

**CLICK HERE FOR WEBSITE & OFFERING MEMORANDUM**



**OFFERING  
PRICE**

**\$2,110,625**

**CAP  
RATE**

**8.00%**

**NOI**

**\$168,850**



## PHOENIX MSA

25% GDP INCREASE OVER LAST 5 YEARS  
ONE OF THE FASTEST-GROWING METROS



## ABSOLUTE NNN LEASE

10% RENT INCREASES EVERY 5 YEARS  
WITH 4 x 5 YEAR OPTIONS



## HIGH TRAFFIC CORRIDOR

LOCATED ALONG N GANTZEL ROAD  
WITH 25,000+ VEHICLES PER DAY

OFFERED EXCLUSIVELY BY:

**Bryn Feller**  
SVP & Managing Director  
AZ Lic. #BR685825000

**CONTACT BROKER >>**

DEBT CONTACT:

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