



AVAILABLE

CVS PORTFOLIO • FOR SALE OR SUBLICENSE
ARIZONA LOCATIONS

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Portfolio Summary • For Sale Properties

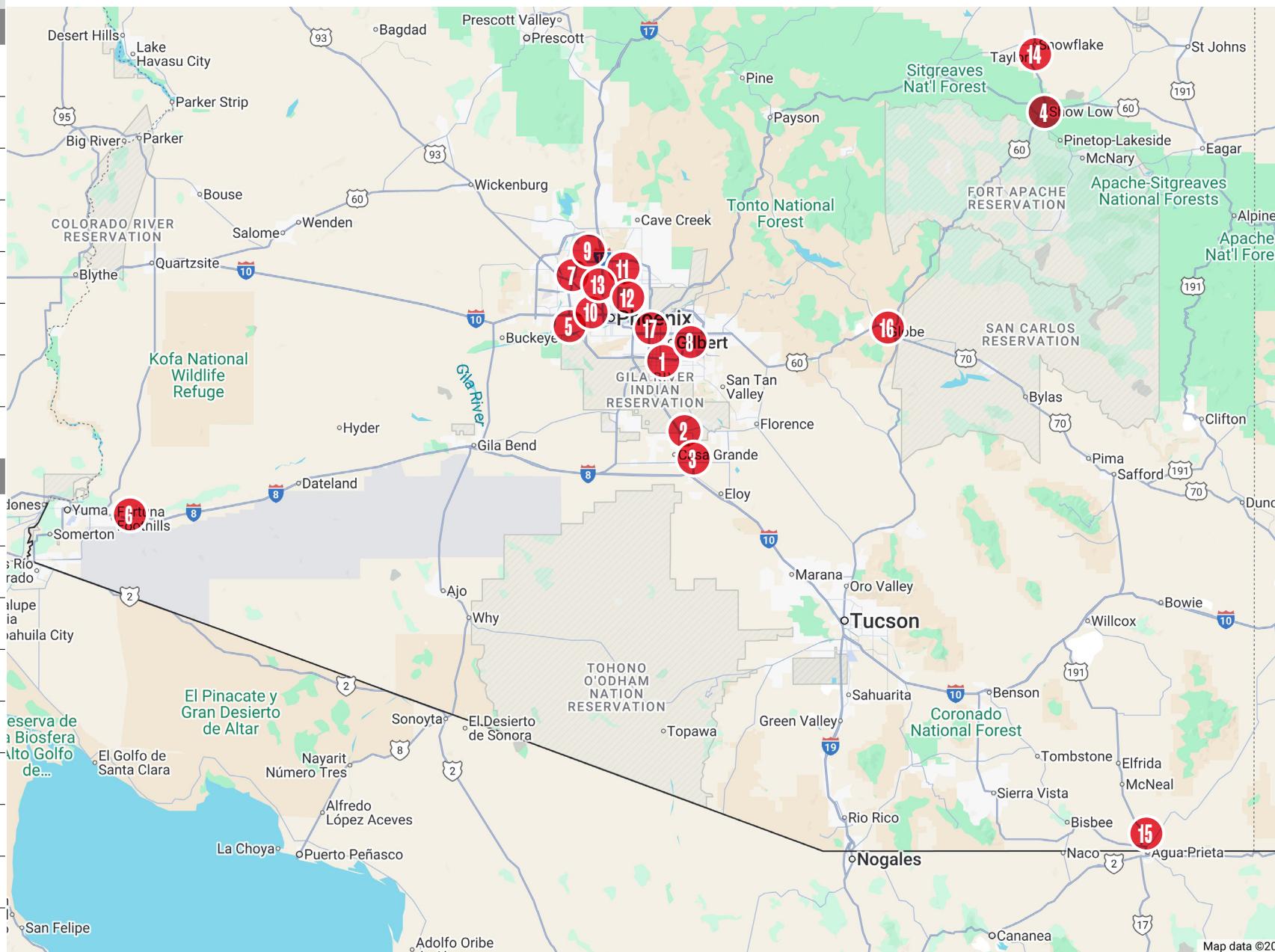
PHOTO	ADDRESS	CITY	ST	ZIP CODE	PROPERTY TYPE	FLYER LINK
	NWC Arizona Ave & Queen Creek Rd	Chandler/Phoenix	AZ	85124	Excess Land	Click to View
	3623 N Pinal Ave	Casa Grande	AZ	85122	Excess Land	Click to View
	1482 E Kortsen Rd	Casa Grande	AZ	85122	Excess Land	Click to View
	60 E Duece of Clubs Ave	Show Low	AZ	85901	Excess Land	Click to View
	NWC Lower Buckeye Rd & 107th Ave	Avondale	AZ	85323	Excess Land	Click to View
	11464 S Fortuna Rd	Yuma	AZ	85367	Excess Land	Click to View
	9885 W Union Hills Dr	Sun City	AZ	85373	Multi-tenant retail (redevelopment)	Click to View
	830 S Higley Rd	Gilbert	AZ	85296	Single-tenant retail	Click to View

Portfolio Summary • Sublease Properties

PHOTO	ADDRESS	CITY	ST	ZIP CODE	PROPERTY TYPE	FLYER LINK
	9069 W Lake Pleasant Pkwy	Peoria	AZ	85382	Store	Click to View
	7434 W Indian School Rd	Phoenix	AZ	85033	Store	Click to View
	10 E Dunlap Ave	Phoenix	AZ	85020	Store	Click to View
	711 E Indian School Rd	Phoenix	AZ	85014	Store	Click to View
	6030 N 43rd Ave	Glendale	AZ	85301	Store	Click to View
	718 N Main St	Taylor	AZ	85939	Store	Click to View
	286 E 7th St	Douglas	AZ	85607	Store	Click to View
	100 N Broad St	Globe	AZ	85501	Store	Click to View
	3303 S Rural Rd	Tempe	AZ	85282	Store	Click to View

