

01 / Opportunity Overview

Commercial Plus, LLC is pleased to present **Grande Market, a Sinclair-Branded gas station and convenience store in Casa Grande, Arizona.** Strategically positioned at the signalized convergence of three state routes, the property offers **prominent frontage** and **stable, protected income** through an **absolute NNN lease with no landlord responsibilities.**

Management is seeking a sale of the **fee-simple interest** in the property, subject to the existing lease.

02 / Lease Overview

Lease Detail	Overview
Annual Base Rent	\$234,000
Monthly Base Rent	\$19,500
Lease Type	Absolute NNN
Initial Term	20 Yrs (8/2026 – 8/2046)
Rent Increases	10% Every 5 Years
Renewal Options	Four 5-Year Options

03 / Site Characteristics

Lot Size	0.55 AC
Building Size	2,130 SF
Fuel Brand	Sinclair
Fueling Positions	8 4 MPDs
Total Fuel Storage	35,000 Gallons

04 / Demographic Profile

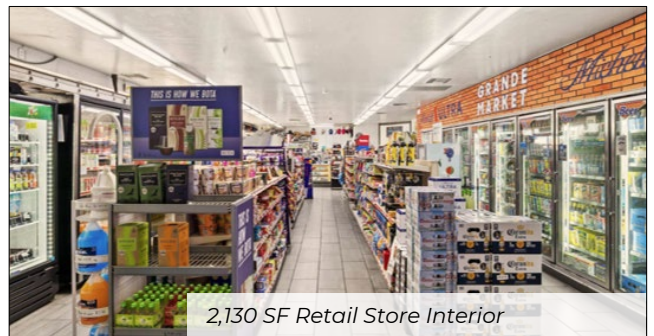
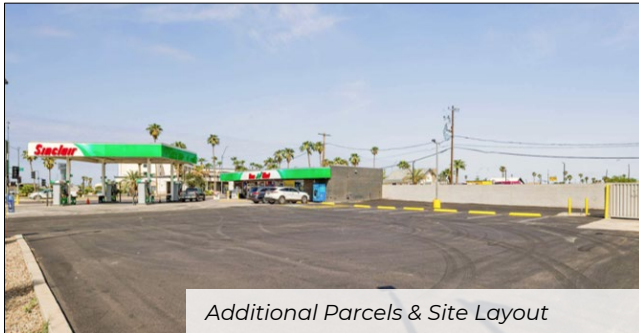
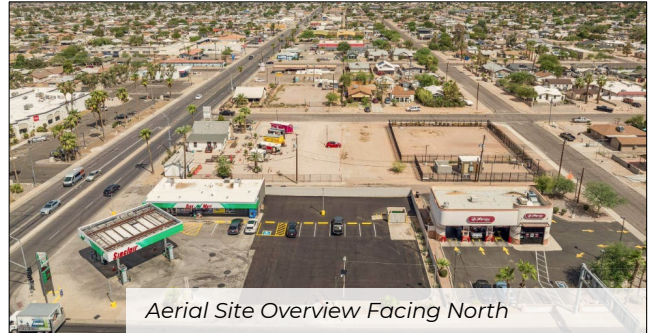
	15-Min Trade Area
2026 Population	76,807
2031 Projected Population	87,368
Growth Through 2031	+13.7%
Median HH Income	\$76,435



CONTACTS

DYLAN PRICE
 ASSOCIATE
DYLAN@COMMERCIALPLUS.COM
 623.249.8637

GURVIR SARAN
 ANALYST
GURVIR@COMMERCIALPLUS.COM
 480.263.2620



CONTACTS

DYLAN PRICE
ASSOCIATE
DYLAN@COMMERCIALPLUS.COM
623.249.8637

GURVIR SARAN
ANALYST
GURVIR@COMMERCIALPLUS.COM
480.263.2620