



WARD REAL ESTATE
& DEVELOPMENT COMPANY

600 West Chandler Blvd., Suite 3
Chandler, AZ 85225
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Office 480-899-4330
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Starbucks Coffee Corner Store

Location: 10700 W Bell Road
Northwest corner Bell Rd and Del Webb Blvd
In the heart of Sun City, AZ
Maricopa County Tax Parcel 200-36-002A
Over 25,000 cars a day pass by this site

Land Size: 1.03 net acres
44,997 net square feet of land area

Store Size: 2,797 square feet

Price: \$4,400,000
\$1,573 a net square foot per building area

Rent: \$11,251.90 Monthly
\$135,022.84 Annually
Triple net lease with Starbucks paying for all taxes, insurance, and property maintenance.

Zoning: Commercial PAD
Sun City

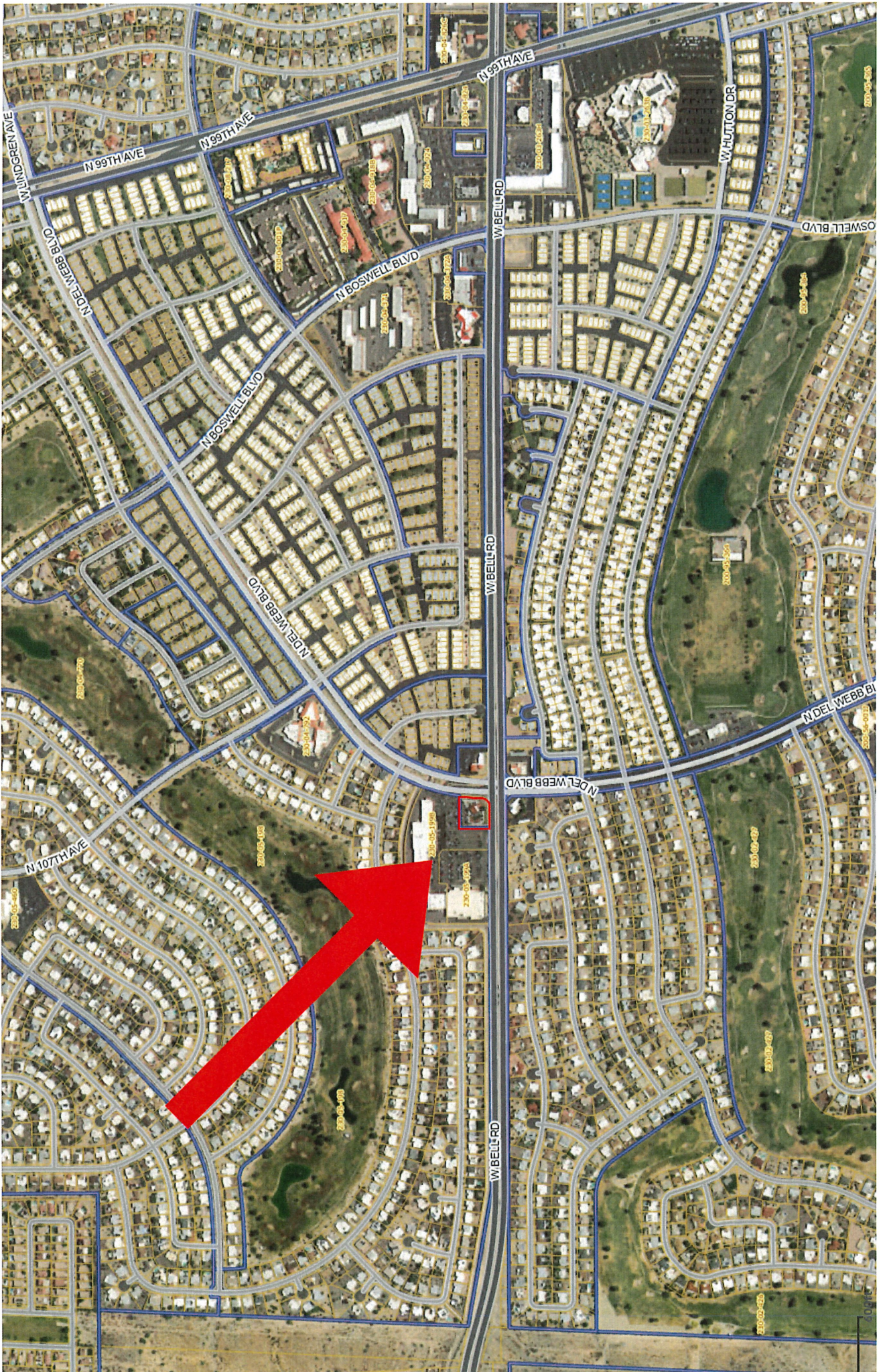
Utilities: Sun City Water to the site
Sun City Sewer to the site

Comments: This is the best Starbucks in the heart of Sun City. Well located this store has been completely remodeled with the greatest purified water system and modern design. Visit the best outdoor patio in all of the West Valley.

Presented by:
Scott Frederick Ward
Broker
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Lease Structure

Lease Years	\$ Per Square Foot Per Year	Monthly Installment	Annual Rent
1	\$48.43	\$11,251.90	\$135,022.84
2-5	\$50.22	\$11,667.78	\$140,013.36
6-10	\$53.99	\$12,543.68	\$150,524.12
Extension Term(s):			
11-15	\$58.04	\$13,484.63	\$161,815.52
16-20	\$62.39	\$14,495.28	\$173,943.32
21-25	\$67.07	\$15,582.60	\$186,991.16
26-30	\$72.10	\$16,751.23	\$201,014.80







STARBUCKS

RESERVED
PARKING

HANDICAPPED
PLATE OR PERMIT
ONLY
A.R.S. SE 28-884

