



**INVESTMENT OPPORTUNITY
SALE LEASEBACK**

**811 EAST JACKSON STREET
PHOENIX, ARIZONA 85034**

NICK DEPAUL +

PRESTON BRIMHALL

Partner/Designated Broker

(480)-414-3818

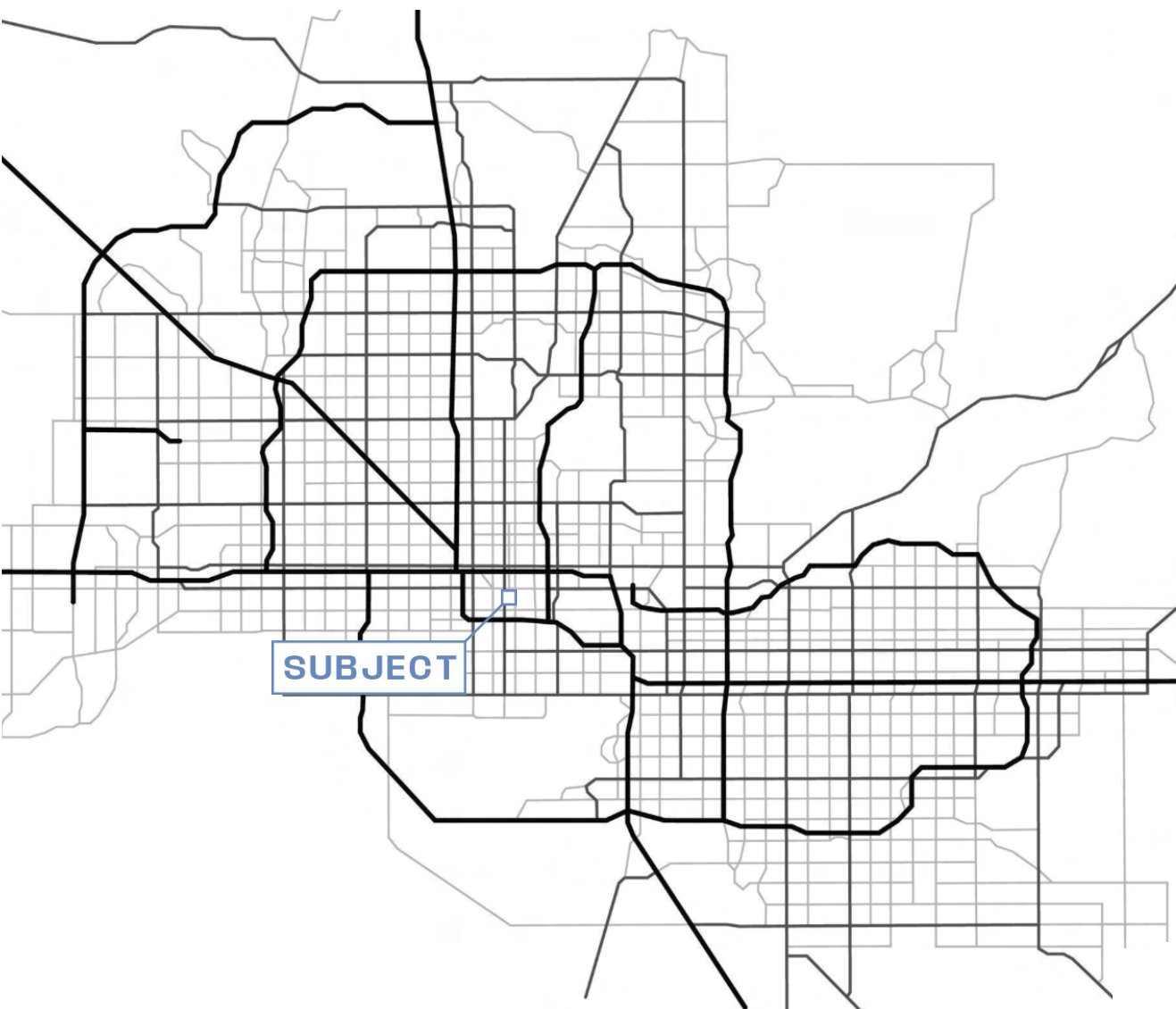
Nick@basiscommercial.com

Partner

(602) 619-9350

Preston@basiscommercial.com





811 EAST JACKSON STREET PHOENIX, ARIZONA 85034

PROPERTY DETAILS

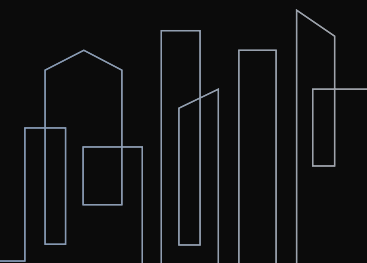
- +/- 4,900 SF Warehouse
- +/- 0.46 Acre Lot
- +/- 20 Foot Ceiling Height
- Approximately 10% Office
- Mezzanine Storage
- Four Oversized Grade Level Doors
- Gated and Paved Yard
- Chain Link Fence
- Truck well
- A-2 Heavy Industrial Zoning
- Proximity To Chase Field and Downtown Phoenix