Portfolio Map

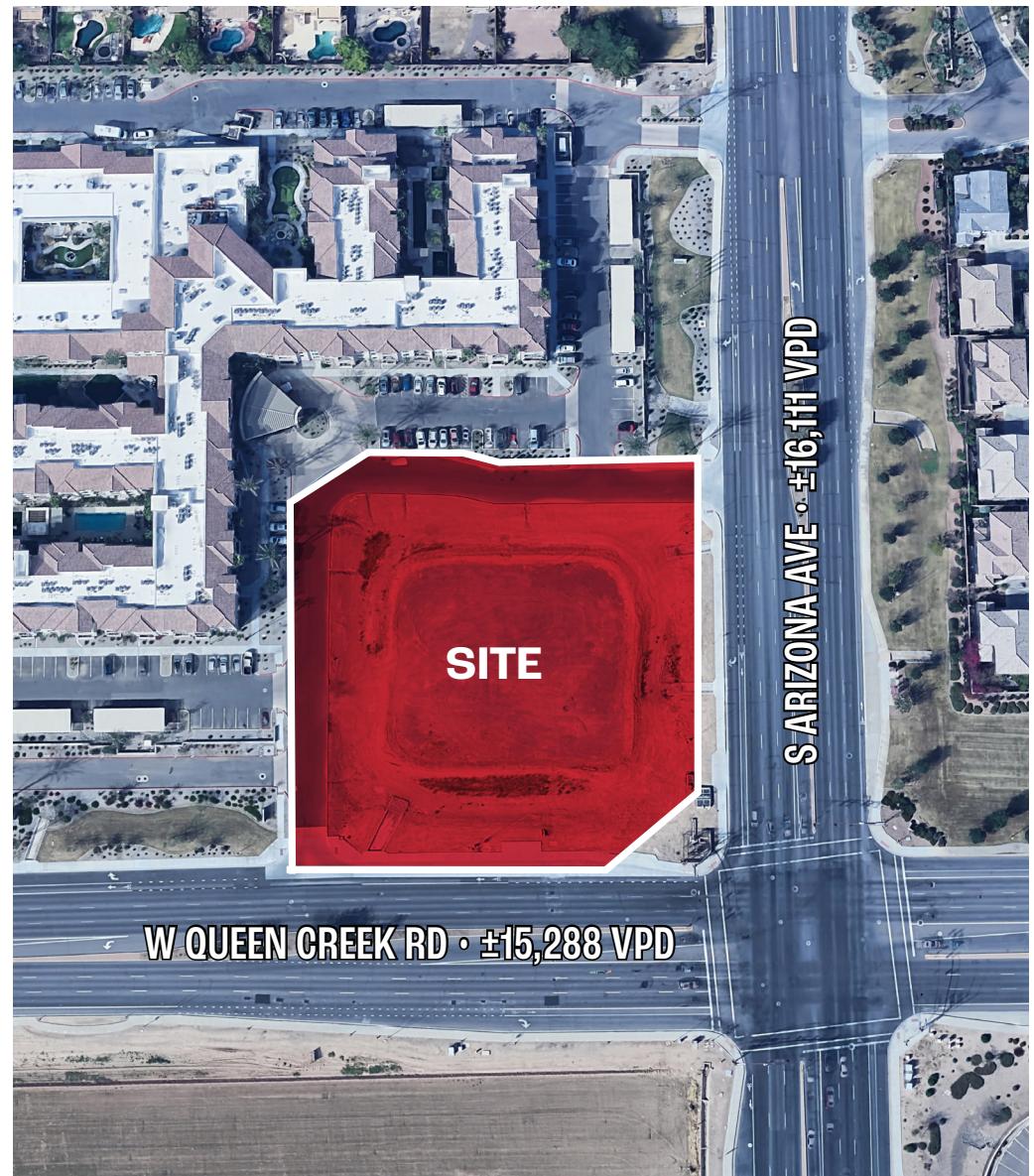
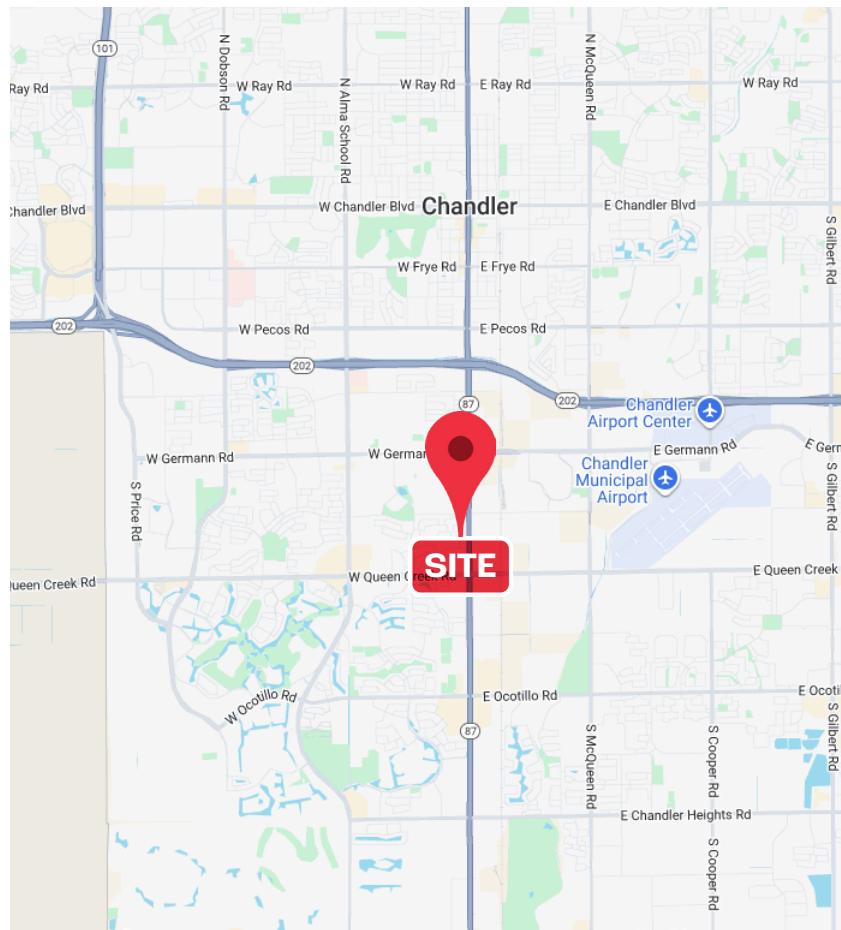
NO.	ADDRESS
FOR PURCHASE	
1	NWC Arizona Ave & Queen Creek Rd Chandler/Phoenix, AZ
2	3623 N Pinal Ave Casa Grande, AZ
3	1482 E Kortsen Rd Casa Grande, AZ
4	Highway 60 and Central Ave Show Low, AZ
5	NWC Lower Buckeye Rd & 107th Ave Avondale, AZ
6	11464 S Fortuna Rd Yuma, AZ
7	9885 W Union Hills Dr Sun City, AZ
8	830 S Higley Rd Gilbert, AZ
FOR SUBLEASE	
9	9069 W Lake Pleasant Pkwy Peoria, AZ
10	7434 W Indian School Rd Phoenix, AZ
11	10 E Dunlap Ave Phoenix, AZ
12	711 E Indian School Rd Phoenix, AZ
13	6030 N 43rd Ave Glendale, AZ
14	718 N Main St Taylor, AZ
15	286 E 7th St Douglas, AZ
16	100 N Broad St Globe, AZ
17	3303 S Rural Rd Tempe, AZ



NWC Arizona Ave & Queen Creek Rd • Chandler, AZ

PROPERTY OVERVIEW

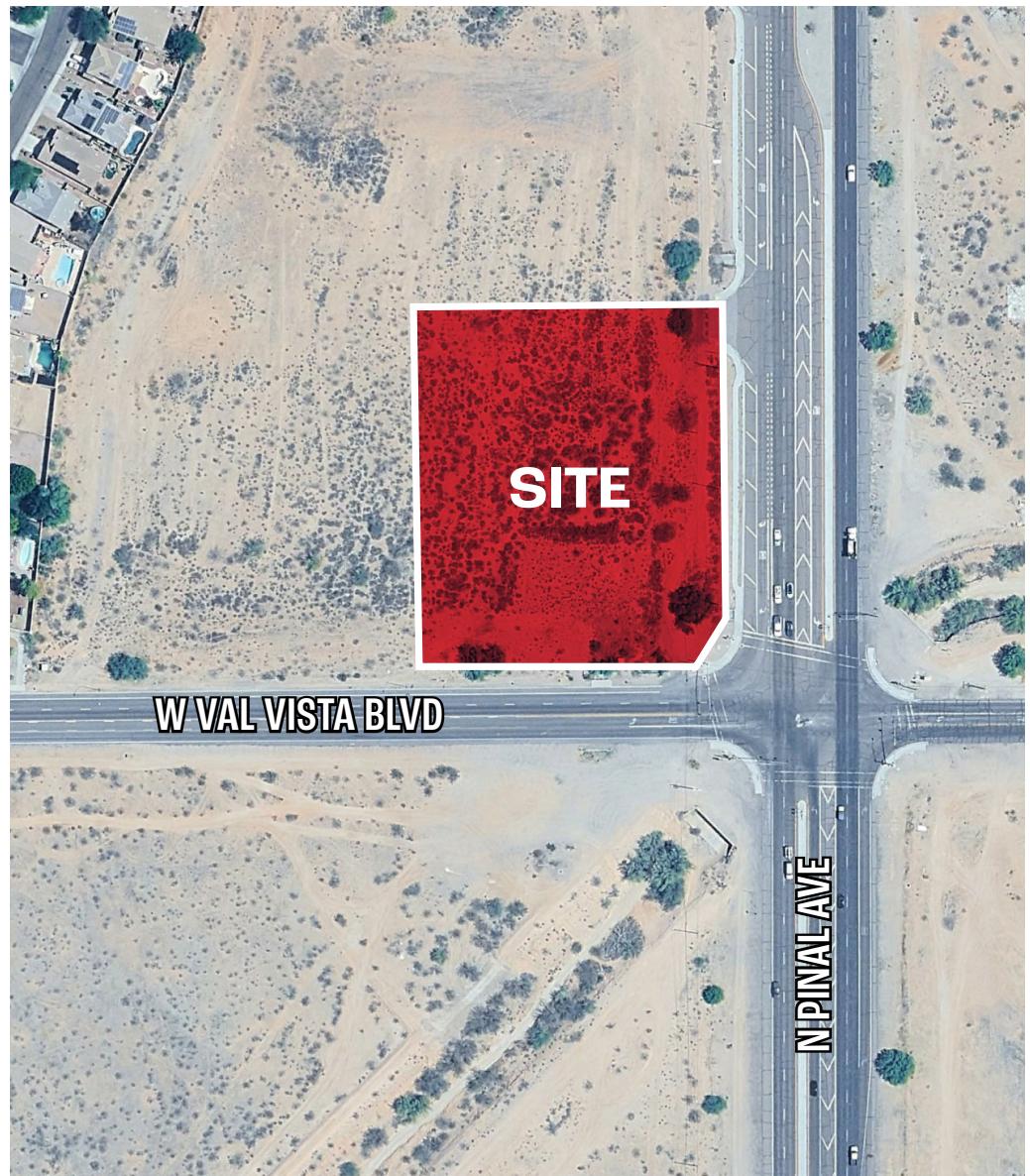
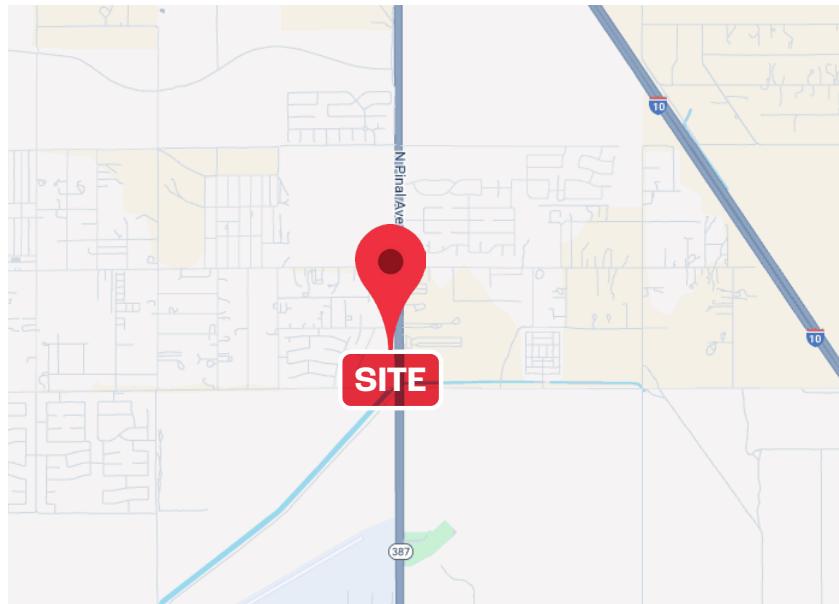
- ± 1.94 Acres / $\pm 84,332$ Available for Sale
- Zoned: Pad



