



8966 W CACTUS RD | PEORIA, AZ 85381

ABSOLUTE NNN LEASED - ESTATE SALE
PRICED FOR QUICK SALE!

SALE PRICE: \$3,700,000 (\$185 PSF)



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

07 19 24



EXECUTIVE SUMMARY

This prime industrial warehouse property, located in the bustling Empire Business Center in Peoria, presents a lucrative investment opportunity in a high-demand industry. The property is occupied by Shooter's World, a renowned and well-respected firearms retailer with a loyal customer base. With 2 years remaining on its NNN lease, investors can enjoy immediate and stable returns with minimal landlord responsibilities.

Prime Location and Functional Features

This 19,955 SF facility is equipped with a generous 18' clear height, three loading docks, and two grade-level doors, ensuring efficient operations. The property also boasts 3-phase power, supporting the energy needs of a modern business. Its strategic location in the Empire Business Center provides easy access to the Loop 101 freeway, enhancing visibility and drawing a steady stream of customers.

Sale Price	\$3,700,000 (\$185 PSF)
Lease Rate	\$10.52/SF NNN (Absolute Net Lease) with personal guarantee
Lease Expiration	11/1/26
Annual Increase	\$500/mo on 11/1/24
Option to Purchase	Right of First Opportunity



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±19,955 SF

TOTAL SIZE

PAD

ZONING

2007

YEAR BUILT

18'

CLEAR HEIGHT

3/1,000

PARKING RATIO

3-PH

POWER

2

GRADE LEVEL DOORS

3

LOADING DOCKS





TENANT OVERVIEW

shooter's WORLD

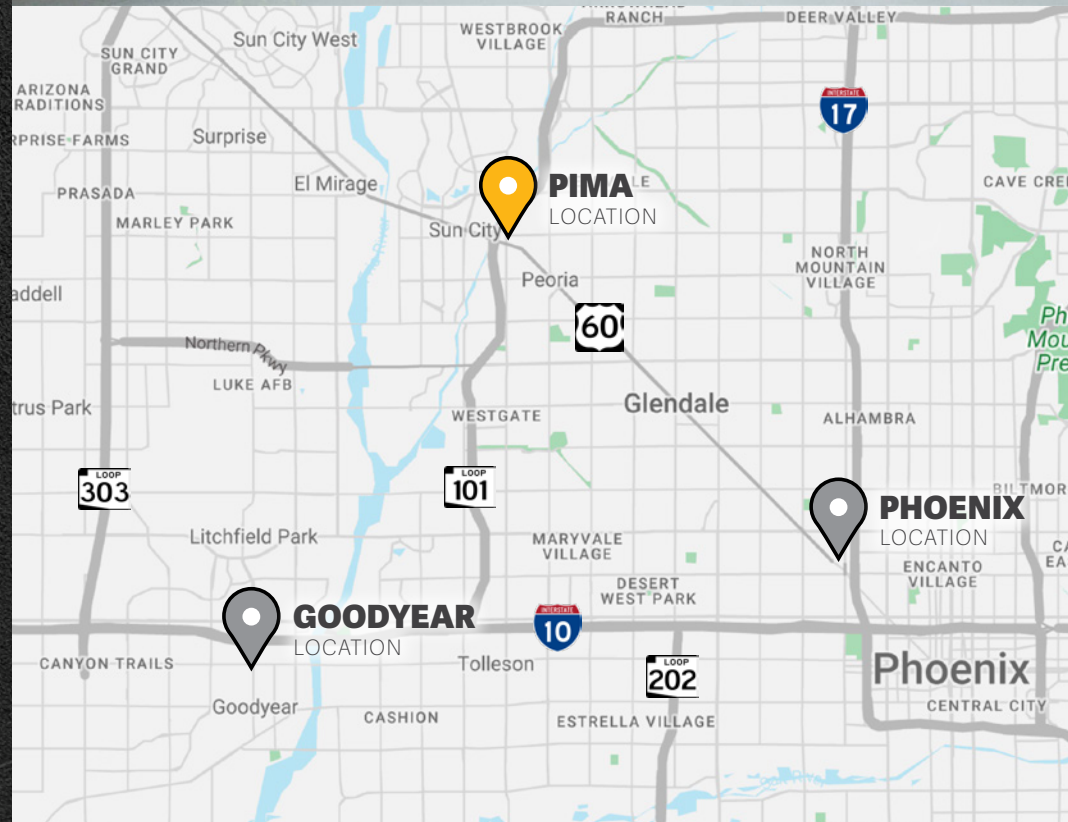
Shooter's World is a family-owned business that prides itself on taking a personal approach to everything we do. We designed our facilities with the community in mind, so we're more than just a gun store.

