

# **COLLISION CENTER**

## ***National Credit Tenant***



**19265 N. 83<sup>rd</sup> Avenue, Peoria, AZ**

**Andrew Ostrander**  
**480-229-6999**  
**AndrewOAZ@cox.net**

**\$3,195,000**



# Investment Summary



Single tenant NNN leased to Gerber Collision, a national credit tenant with over 400 locations nationwide. Current lease expires January, 2026, with four 5-yr options. NOI is \$207,840.



The subject property is found within a dense residential area with over 235,225 residents within a 5-mile radius, especially those coming from the more affluent NW Peoria area and nearby Arrowhead and Sun City. As a high income area, it has an average household income of nearly \$70K within 3-mile radius. This investment provides an excellent opportunity to acquire a 100% leased NNN property with a strong national tenant.



## **Location Highlights**

- *High income area - Avg household income nearly \$70K within 1-mile radius*
- *Property located on major arterial within 1 mile of 101 Freeway*
- *Over 235,000 residents located within 5 miles*

**Andrew Ostrander**  
**480-229-6999**  
**AndrewOAZ@cox.net**

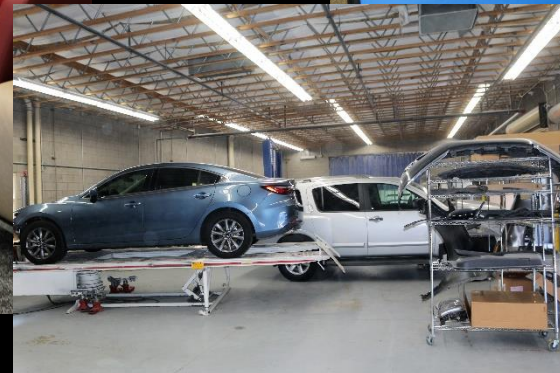






**Andrew Ostrander**  
**480-229-6999**  
**AndrewOAZ@cox.net**





**Andrew Ostrander**  
**480-229-6999**  
**AndrewOAZ@cox.net**







**Andrew Ostrander**  
**480-229-6999**  
**AndrewOAZ@cox.net**



The information contained herein has been obtained from sources that have been deemed reliable. While we have no reason to doubt its accuracy we do not guarantee it. No liability of any kind is to be imposed on the broker or agent herein.





**Andrew Ostrander**  
**480-229-6999**  
**AndrewOAZ@cox.net**

