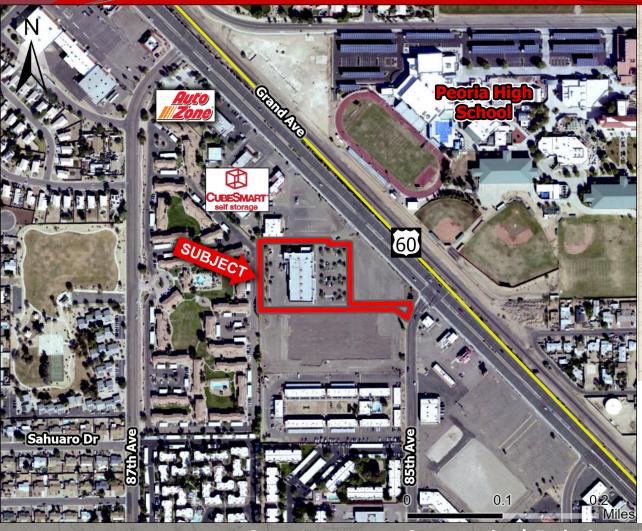


## **Goodwill For Sale**

Land & Investments



- 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)	

Great Investment Opportunity | Exclusively Available

bstillman@insightland.com jlovejoy@insightland.com

Insight Land & Investments 7400 E McDonald Dr, Ste 121 Scottsdale, Arizona 85250 602.385.1535

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## **BRIAN STILLMAN**

Direct: 602-385-1512

## JEREMY LOVEJOY

Direct: 602-385-1525

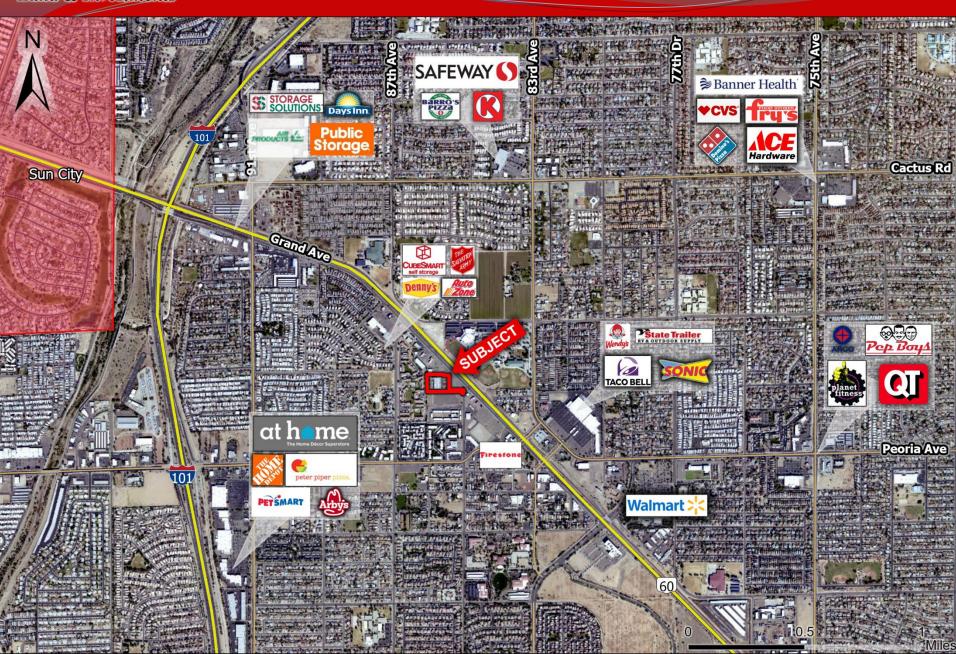
MATT RINZLER

Direct: 602-385-1534

mrinzler@insightland.com



Land & Investments





## **Goodwill For Sale**