Shooter's World is first and foremost a world-class firearm education facility offering a climate-controlled indoor shooting range and the largest selection of retail guns, ammunition, and gun accessories in the country.

Our inventory is curated based on quality, and our sales approach is focused on exploring your needs and delivering the right product the first time. You'll find a friendly team willing to listen and provide advice that is both practical and ethical.

Shooter's World has three convenient locations located in the greater Phoenix area. Visit one of our stores today for the best firearm buying and indoor shooting range experience.

<http://www.azshootersworld.com/>





LOCATION OVERVIEW

The property at 8966 W Cactus Rd enjoys a prime location in Peoria's dynamic Empire Business Center. This bustling commercial area is known for its diverse mix of businesses, ranging from retail and restaurants to light industrial and office spaces.

Key Location Advantages:

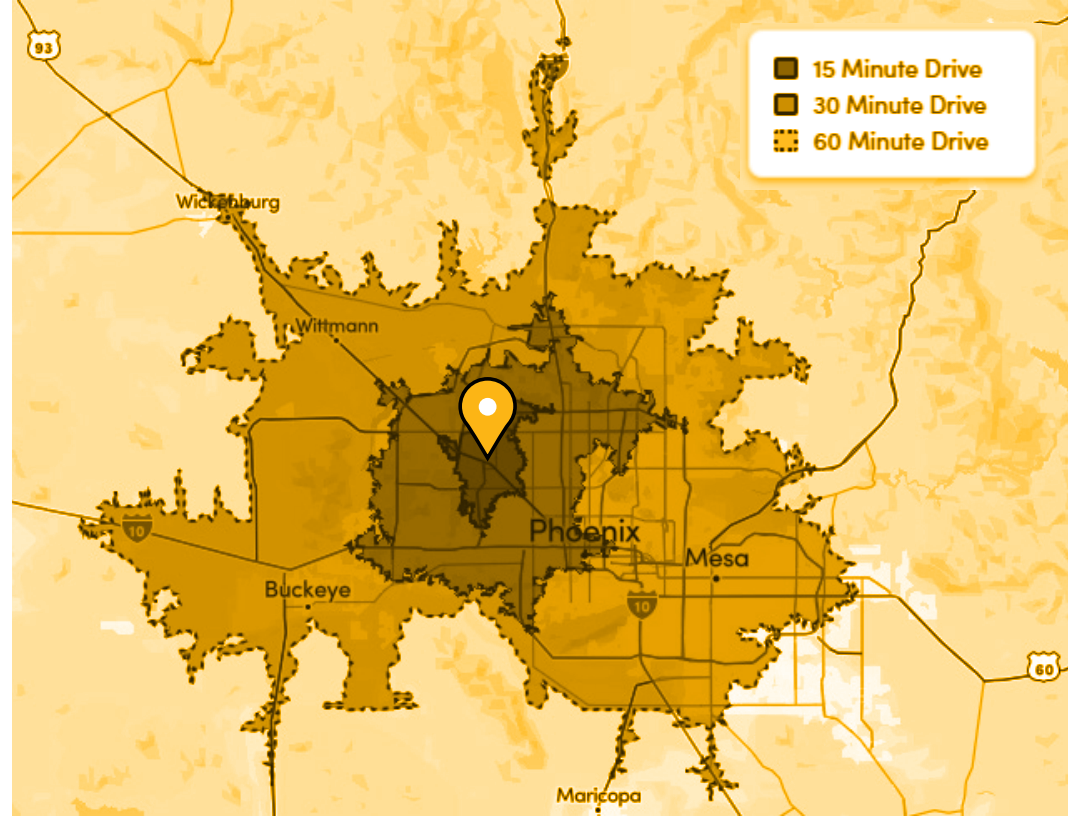
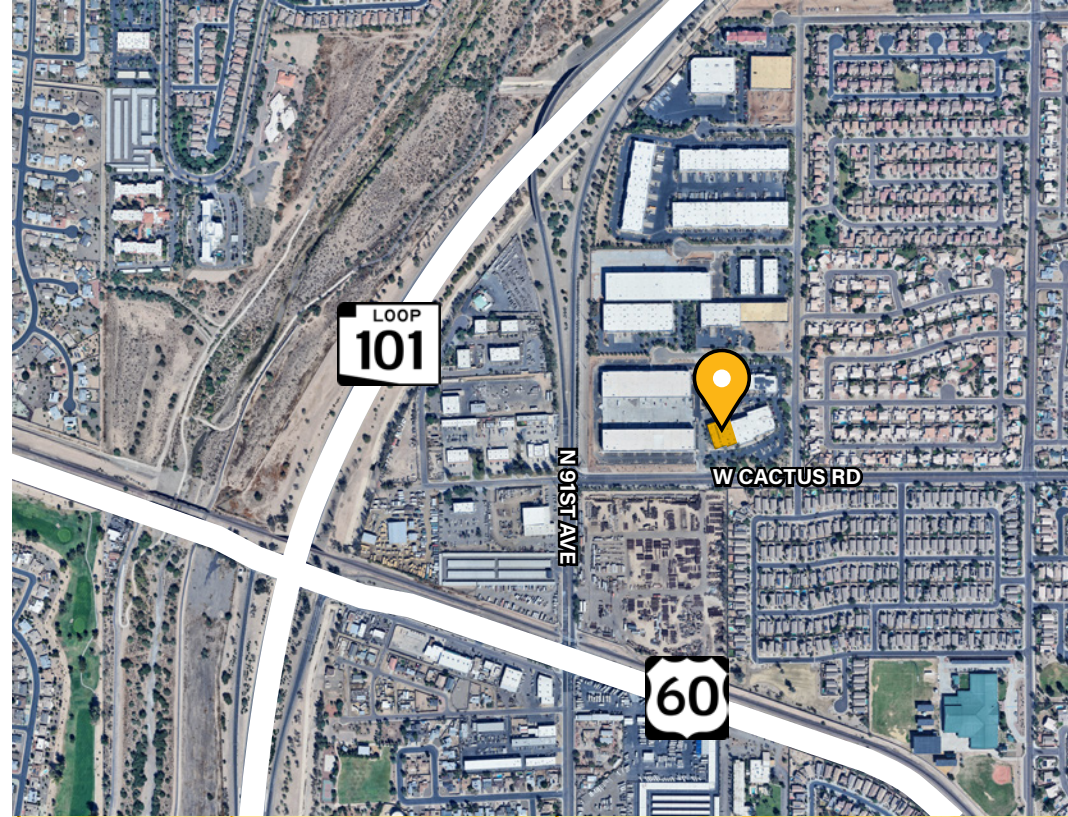
- **High Visibility & Accessibility:** Located directly on W Cactus Rd, the property benefits from significant exposure to both local traffic and commuters. Its easy access from major thoroughfares ensures convenient access for customers and employees.
- **Proximity to Loop 101:** The property is just minutes from the Loop 101 freeway, providing seamless connectivity to the greater Phoenix metropolitan area and facilitating efficient transportation and logistics.
- **Densely Populated Trade Area:** The surrounding area boasts a large and growing population, providing a significant customer base for businesses in the Empire Business Center.
- **Strong Retail Synergy:** The property is surrounded by a mix of established retailers, restaurants, and service providers, creating a synergistic environment that attracts shoppers and encourages repeat business.



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**For More Information, Please Contact
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The potential investor is urged to perform its own examination and inspection of the Property and information relating to same, and shall rely solely on such examination and investigation and not on this Offering or any materials, statements or information contained herein or otherwise provided.

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