



Absolute Triple Net Leased Investment

2120 N. McQueen Road
Chandler, AZ 85225



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INVESTMENT HIGHLIGHTS

Price: \$2,273,000

Building Size ± 624 SF

**Year
Built/Renovated** 2018/2025

CAP RATE 5.5%

Lease type Absolute NNN

Lease Term 15 Year Initial Term

NOI \$125,000



PROPERTY OVERVIEW



Recently taken over by Black Rock Coffee, formerly occupied by Ziggi's Coffee.



Strategically located within a high-traffic corridor, this site is surrounded by strong neighboring retail/traffic avenues, including CVS, Goodwill, Mesquite High School, Legacy Traditional School, Cobblestone Auto Spa, as well as growing residential communities and retail centers, driving consistent foot traffic and long-term demand.



Situated just north of the McQueen Rd and Warner Rd intersection, this site offers outstanding visibility and exposure to over 50,000 vehicles per day. With convenient access from McQueen or Warner Rd., it's an ideal location for maximizing presence in a high-demand trade area.



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