



**MEXICAN
SEA FOOD
CULINARY
FUSION**

**MORE PARKING
BEHIND BUILDING**



**SINGLE TENANT NNN LEASED
INVESTMENT OPPORTUNITY**

1330 SR-89A | COTTONWOOD, AZ 85326

**FREESTANDING RESTAURANT
AVAILABLE FOR SALE**

SALE PRICE: \$1,200,000 | CAP RATE: 7.24%



COMMERCIAL PROPERTIES INC.

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INTERNATIONAL

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cplaz.com

ABOUT THE PROPERTY

Property Description	Freestanding Restaurant Investment Opportunity
Location	1330 SR-89A Cottonwood, AZ 86326
Parcel APN	406-06-022B, 020C
Building Size	±5,544 SF
Year Built	1977
Street Frontage	(100 ft) SR-89A
Zoning	C-2 (Commercial)
Parking Ratio	9/1,000



NNN LEASED INVESTMENT OPPORTUNITY

This freestanding restaurant building, prominently positioned on SR-89A, offers a secure, NNN leased investment opportunity. The property boasts a fresh 5-year lease with built-in 5% annual rent increases to its new tenant, Puerto Azul.

This 5,544 SF building, built in 1977, has a long history as a successful Mexican restaurant and benefits from high visibility, abundant parking, and a strong location in Cottonwood's growing market.

With minimal landlord responsibilities and a stable tenant, this property presents a compelling opportunity for investors seeking passive income and long-term value.

 **\$1,200,000**
Sale Price

 **\$216.45**
Price Per SF

 **7.24%**
CAP Rate

For More Information, Please Contact
an Exclusive Listing Agent:

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TENANT OVERVIEW



Puerto Azul is a thriving Mexican restaurant with a coastal flair. With a fresh 5-year lease and built-in 5% annual rent increases, Puerto Azul offers a stable and promising investment opportunity.

The restaurant's commitment to the location and its potential for growth are evident in the lease terms. Puerto Azul is passionate about delivering a dining experience that transcends the ordinary by sourcing the freshest ingredients and fusing traditional Mexican recipes with innovative culinary techniques.

Their dedication to quality and authenticity is sure to resonate with Cottonwood residents and visitors alike. As a popular dining destination in Cottonwood, Puerto Azul benefits from:

- High visibility along SR-89A
- Abundant parking
- A strong location in Cottonwood's growing market
- A long history of success as a Mexican restaurant at this location

With Puerto Azul as the tenant, investors can expect a secure and reliable income stream with built-in growth potential.

<https://mipuertoazul.com/>



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FINANCIAL OVERVIEW

Tenant	Puerto Azul
Lease Commencement	January 1, 2024
Lease Expiration	February 28th, 2029
Rent	\$15.67/SF (Year 1)
Annual Increases	5%
Option to Renew	5 Years
Personal Guarantees	Multiple
Lease Type	Absolute NNN
Tenant Pays	All Property Expenses Including: R&M, HVAC, Roof, Parking Lot, Property Tax, and Property Insurance

	NOI	CAP Rate
Year 1	\$86,874.48	7.24%
Year 2	\$91,218.20	7.60%
Year 3	\$95,779.11	7.98%
Year 4	\$100,568.07	8.38%
Year 5	\$105,596.47	8.80%

 **\$1,200,000**
Sale Price

 **\$216.45**
Price Per SF



This Offering is provided for the sole purpose of allowing a potential investor to evaluate whether there is interest in proceeding with further discussions regarding a possible purchase of or investment in the subject property (the "Property").

The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering or any materials, statements or information contained herein or otherwise provided.

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AREA OVERVIEW

COTTONWOOD, AZ

Nestled amidst the breathtaking red rocks of Sedona and the Verde Valley, Cottonwood, AZ, offers a unique blend of small-town charm and big-city amenities.

This vibrant community is experiencing a surge in popularity, attracting tourists, new residents, and businesses alike.

With its thriving arts scene, outdoor recreation opportunities, and proximity to major cities like Phoenix and Flagstaff, Cottonwood presents an exceptional opportunity for commercial real estate investment.



Thriving Tourism

Cottonwood's proximity to Sedona and the Verde Valley's renowned red rock landscapes makes it a popular destination for tourists seeking outdoor adventures, cultural experiences, and breathtaking scenery.

Growing Community

Cottonwood is experiencing a period of rapid growth, with new residential developments and infrastructure projects underway.



