

Tikka Drive
INDIAN CUISINE

**Absolute Triple Net
Leased Investment**

List Price: \$3,100,000

Cap Rate: 7.0%

80 W . Warner Rd
Chandler, AZ 85225
(Arizona Ave & Warner Rd)



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PROPERTY OVERVIEW

Founded in 2015, Tikka Drive expanded to this location in 2025 to become the brand's first drive-thru restaurant, with a grand opening scheduled for April 2026.

Located at 80 W. Warner Road, Chandler, AZ 85225, the property totals approximately 2,380 square feet and is secured by a long-term, absolute NNN lease with annual rent increases. Year one Net Operating Income (NOI) is \$216,000.

KEY HIGHLIGHTS

List Price:	\$3,100,000
Cap Rate:	7.0%
Rental Income:	\$216,000
Rental Increases:	1.5% Annually
Building Size:	± 2,380 SF
Land Size:	± 31,718
Lease Term:	Twenty (20) Years
Lease Type:	Absolute NNN
Lease Start Date:	April 2026



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