3623 N Pinal Ave • Casa Grande, AZ

PROPERTY OVERVIEW

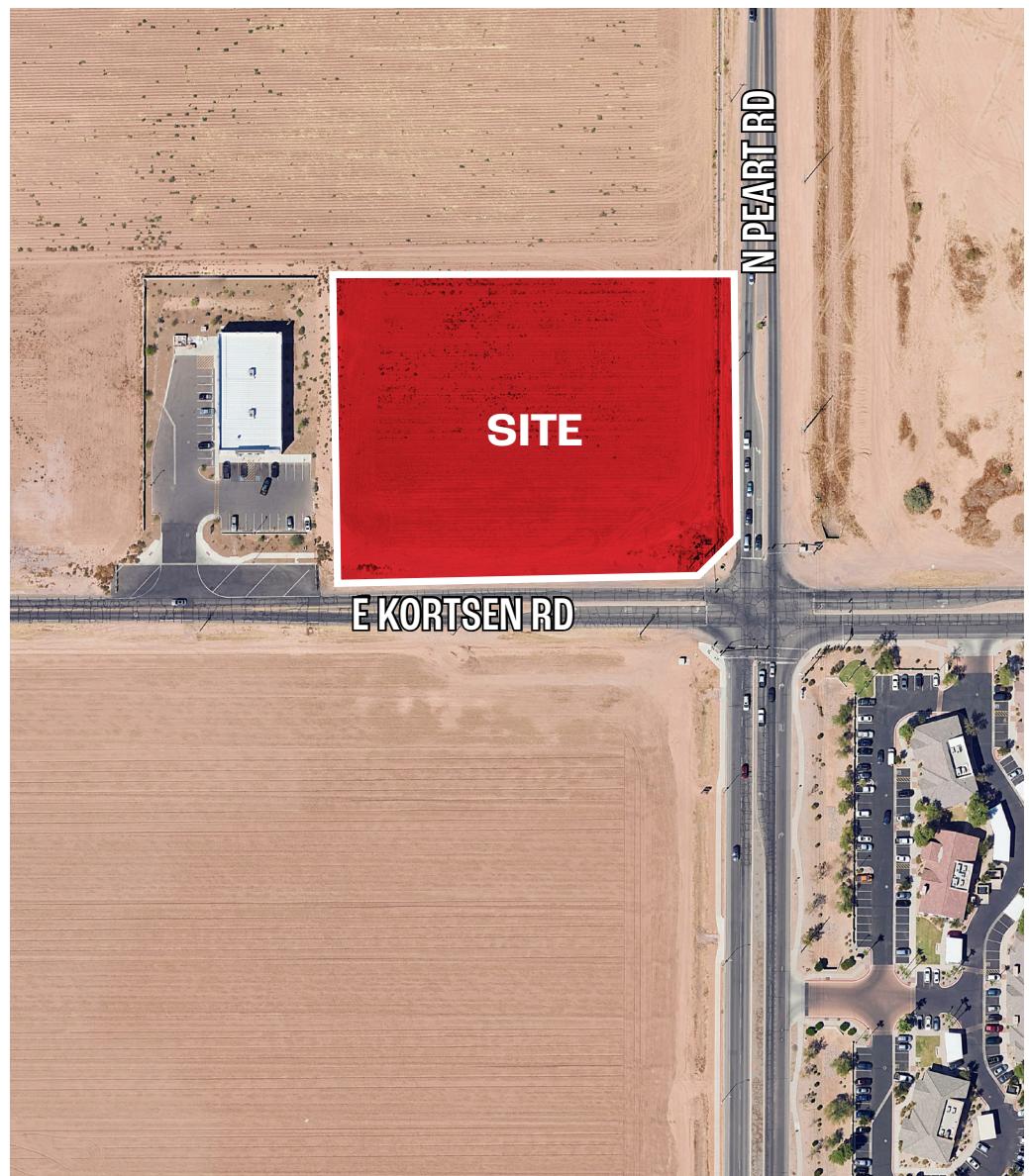
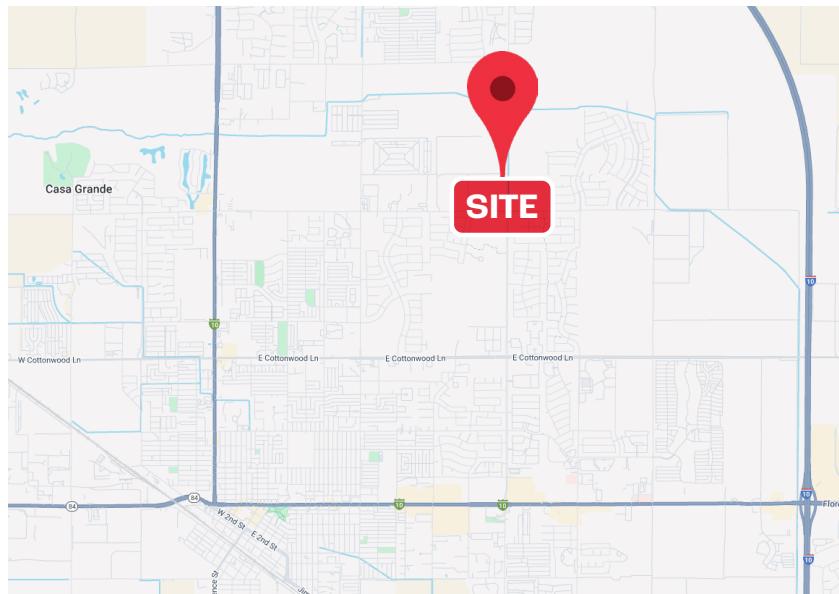
- **±1.83 Acres** Available for Sale / ±79,889 SF
- Hard corner site along Pinal Avenue - one of the main arterials in Casa Grande
- Strong household income demographics: 1 mile (\$87,595 Average Household Income), 3 mile (\$78,353), 5 mile (\$77,000)
- Located ±1 mile from Casa Grande Municipal Airport
- ±2.5 miles from full diamond interchange with Interstate 10
- Significant development in Casa Grande including Lucid Motors 500-acre facility



