

Compounding 

 **Four Corners**
Compounding Pharmacy

FOR SALE

NNN Investment Sale

21321 E OCOTILLO RD #108

Queen Creek, AZ 85142

PRESENTED BY:

JUSTIN HORWITZ, SIOR

O: 480.425.5518

justin.horwitz@svn.com

RICHARD LEWIS JR.

O: 480.425.5536

richard.lewis@svn.com

AARON GUTIERREZ

O: 480.425.5517

aaron.gutierrez@svn.com

SEAN ALDERMAN

O: 480.425.5520

sean.alderman@svn.com

DISCLAIMER

The material contained in this Offering Memorandum is furnished solely for the purpose of considering the purchase of the property within and is not to be used for any other purpose. This information should not, under any circumstances, be photocopied or disclosed to any third party without the written consent of the SVN® Advisor or Property Owner, or used for any purpose whatsoever other than to evaluate the possible purchase of the Property.

The only party authorized to represent the Owner in connection with the sale of the Property is the SVN Advisor listed in this proposal, and no other person is authorized by the Owner to provide any information or to make any representations other than contained in this Offering Memorandum. If the person receiving these materials does not choose to pursue a purchase of the Property, this Offering Memorandum must be returned to the SVN Advisor.

Neither the SVN Advisor nor the Owner make any representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein, and nothing contained herein is or shall be relied upon as a promise or representation as to the future representation of the Property. This Offering Memorandum may include certain statements and estimates with respect to the Property. These Assumptions may or may not be proven to be correct, and there can be no assurance that such estimates will be achieved. Further, the SVN Advisor and the Owner disclaim any and all liability for representations or warranties, expressed or implied, contained in or omitted from this Offering Memorandum, or any other written or oral communication transmitted or made available to the recipient. The recipient shall be entitled to rely solely on those representations and warranties that may be made to it in any final, fully executed and delivered Real Estate Purchase Agreement between it and Owner.

The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

JUSTIN HORWITZ, SIOR

O: 480.425.5518

justin.horwitz@svn.com

RICHARD LEWIS JR.

O: 480.425.5536

richard.lewis@svn.com

AARON GUTIERREZ

O: 480.425.5517

aaron.gutierrez@svn.com

SEAN ALDERMAN

O: 480.425.5520

sean.alderman@svn.com

PROPERTY SUMMARY

SALE DETAILS

PRICE	\$1,222,000
CAP RATE	6.00%
BUILDING SIZE	2,736 SF
YEAR BUILT	2007
APN	314-03-917
PARKING	5.30 / 1,000 2 Covered Reserved
ZONING	C-1 (Town of Queen Creek)



JUSTIN HORWITZ, SIOR
O: 480.425.5518
justin.horwitz@svn.com

RICHARD LEWIS JR.
O: 480.425.5536
richard.lewis@svn.com

AARON GUTIERREZ
O: 480.425.5517
aaron.gutierrez@svn.com

SEAN ALDERMAN
O: 480.425.5520
sean.alderman@svn.com

PROPERTY INVESTMENT DETAILS



PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to present for sale this Triple Net medical investment. This property is a single-tenant asset currently leased to a Four Corners Compounding Pharmacy. Personally guaranteed by the company's principal, who fully executed their lease in February of 2023. With three and a half years remaining on the lease, this location was built to spec for the compounding pharmacy and includes a large manufacturing area as well as a controlled clean room with advanced independent air filtration. The lease is an absolute NNN lease where the tenant is responsible for reimbursing the Owner for all associated expenses including taxes, insurance, and CAM costs.

LOCATION DESCRIPTION

Located at 21321 E Ocotillo Rd #108 Queen Creek, AZ 85142 south of the Loop-202 off of Rittenhouse Rd & E Ocotillo Rd. This ±2,724 SF Queen Creek Professional Village condo is easy to get to from anywhere in the valley. Within the immediate proximity of the property lies the Queen Creek Marketplace, anchored by Sprouts Farmers Market, Trader Joe's, In-N-Out Burger, and many other desirable retail amenities. The subject property is located in the heart of the quickly expanding southeast valley, allowing for many new and prominent amenities and neighborhoods nearby. Within a 15-minute drive are the Phoenix-Mesa Gateway Airport, ASU's Polytechnic Campus, and two Dignity Health hospitals as well as the Elliot Road Technology Corridor, Eastmark Industrial, and the LG Battery Facility, a recently announced fabrication facility for LG Electronics of Korea which will bring thousands of new jobs to the Queen Creek marketplace.

JUSTIN HORWITZ, SIOR

O: 480.425.5518

justin.horwitz@svn.com

RICHARD LEWIS JR.

O: 480.425.5536

richard.lewis@svn.com

AARON GUTIERREZ

O: 480.425.5517

aaron.gutierrez@svn.com

SEAN ALDERMAN

O: 480.425.5520

sean.alderman@svn.com

PROPERTY AERIAL



JUSTIN HORWITZ, SIOR

O: 480.425.5518

justin.horwitz@svn.com

RICHARD LEWIS JR.

O: 480.425.5536

richard.lewis@svn.com

AARON GUTIERREZ

O: 480.425.5517

aaron.gutierrez@svn.com

SEAN ALDERMAN

O: 480.425.5520

sean.alderman@svn.com

ADDITIONAL PROPERTY PHOTOS



JUSTIN HORWITZ, SIOR
O: 480.425.5518
justin.horwitz@svn.com

RICHARD LEWIS JR.
O: 480.425.5536
richard.lewis@svn.com

AARON GUTIERREZ
O: 480.425.5517
aaron.gutierrez@svn.com

SEAN ALDERMAN
O: 480.425.5520
sean.alderman@svn.com

RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Queen Creek	Four Corners Compounding Pharmacy	2,736 SF	\$26.78	\$73,270.08	3/1/2023	2/29/2028
TOTALS		2,736 SF	\$26.78	\$73,270.08		

- The rates quoted above are for the current yearly PSF rent, which bumps 3% for all tenants in March of each year.
- Four Corners Compounding Pharmacy has Three, Five-year options to renew. Those options shall be at market rent but in no event less than Three Percent (3%) of the then-current base rent and must provide notice to the Lessor no less than 180 days prior to expiration.



JUSTIN HORWITZ, SIOR
 O: 480.425.5518
 justin.horwitz@svn.com

RICHARD LEWIS JR.
 O: 480.425.5536
 richard.lewis@svn.com

AARON GUTIERREZ
 O: 480.425.5517
 aaron.gutierrez@svn.com

SEAN ALDERMAN
 O: 480.425.5520
 sean.alderman@svn.com



DESERT COMMERCIAL ADVISORS

