

2175 EL MERCADO LOOP, SIERRA VISTA, 85635

\$5,500,000

LISTING PRICE

9.34%

CAP RATE

\$513,677

NOI



## INVESTMENT HIGHLIGHTS

- ▶ CINEMARK 10 in Sierra Vista, AZ | Part of Sierra Vista-Douglas MSA
- ▶ Strong Corporate Guarantee from CINEMARK | 525 Units
- ▶ Adjacent to Home Depot
- ▶ Recently Exercised Option to 2024 | Demonstrates Commitment to Location
- ▶ Additional Retail in the Area Includes: The Home Depot, Texas Roadhouse, Applebee's, IHOP, DQ, Golden Corral, Walmart and Many More

## OVERVIEW

RENT COMMENCEMENT	10/20/1999
LEASE EXPIRATION	10/31/2019
LEASE TERM	20 Years
OPTIONS	Three, 5 Year
LEASE TYPE	NN
RENTABLE SQUARE FEET	35,426 SF
APPROXIMATE LOT SIZE	4.49 Acres
YEAR BUILT	1999
OWNERSHIP TYPE	Fee Simple
LEASE GUARANTOR	CINEMARK USA INC.
TERM REMAINING	4 Years
GUARANTOR STRENGTH	525 Units
BASE TERM INCREASES	In Options
PRICE PER SQUARE FOOT	\$155.25
RENT PER SQUARE FOOT	\$14.50

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 Population	4,657	37,870	48,284
2019 Households	2,019	16,193	20,395
2019 Median HH Income	\$53,258	\$51,594	\$51,912

## CONTACT INFORMATION

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