1482 E Kortsen Rd • Casa Grande, AZ

PROPERTY OVERVIEW

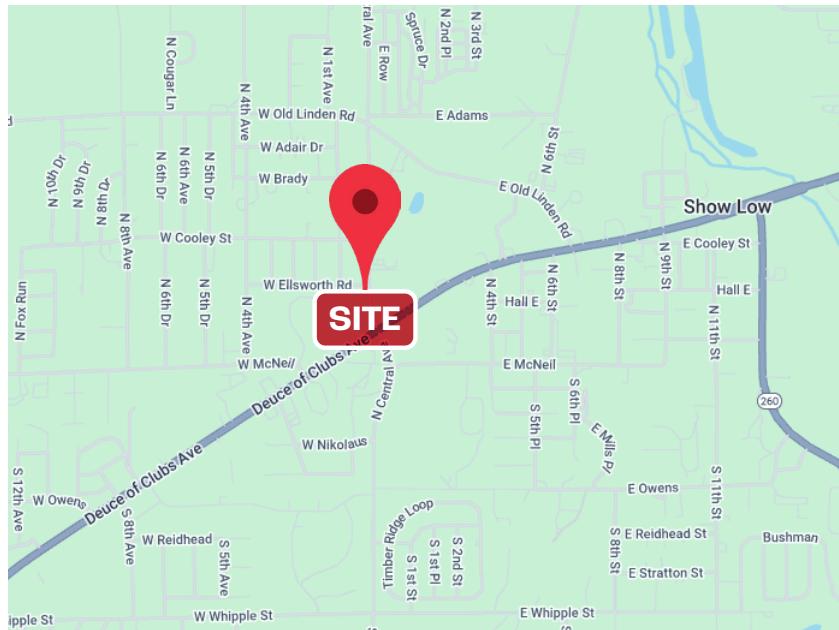
- **±2.07 Acres** Available for Sale / ±90,169 SF
- Located on the hard corner of a signalized intersection
- Strong household incomes: 1 mile (\$77,509 Average Household Income), 3 mile (\$68,426), 5 mile (\$70,671)
- Across the street from Casa Grande Community Recreation Facility
- ±1.15 miles from Vista Grande High School (±1,727 students)
- Half a mile from Cactus Middle School (±895 students)
- Significant development in Casa Grande including Lucid Motors 500 Acre Facility



60 E Deuce of Clubs • Show Low, AZ

PROPERTY OVERVIEW

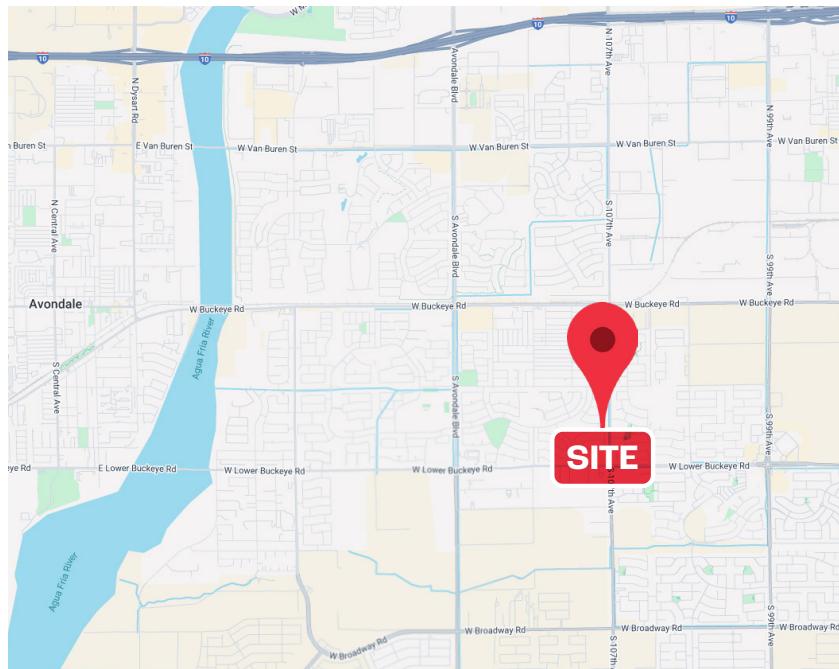
- ±0.79 Acres / ±34,412 Available for Sale
- Good visibility from intersection
- ±1 mile from Show Low High School (±767 students)
- Signalized intersection
- Strong household incomes: 1 Mile (\$58,592 Average Household Income), 3 Mile (\$61,690), 5 Mile (\$63,008)
- Multiple large national trade retailers in the immediate trade area
- Owned excess land adjacent to an operating store



NWC Lower Buckeye Rd & 107th Ave • Avondale, AZ

PROPERTY OVERVIEW

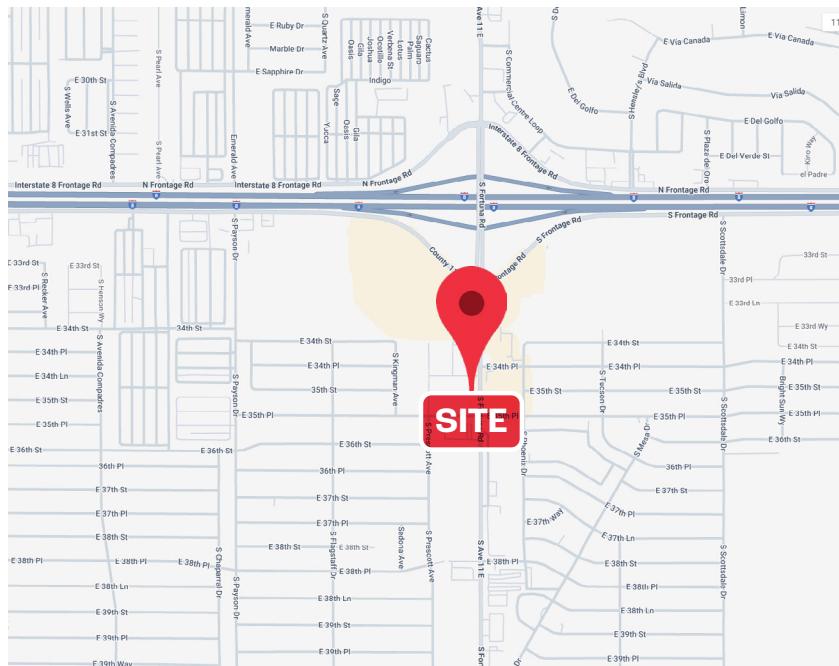
- ±1.68 Acres Available for Sale / ±73,181 SF
- Located on the hard corner of a signalized intersection
- Strong household incomes: 1 mile (\$80,547 Average Household Income), 3 mile (\$78,978), 5 mile (\$77,751)
- Multiple large national retailers in the immediate trade area
- ±2.5 miles south of the I-10 (±210,079 VPD)
- ±1 mile from La Joya Community High School (±2,340 students)



11464 S Fortuna Rd • Yuma, AZ

PROPERTY OVERVIEW

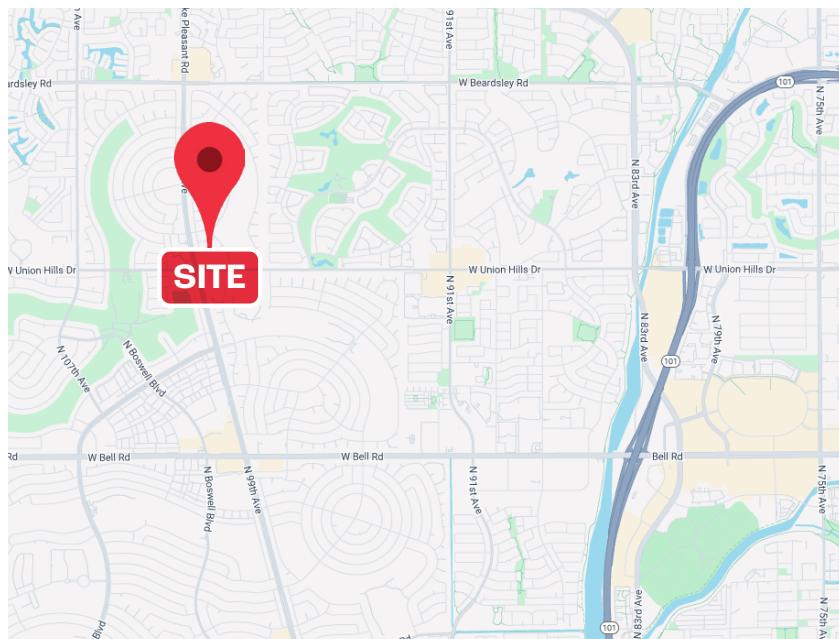
- 1.07 Acres Available for Sale
- Conveniently located less than half a mile from Interstate 8
- Strong household incomes: 1 mile (\$62,824 Average Household Income), 3 mile (\$60,129), 5 mile (\$62,177)
- Commercially zoned with frontage on Fortuna Rd
- Multiple large national retailers in the immediate trade area
- Signalized intersection
- Good visibility from intersection



