



- **Location:** Grand Ave & 85th Ave Peoria
 - 8517 W Grand Ave Peoria 85345
- **Size:** 25,000 sqft building on a 3.2-acre site
- **Utilities:** All to site
- **Term:** 5 years remaining, plus two 5-year options
- **Price:** \$8,553,000 (5.5 CAP @ \$470,448 NOI)
- **Comments:**
 - Top 10 performing Goodwill Store in the state. Goodwill has significant TIs in the store. Seller anticipates Goodwill to exercise their options. Grand Ave is a major traffic/business arterial. This immediate corridor is now home to the new City of Peoria Town Facilities and mixed-use developments.

Rental Payments

Lease Period	Annual Base Rent	Monthly Base Rent
Years 1-5:	\$388,800.00	\$32,400.00
Years 6-10:	\$427,680.00	\$35,640.00
Years 11-15:	\$470,448.00	\$39,204.00
Years 16-20 (1st Option Period)	\$517,492.80	\$43,124.40
Years 21-25 (2nd Option Period)	Then-current Fair Market Rent (but in no event less than previous Annual Base Rent paid during the last year of the first Extension Option)	

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Sun City

101

101

60

SAFeway

STORAGE SOLUTIONS

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K

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87th Ave

83rd Ave

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75th Ave

Cactus Rd

Grand Ave

CUBESMART self storage

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Denny's

Buco Zone

SUBJECT

Wendy's

State Trailer BY & OUTDOOR SUPPLY

TACO BELL

SONIC

AMCO

Pep Boys

planet fitness

QT

Peoria Ave

at home The Home Decor Superstore

THE HOME DEPOT

peter piper pizza

PET SMART

Arby's

Firestone

Walmart

0 10.5

1 Miles

