

Compounding 

 **Four Corners**  
Compounding Pharmacy

**FOR SALE**

## NNN Investment Sale

**21321 E OCOTILLO RD #108**

Queen Creek, AZ 85142

**PRESENTED BY:**

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# PROPERTY SUMMARY

## SALE DETAILS

<b>PRICE</b>	<b>\$1,222,000</b>
<b>CAP RATE</b>	<b>6.00%</b>
<b>BUILDING SIZE</b>	2,736 SF
<b>YEAR BUILT</b>	2007
<b>APN</b>	314-03-917
<b>PARKING</b>	5.30 / 1,000   2 Covered Reserved
<b>ZONING</b>	C-1 (Town of Queen Creek)



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## PROPERTY INVESTMENT DETAILS



## PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to present for sale this Triple Net medical investment. This property is a single-tenant asset currently leased to a Four Corners Compounding Pharmacy. Personally guaranteed by the company's principal, who fully executed their lease in February of 2023. With three and a half years remaining on the lease, this location was built to spec for the compounding pharmacy and includes a large manufacturing area as well as a controlled clean room with advanced independent air filtration. The lease is an absolute NNN lease where the tenant is responsible for reimbursing the Owner for all associated expenses including taxes, insurance, and CAM costs.

## LOCATION DESCRIPTION

Located at 21321 E Ocotillo Rd #108 Queen Creek, AZ 85142 south of the Loop-202 off of Rittenhouse Rd & E Ocotillo Rd. This ±2,724 SF Queen Creek Professional Village condo is easy to get to from anywhere in the valley. Within the immediate proximity of the property lies the Queen Creek Marketplace, anchored by Sprouts Farmers Market, Trader Joe's, In-N-Out Burger, and many other desirable retail amenities. The subject property is located in the heart of the quickly expanding southeast valley, allowing for many new and prominent amenities and neighborhoods nearby. Within a 15-minute drive are the Phoenix-Mesa Gateway Airport, ASU's Polytechnic Campus, and two Dignity Health hospitals as well as the Elliot Road Technology Corridor, Eastmark Industrial, and the LG Battery Facility, a recently announced fabrication facility for LG Electronics of Korea which will bring thousands of new jobs to the Queen Creek marketplace.

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**PROPERTY AERIAL**



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## ADDITIONAL PROPERTY PHOTOS



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# RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
Queen Creek	Four Corners Compounding Pharmacy	2,736 SF	\$26.78	\$73,270.08	3/1/2023	2/29/2028
<b>TOTALS</b>		<b>2,736 SF</b>	<b>\$26.78</b>	<b>\$73,270.08</b>		

- The rates quoted above are for the current yearly PSF rent, which bumps 3% for all tenants in March of each year.
- Four Corners Compounding Pharmacy has Three, Five-year options to renew. Those options shall be at market rent but in no event less than Three Percent (3%) of the then-current base rent and must provide notice to the Lessor no less than 180 days prior to expiration.



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DESERT COMMERCIAL ADVISORS