9885 West Union Hills Dr • Sun City, AZ

PROPERTY OVERVIEW

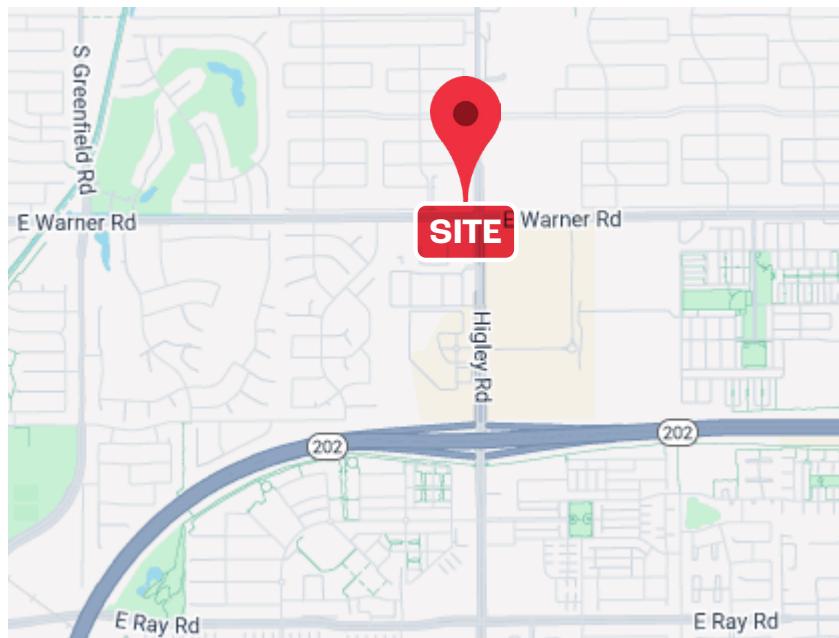
- 8,980 SF Retail Space
- Built in 1985
- ±2.5 miles west of the 101 Fwy
- Highly visible hard corner location
- Fully signalized intersection
- Located directly across from the Marinette Recreation Center
- Strong household incomes in the trade Area
- Redevelopment opportunity



830 S Higley Rd • Gilbert, AZ

PROPERTY OVERVIEW

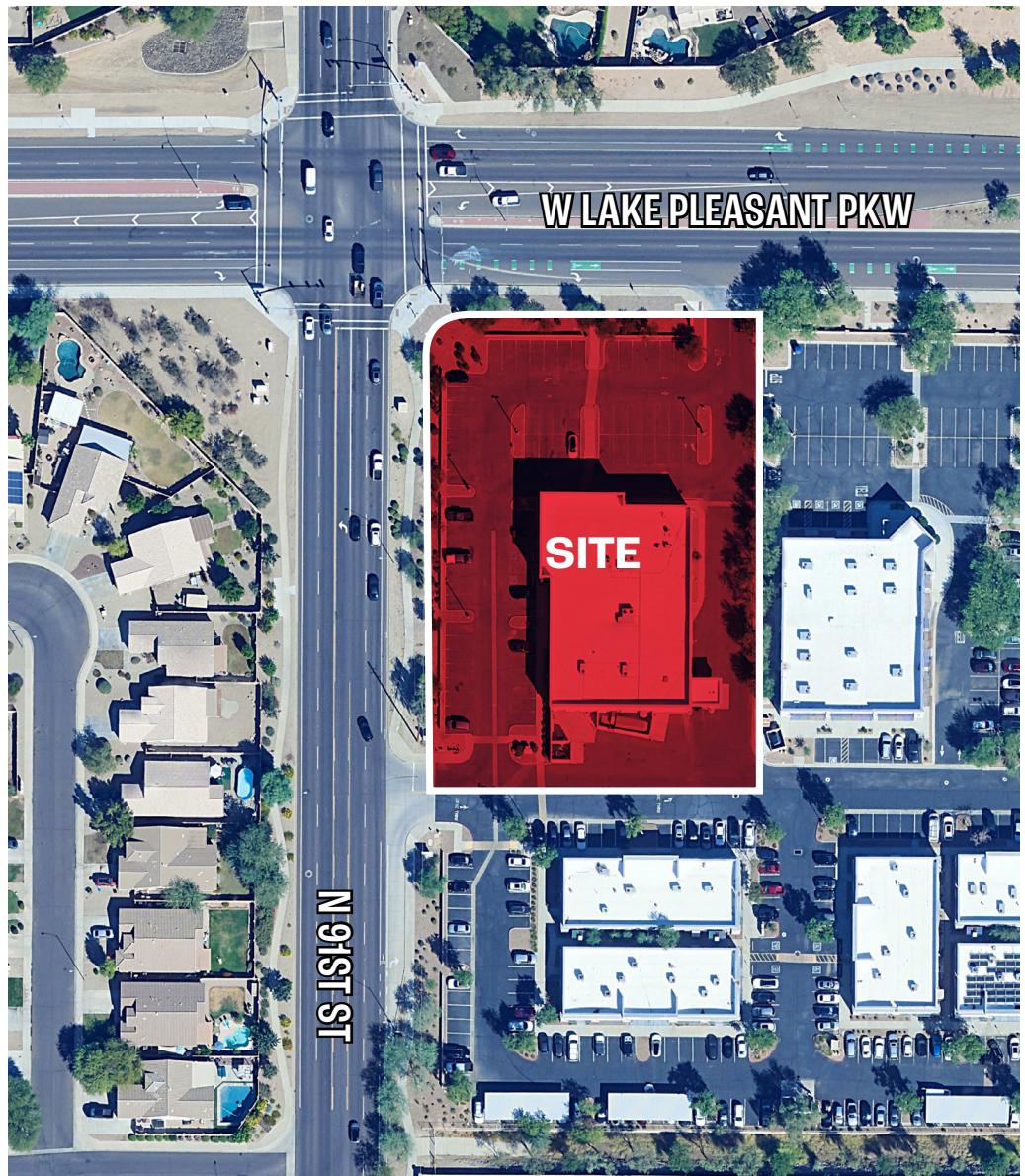
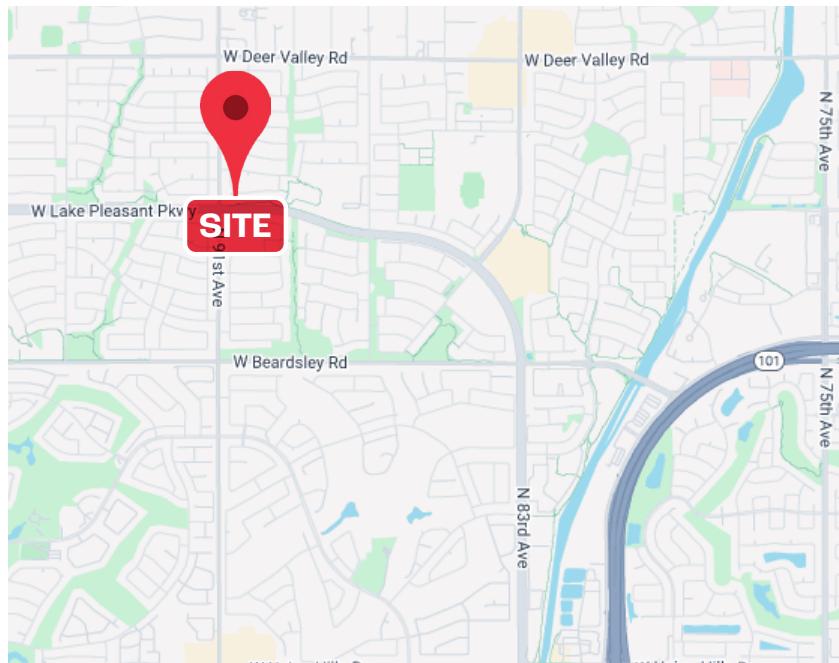
- Owned freestanding store for sale
- ±12,900 SF / ±2.2 Acres
- Tenant LXD is 11/30/28, with 3 renewal options at 5 years each
- Freestanding building built in 2009
- NNN investment with strong tenancy
- Prime visibility on S Higley Rd
- Strong traffic and easy access
- Located in a fast-growing Gilbert area



