

Marana Main Gate North

13864 & 13892 N Sandario Road | Marana, AZ 85653

Starbucks-Anchored Retail Center with a Mix of Established Restaurants and Healthcare Tenants



The Offering

OFFERING MEMORANDUM & CONFIDENTIALITY AGREEMENT

CBRE is offering to qualified investors the opportunity to purchase fee simple interest in Marana Main Gate North, an $\pm 8,450$ square foot shopping center anchored by a Starbucks café with drive-thru, including two buildings tenanted by regional and national chain tenants, located at 18364 & 18392 North Sandario Road in Marana, Arizona (the "Property"). Marana Main Gate North is 100% leased to a mix of national and regional tenants offering food, beverages and healthcare services. Sandario Road is a freeway interchange at I-10 connecting the town of Marana to Tucson,

AZ, a major employment and educational center in south-central Arizona. The center is located at the entrance to a fast-growing commercial, office and hospitality development at a major interchange on I-10, a transcontinental Interstate Highway.

Offering Price	\$4,950,000
No. of Buildings	Two (2)
Total Square Feet	$\pm 8,450$ SF
Occupancy	100%

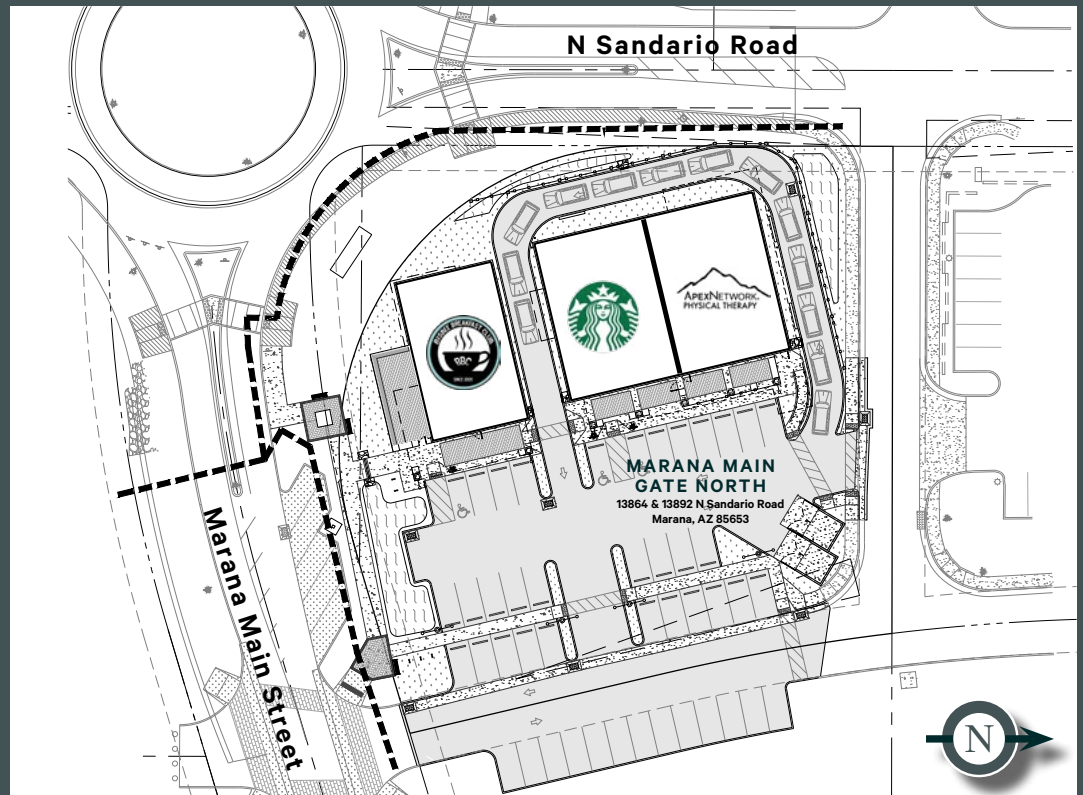


Asset Highlights

Strong Mix of National and Regional Chain Tenants

+ Anchored by a **new Starbucks Café with Drive-Thru** – a brand recognized internationally for quality food and beverages and outstanding customer service

+ **Bisbee Breakfast Club**, an iconic southern Arizona restaurant chain, and **Apex Network Physical Therapy**, a privately-held national healthcare chain, are recognized for their best-in-class customer service



Viable Long-Term Location

- + Located at a major I-10 interchange (58,000 vehicles passing per day) at the entrance to a fast-growing business and hospitality park
- + Marana is one of fastest growing towns with a focus on business relocations, high-end residential development and world-class resorts
- + Upper-income Area – Average Household Income exceed \$100,000 within 1-mile radius

Built-In Rental Increases

- + All leases have 10-year initial terms with built-in rental increases either annually or every 5 years
- + Projected NOI growth of 12% over 5 years, 25% over 11 years

New Construction with Minimal Landlord Responsibilities

- + Center opened in 2021, quickly established itself as regional destination
- + All NNN leases - Tenants reimburse costs of repairs, maintenance, utilities, insurance, and taxes

Excellent 1031 Exchange Property

- + Fee Simple Build to Suit – Opportunity for accelerated depreciation
- + 100% Leased with strong complementary tenant mix and minimal landlord responsibilities

CBRE

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