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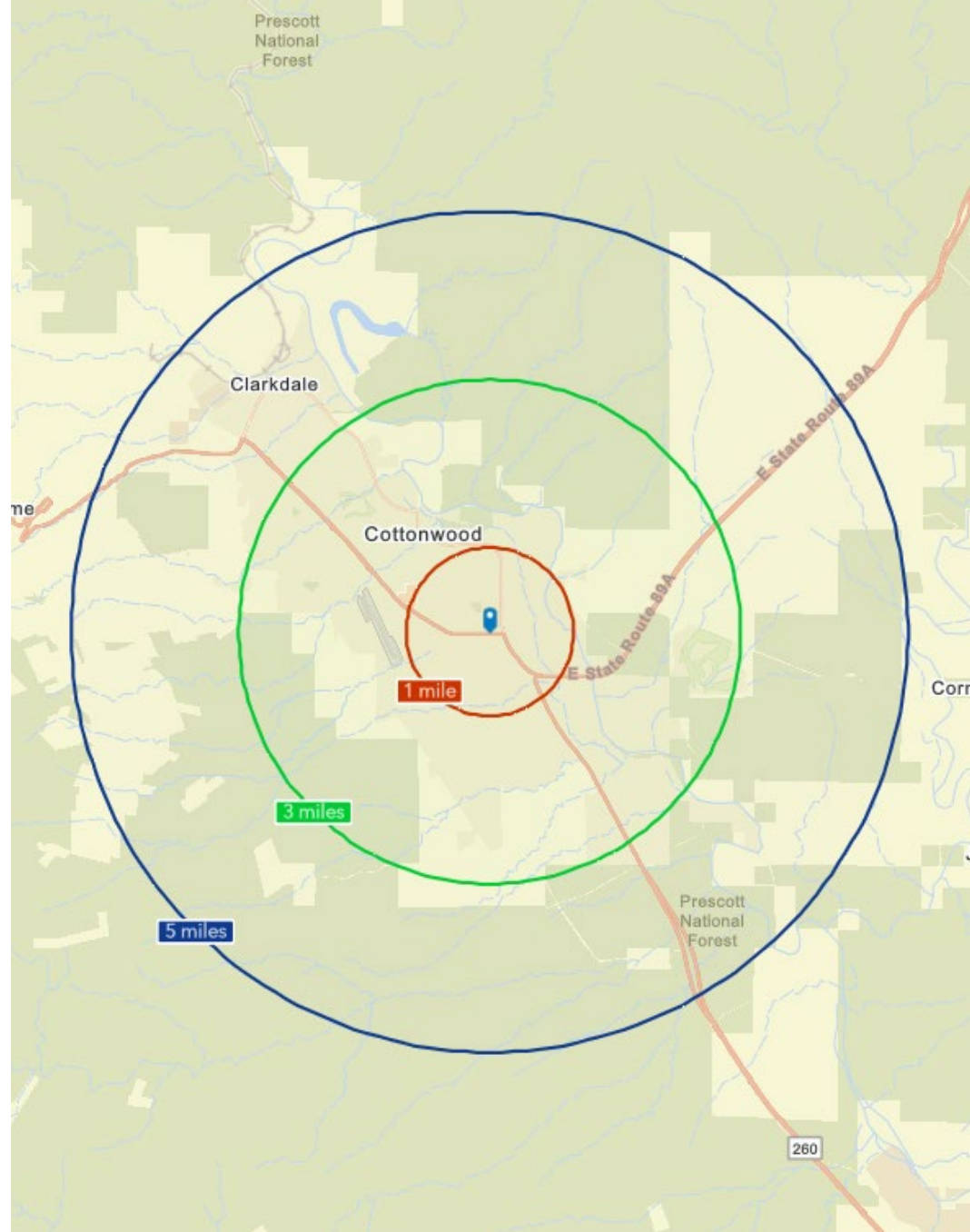


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DEMOGRAPHIC SUMMARY

	1 MILE	3 MILE	5 MILE
2024 Population	8,073	25,353	31,447
2029 Population Projection	8,964	27,963	34,537
Annual Growth 2020-24	+1.7%	+0.6%	-0.1%
Median Age	43	49.6	49.6
Bachelor's Degree or Higher	17%	22%	21%
2024 Households	3,564	11,201	13,801
2029 Household Projection	3,978	12,405	15,212
Avg Household Income	\$56,680	\$65,765	\$65,898
Median Household Income	\$43,463	\$50,495	\$50,601
Median Home Value	\$270,979	\$306,733	\$303,879
Median Year Built	1990	1991	1991
Owner Occupied HHs	1,956	8,032	10,096
Renter Occupied HHs	2,022	4,373	5,116
Avg Household Size	2.2	2.2	2.2
Total Consumer Spending	\$91.4M	\$318.6M	\$394.1M
Daytime Employees	5,734	10,941	12,170
Businesses	959	1,633	1,754



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