9069 W Lake Pleasant Pkwy • Peoria, AZ

SUBLEASE OVERVIEW

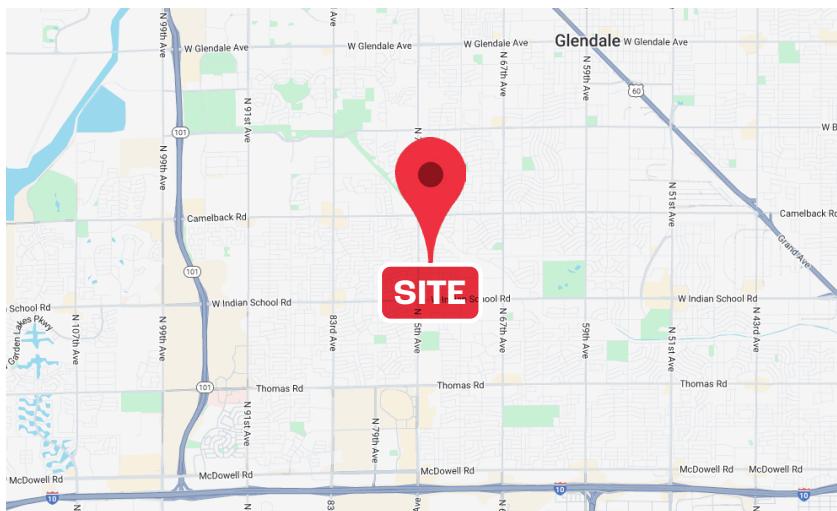
- ±13,013 SF Available for Sublease
- ±1.69 Acres (±73,688 SF)
- Term until 1/31/2029
- Freestanding former CVS with drive-thru
- Built in 2003
- Great exposure on Lake Pleasant Parkway with monument signage
- ±105 miles from Loop 101 Freeway with ±101,946 VBD



7434 W Indian School Rd • Phoenix, AZ

SUBLEASE OVERVIEW

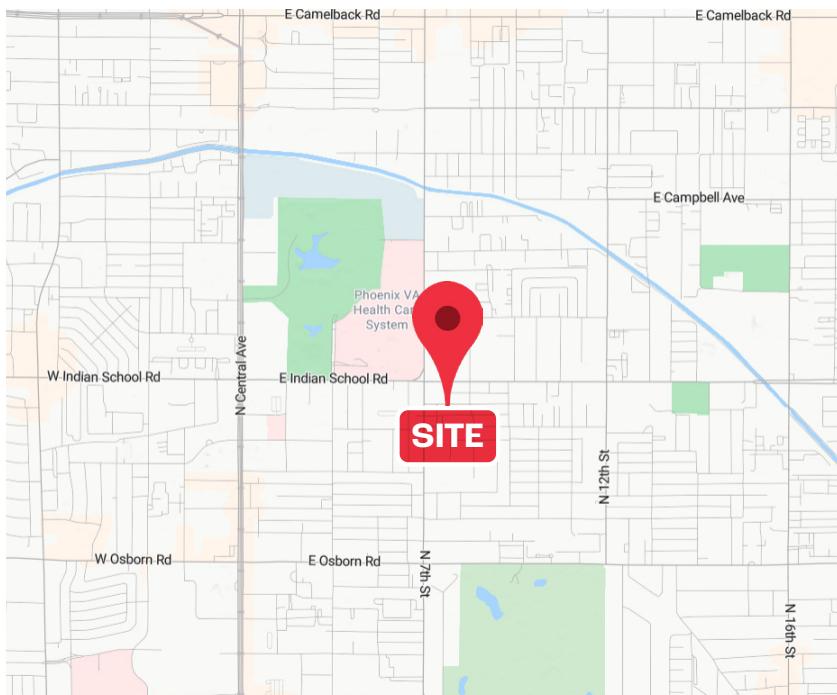
- ±18,257 SF Available for Sublease
- ±1.82 Acres (79,279 SF)
- Term until 1/31/2032
- Freestanding former CVS with drive-thru
- Built in 2001
- Signalized Intersection
- Monument Signage
- Dense Population
- Strong freeway access less than 3 miles from the I-10 Fwy and Loop 101 Fwy
- ±1 miles from Desert Sky Mall



711 E Indian School Rd • Phoenix, AZ

SUBLEASE OVERVIEW

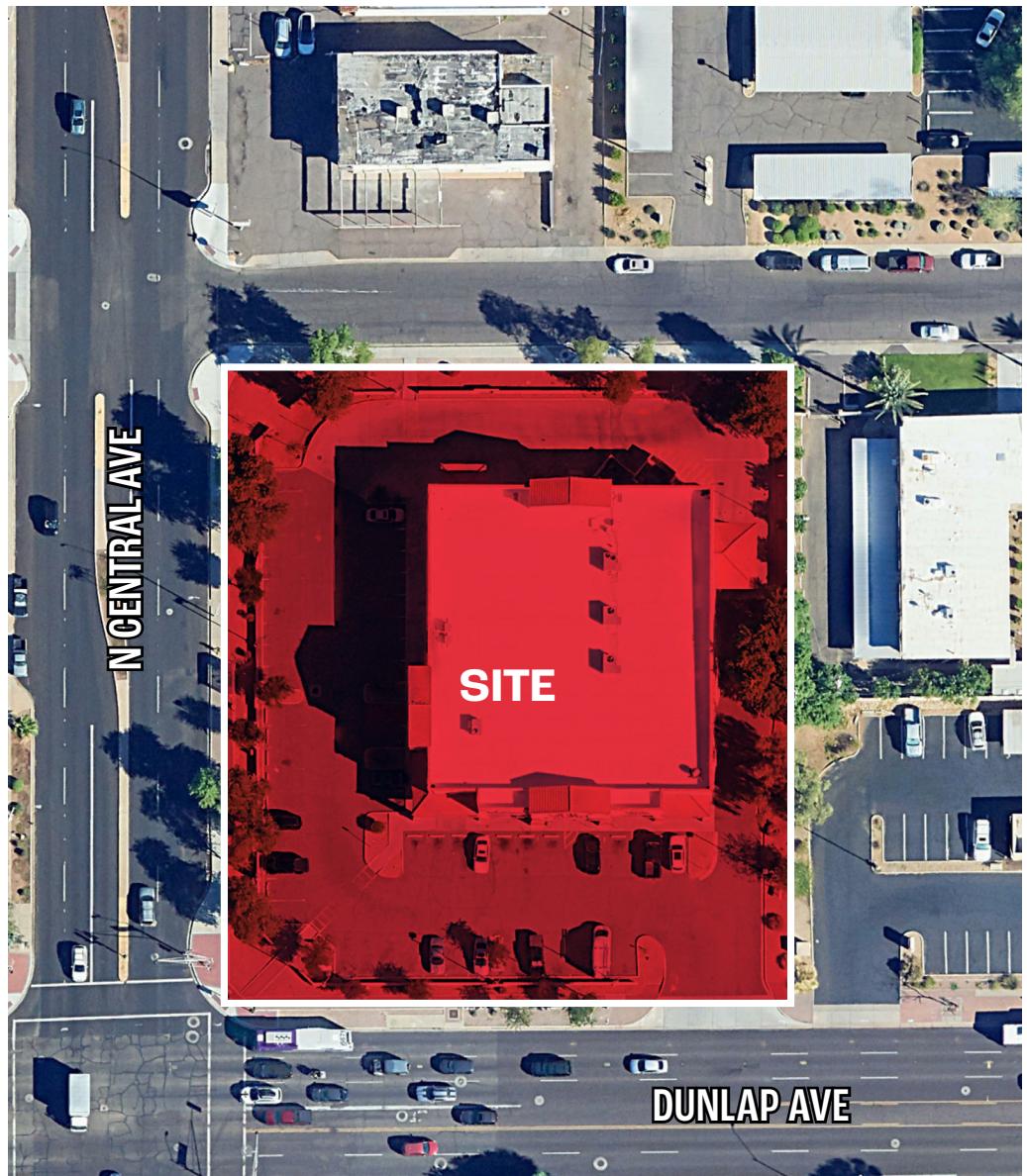
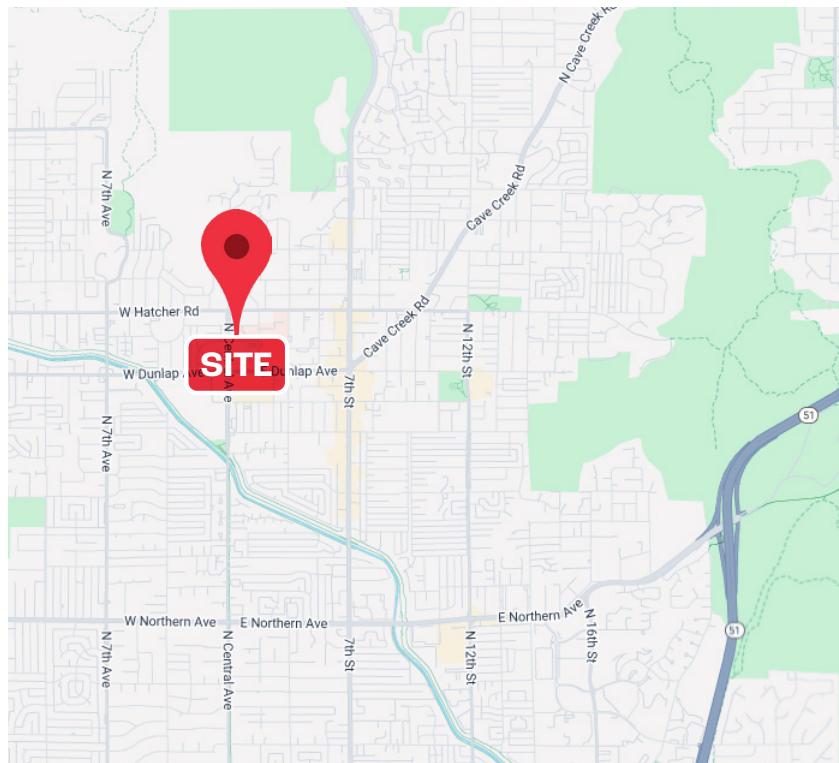
- ±12,900 SF Available for Sublease
- ±1.32 Acres (57,499 SF)
- Term until 9/30/2027
- Freestanding former CVS
- Built in 2012
- Signalized Intersection
- Monument Signage



