

# SYNOPSIS

CBRE Investment Properties is proud to offer this outstanding pride of ownership investment opportunity featuring Starbucks and Dairy Queen. Newly constructed in 2018 with uncompromising architectural design and construction quality, the property is 100% leased to these two national tenants, each occupying their own freestanding building with drive-thru.

Located at the signalized corner of Palm Ave, and Kendall Dr. at the immediate on/off ramp of the I-215 freeway, the Property is ideally positioned to cater to more than 80,000 cars passing the site daily, as well as the nearly 133, 000 people living within just five miles of the property. With its premier tenancy, brand new construction, and location that ensures long term desirability, this property offers investors the chance to own what is truly, one of the most fundamentally outstanding properties on the market today.

Click Here to  
Download Full  
Offering Memorandum



## INVESTMENT SUMMARY

OFFERING PRICE	\$3,995,000
NOI	\$187,480
CAP RATE (YEAR1)	4.70%
OCCUPANCY	100%
BUILDING SIZE	4,812 SF
YEAR BUILT	2018
OWNERSHIP	Fee Simple