

FOR SALE

PROPERTY INFO:

- 4,248 Square Foot Restaurant
- Built in 1977
- Lot Size: 36,207 SF
- Population (3-mile radius): 212,701
- Indian School Rd: 42,712 VPD
- 75th Avenue: 47,673 VPD
- Signage Available
- Indian School Rd Frontage

TENANT/LEASE INFO:

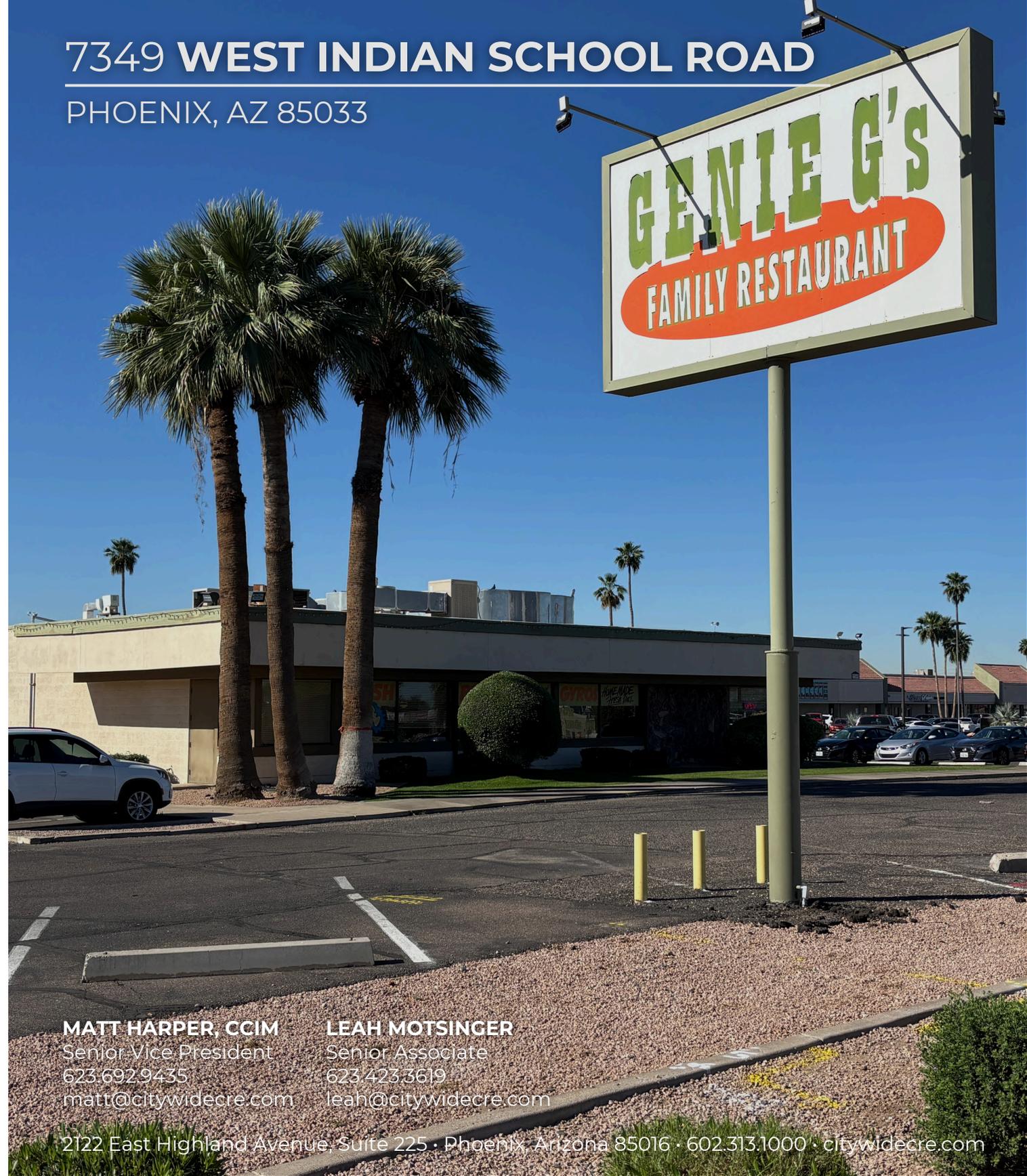
- Lease Type: NNN
- Guarantor: Personal
- Commencement: 4/1/22
- Expiration: 9/30/29
- Term Remaining: 42 Months
- Annual Rent: \$83,700.72
- Rent Increases: 3.50%
- Option Periods: 5 Year
- Parking Lot/CAM, Property Tax, Insurance, Roof, and Structure — all Tenant responsibilities under the full NNN lease

GENIE G's
FAMILY RESTAURANT

[VIEW WEBSITE](#)

7349 WEST INDIAN SCHOOL ROAD

PHOENIX, AZ 85033



MATT HARPER, CCIM
Senior Vice President
623.692.9435
matt@citywidecre.com

LEAH MOTSINGER
Senior Associate
623.423.3619
leah@citywidecre.com