10 E Dunlap Ave • Phoenix, AZ

SUBLEASE OVERVIEW

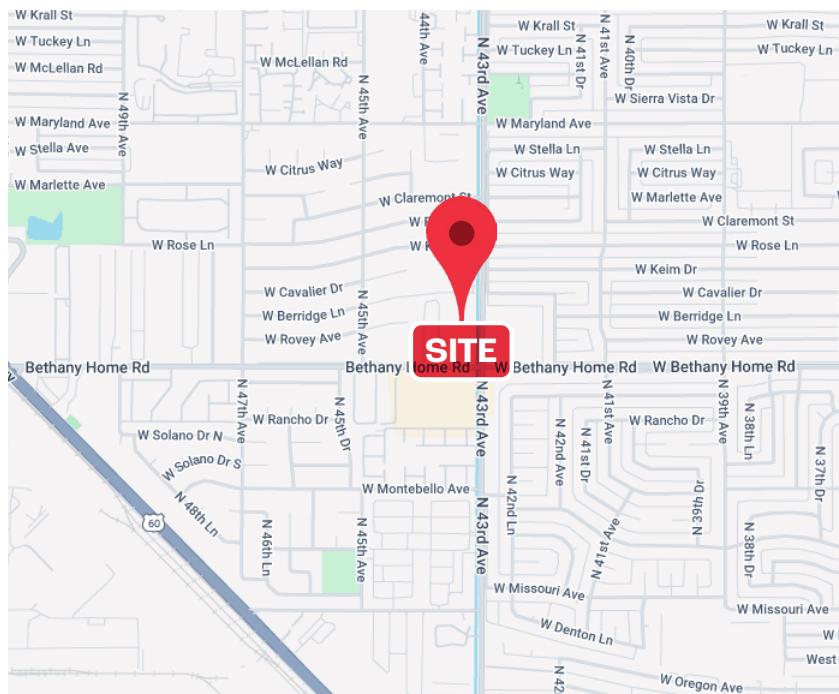
- $\pm 13,813$ SF / ± 1.34 Acres
- Term until 12/04/2028
- Freestanding former CVS with drive-thru
- Built in 2003
- Located at the intersection of Central Ave & Dunlap Ave with $\pm 44,065$ VBD



6030 N 43rd Ave • Glendale, AZ

SUBLEASE OVERVIEW

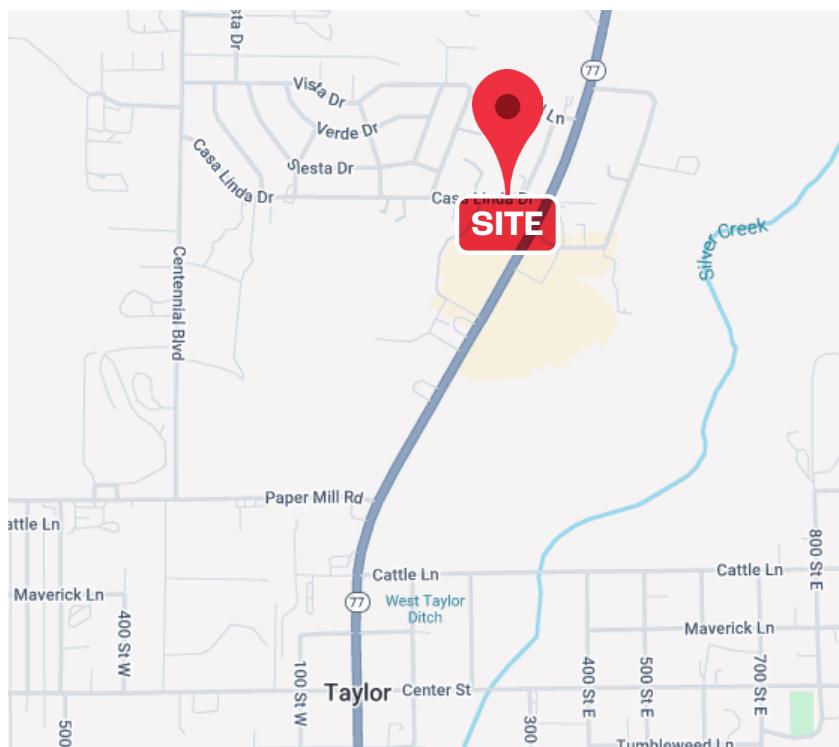
- ±13,013 SF Available for Sublease
- Term until 1/31/2032
- Freestanding Building with Drive-Thru
- Hard corner intersection
- Monument Signage
- Excellent Visibility
- Newer construction; Built in 2006



718 N Main St • Taylor, AZ

SUBLEASE OVERVIEW

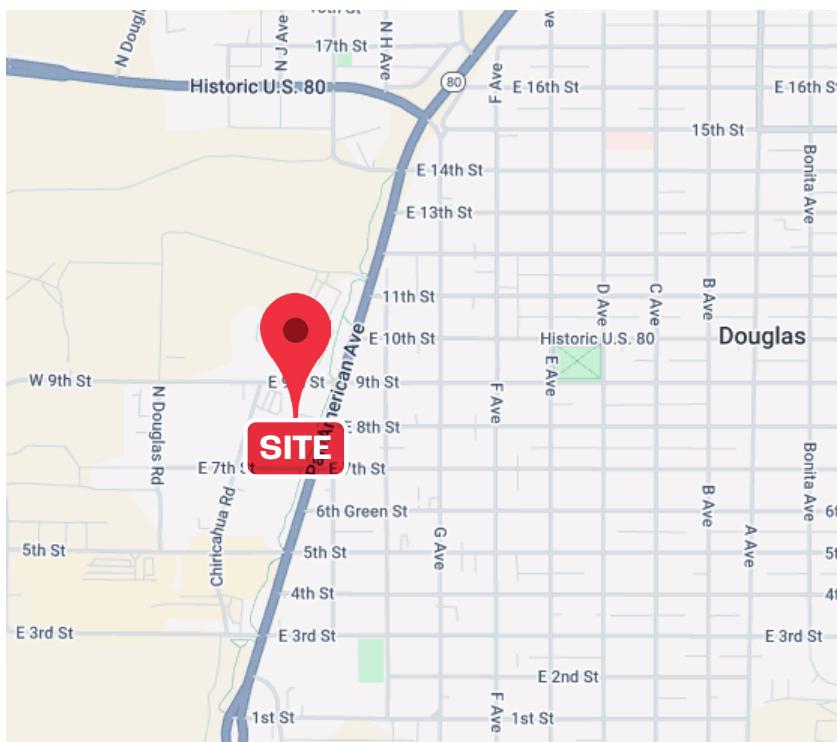
- ±4,215 SF Available for Sublease / ±0.93 Acres (±40,510 SF)
- Term until 1/31/2033
- Freestanding former CVS with Drive-Thru
- Built in 1988
- Building originally built for a bank
- Great exposure on main street with monument signage



