGNIFICANT VOLUME OF VISITORS, ESPECIALLY THOSE TRAVELING TOWARD LAKE HAVASU AND OTHER RECREATIONAL DESTINATIONS. KEY CORNER LOT: FEATURES HIGH EXPOSURE AT A STRATEGIC CORNER, ENHANCING FOOTFALL AND MAXIMIZING BRAND VISIBILITY. NEARBY AMENITIES: CLOSE TO SHOPPING CENTERS, HOTELS, AND LOCAL BUSINESSES, DRIVING ADDITIONAL TRAFFIC AND PROVIDING CONVENIENCE FOR CUSTOMERS AND EMPLOYEES. AREA GROWTH: LOCATED IN PARKER, A GROWING MARKET WITHIN LA PAZ COUNTY, WITH INCREASING DEMAND FOR RETAIL AND SERVICE-BASED BUSINESSES DRIVEN BY LOCAL DEVELOPMENT AND TOURISM.**

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# FOR SALE | Property Description



## PROPERTY DESCRIPTION

OWNER USER.

## LOCATION DESCRIPTION

The property at 701 Riverside Drive in Parker, Arizona, is a prominent location on the main Riverside Drive, near key points in the town. Previously a Burger King, it offers substantial visibility and accessibility for travelers and residents alike, situated close to major local amenities and highways. The area around Riverside Drive includes several commercial properties, making it a strategic choice for businesses seeking a visible spot in the Parker community. This location benefits from local and through-traffic, especially given its position on a well-traveled route within Parker

## EXTERIOR DESCRIPTION

DRIVE THRU PROPERTY.

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# FOR SALE | Additional Photos



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# FOR SALE | Regional Map



Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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# FOR SALE | Advisor Bio 1



## NIKKI BAGNATO

Commercial Broker

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AZ #Sa668263000

## PROFESSIONAL BACKGROUND

- + Commercial Real Estate Strategist with Broad Market Insights
- + Connector of Opportunities, People, and Growth
- + Licensed in Arizona with the Ability to Represent Clients Nationwide
- + Driven by Client-Centered Solutions and High-Impact Results
- + Innovative Problem Solver for Complex Transactions
- + Resourceful Networker and Market Expert
- + High-Energy Deal Facilitator
- + Data-Driven and Analytical with a Client-Centric Mindset
- + Collaborative Team Player, Bringing Together the Best
- + Self-Starter with a Results-Oriented Focus
- + Investor-Focused, Creating Long-Term Value
- + Empowering Leader in Every Transaction
- + Dedicated to Building Sustainable and Long-Lasting Real Estate Practices
- + Real Estate Investor and Business Leader
- + Advocate for Strategic Community and Business Growth

## EDUCATION

Arizona School Real Estate & Business (2016)

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