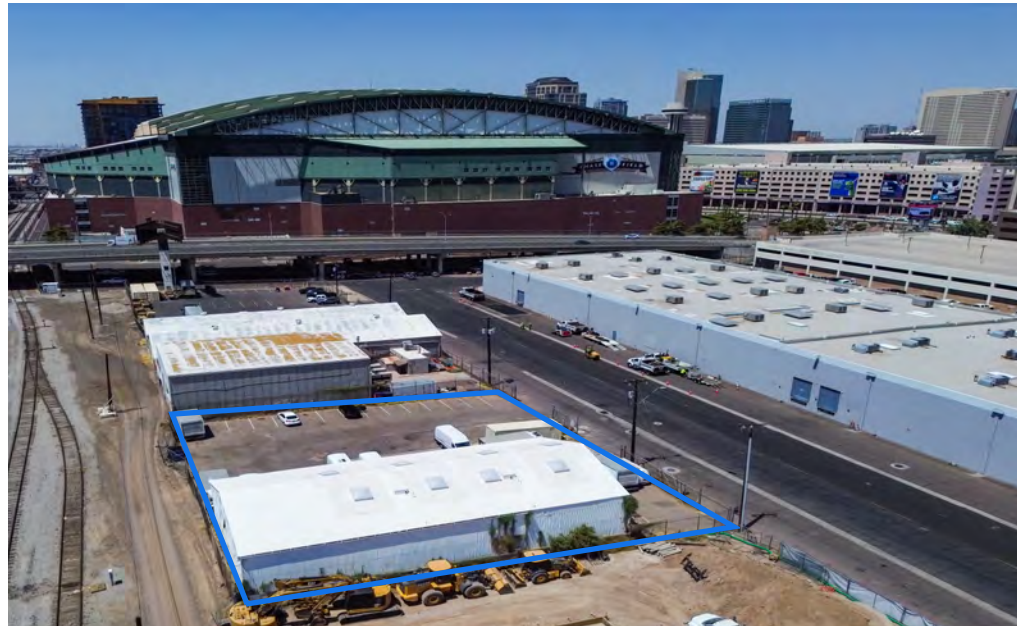
NICK **DEPAUL** +

Partner/Designated Broker
(480)-414-3818
Nick@basiscommercial.com

PRESTON **BRIMHALL**

Partner
(602) 619-9350
Preston@basiscommercial.com





Chase Field Renovation Bill:

- Chase Field, home of the Arizona Diamondbacks, is undergoing a \$750 million transformation with modern upgrades to seating, climate control, and amenities, along with plans for a surrounding mixed-use entertainment district—creating a year-round destination designed to draw more fans, visitors, and events to downtown Phoenix.

Investment Overview:

- Sale-Leaseback Opportunity
- Tenant *Sun Produce Specialties* has been in business for 35 years
- Lease Term: 3–5 Years
- Rent: \$6,000/Month NNN with Annual Escalations
- Additional Income: ±\$100,000/year from event parking at Chase Field (80% via ParkWhiz reservations, 20% cash customers)
- NOI: \$172,000/year
- Pricing: \$2,450,000

Tenant Bio:

- Sun Produce Specialties is an independently owned wholesale distributor serving Arizona's restaurants, hotels, and food establishments with premium conventional and organic produce for over 35 years. By sourcing directly from growers, we deliver true farm-to-table freshness. From our central Phoenix location, we offer produce, herbs, dairy, specialty cheeses, food service packaging, prep products, and kitchen essentials—backed by exceptional service and a 100% freshness guarantee.

NICK **DEPAUL** +

Partner/Designated Broker
(480)-414-3818
Nick@basiscommercial.com

PRESTON **BRIMHALL**

Partner
(602) 619-9350
Preston@basiscommercial.com





NICK **DEPAUL** +

Partner/Designated Broker

(480)-414-3818

Nick@basiscommercial.com

PRESTON **BRIMHALL**

Partner

(602) 619-9350

Preston@basiscommercial.com