286 E 7th St • Douglas, AZ

SUBLEASE OVERVIEW

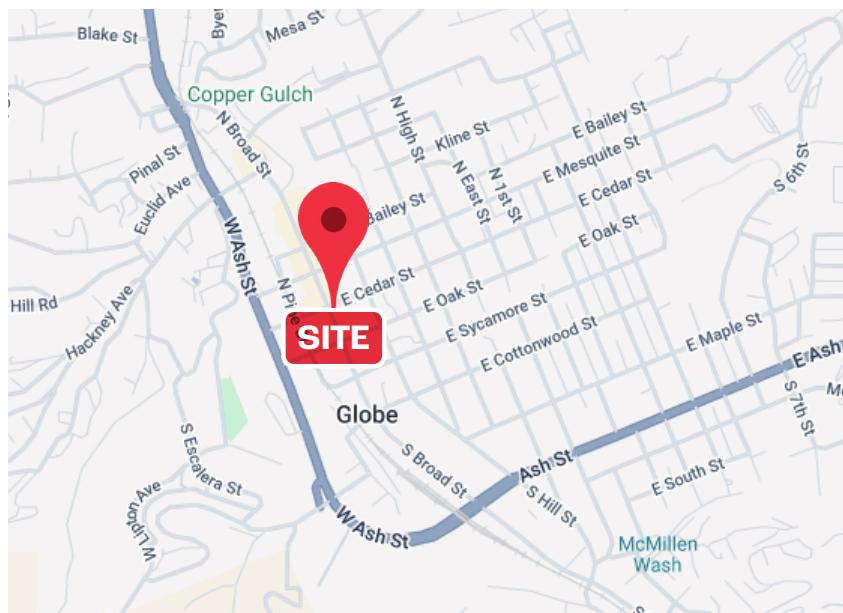
- 9,516 SF Available for Sublease
- Sublease Term: Until 1/31/2043
- Freestanding building with drive-thru
- Monument Signage
- Excellent Visibility
- Renovated in 2016



100 N Broad St • Globe, AZ

SUBLEASE OVERVIEW

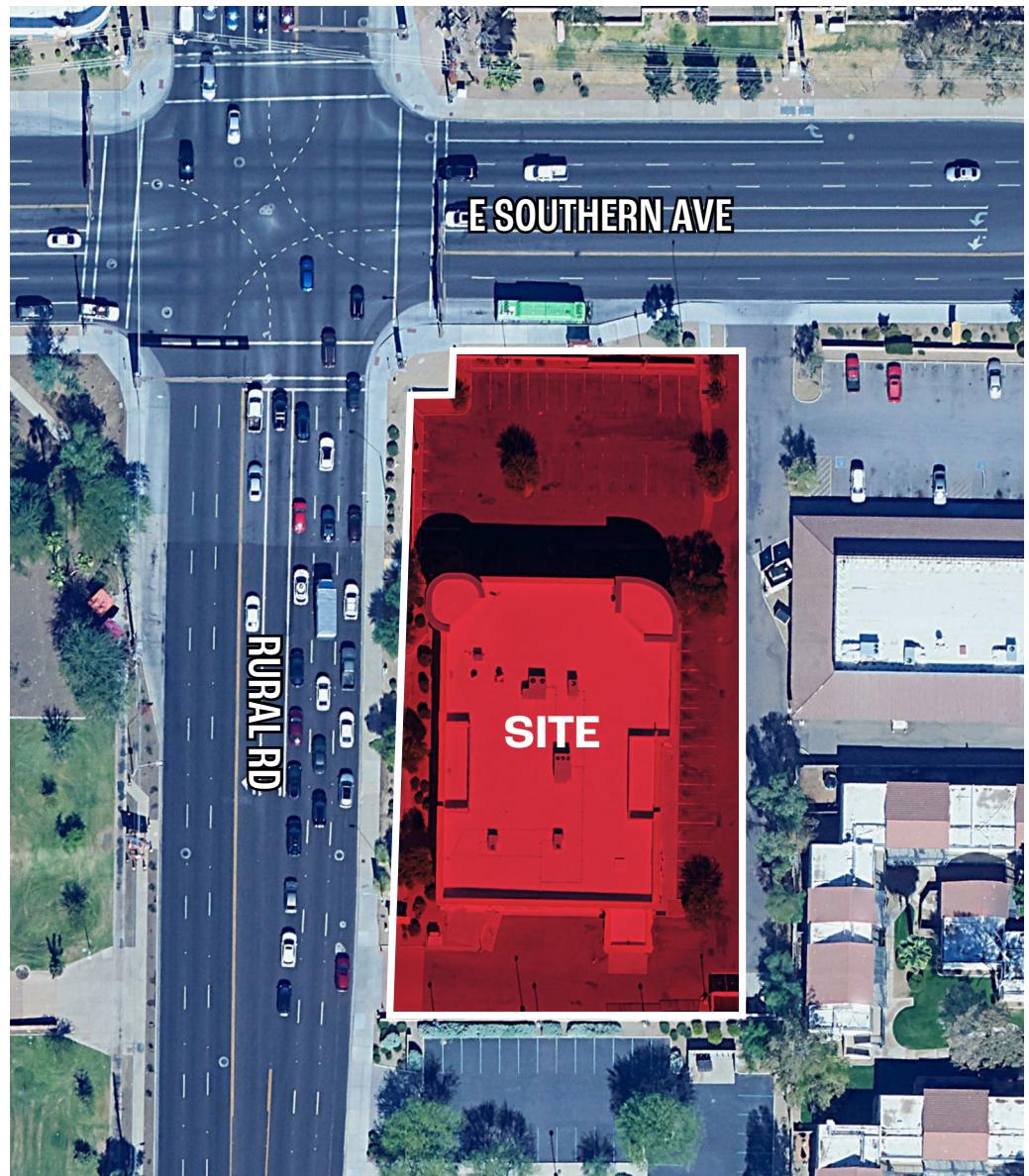
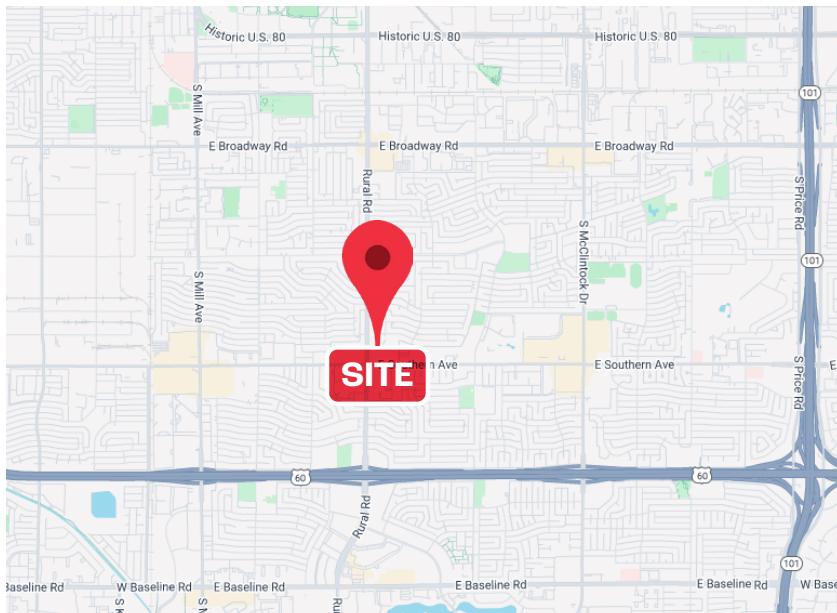
- 4,896 SF Available for Sublease
- Sublease Term: Until 1/31/2032
- Excellent visibility and access along Broad Street
- Corner / Intersection exposure - dual frontage along Broad and Oak, leveraging cross-traffic, visibility, and signage opportunities
- Located in the heart of historic downtown Globe
- Zoned for commercial use
- Available immediately
- Adjacent to U.S. 60 with 20,535 VPD



3303 S Rural Rd • Tempe, AZ

SUBLEASE OVERVIEW

- 13,013 SF Available for Sublease
- Sublease Term: Until 1/31/2031
- Freestanding building with drive-thru
- Located just 1 exit from US-60 (Superstition Freeway) / Rural Rd interchange
- Excellent traffic circulation for ingress/egress
- Hard corner with strong frontage and high visibility
- Dedicated surface parking lot
- Ideal for service-oriented, medical/clinic, wellness, or high-volume retail users looking for a prominent location in a strong trade area



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Mohr Partners, Inc.
14643 Dallas Pkwy Suite 1000
Dallas, TX 75254

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LISTED BY



14643 DALLAS PKWY • SUITE 1000 • DALLAS, TEXAS 75254

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