

**FOR SALE**

**Space Available: 2710 S.F.**

# **WALGREENS PHARMACY**

**2302 N CENTRAL AVE  
PHOENIX, AZ, 85004**

**EXCLUSIVELY LISTED BY:**

**Donny Peper**  
602-638-1260  
donny@clearcre.com

**Shane Mackin**  
602-638-1261  
shane@clearcre.com



**Community**  
A Walgreens PHARMACY

**SUITE 7**

**Community**  
PHARMACY

Hours of Operation  
Mon-Fri 9:00am-5:00pm  
Monica Heisterling, PharmD  
Brennan O'Hara, PharmD

Closed Daily  
Fast Lane  
Hours 8:00am-10:00pm  
Up 2014

spectrum  
medical  
**HEALTH & HILLS**  
1000 N. CENTRAL AVE., PHOENIX, AZ 85004  
602-638-1260  
www.communitypharmacy.com

# FINANCIAL INFO



# PROPERTY DETAILS

Gross Income	\$104,160
NNN/MGMT	\$34,378
NOI Total	\$69,783

Lease through 9-2033 / 3% Annual Increases



# LOCATOR MAP

TRUMAN TERRACE

PHOENIX COLLEGE

ENCANTO MANOR

TO VISTA

LOU MAR VISTA

NORTH PARK CENTRAL

OSBORN MEDICAL CENTER

PARK CENTRAL

ST. JOSEPH'S HOSPITAL

ENCANTO VILLAGE

SANTAROVEN

CASADE ALEGRIA

EXECUTIVE TOWERS

VETERANS ADMINIS

MIDTOWN

WEST BALTIMORE HEIGHTS

W Vernon Ave

W Encanto Blvd

N Central Ave

E Vernon Ave

E Hoover Ave

