

Property Summary - Ernst Retail Center

13640 S Sunland Gin Rd, Arizona City, AZ 85123

FOR SALE



PROPERTY HIGHLIGHTS

- Strategic Commercial Location – Positioned along Sunland Gin Road with approximately 7,000 vehicles per day.
- Rare Dual Frontage – The property offers 299.71' of frontage on Sunland Gin Road and 190.02' on Santa Cruz Boulevard.
- Fully Leased with Flexibility – 100% occupied by multiple month-to-month leases. Value add opportunity.
- Owner-User Advantage – Ideal for an owner-user seeking partial or full occupancy.
- Attractive Land Size – Situated on a 1.31-acre commercially zoned parcel, offering ample space for parking, expansion, outdoor storage, or future redevelopment.
- Revitalizing Trade Area – Surrounding properties are experiencing redevelopment and repurposing.
- Mining Industry Presence – Arizona City benefits from proximity to active and expanding mining operations.
- Regional Employment Driver – Nearby mining as well as Lucid manufacturing plant.

OFFERING SUMMARY

Sale Price:	\$1,990,000
NOI:	\$109,000.00
CAP:	5.48%
Lot Size:	37,897 SF

Building Size:	Two 5,150 SF Buildings - 10,300 SFTotal
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DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	347	824	2,329
Total Population	853	2,024	5,741
Average HH Income	\$60,198	\$59,454	\$62,858

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