

For Sale: Prime Retail Investment

6310 S 35TH AVENUE, PHOENIX, AZ



PROPERTY DESCRIPTION:

Uptown Jungle Fun Park, a family entertainment destination, has 10 locations in the Southwest United States. The neighboring Walmart had an estimated 2.8 million customers March 1, 2023-February 29, 2024. It is #105 out of 3,866 Walmart locations nationwide in terms of visits. It ranks #5 out of 86 locations in Arizona. With this many visitors to the area, the Laveen Village Retail Center has a great geographical advantage in comparison to other nearby shopping areas.

ASKING PRICE: \$3,300,000

STARTING CAP RATE: 6.3%

CURRENT NOI: \$208,150.00 (Rent increases to \$239,825.00 in May 2027)

LEASE EXPIRES: April 2032

*CAP Rate increases to 7.27% May 2027

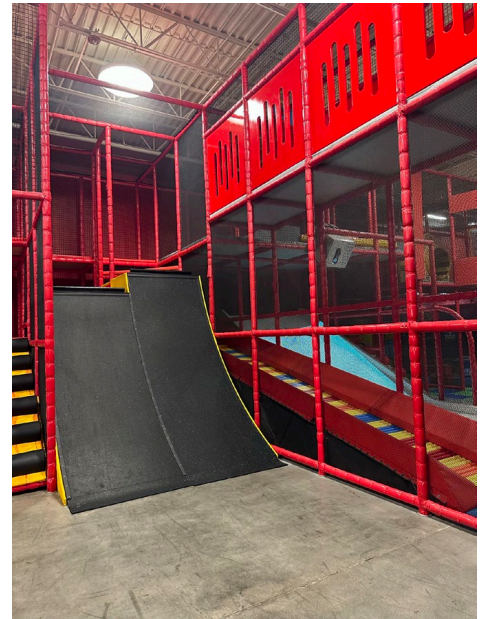
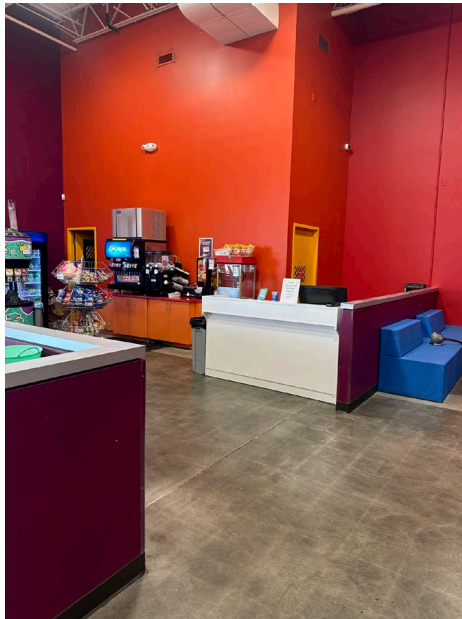


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NEIGHBORING BUSINESSES



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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.