

FIRESTONE COMPLETE AUTO CARE

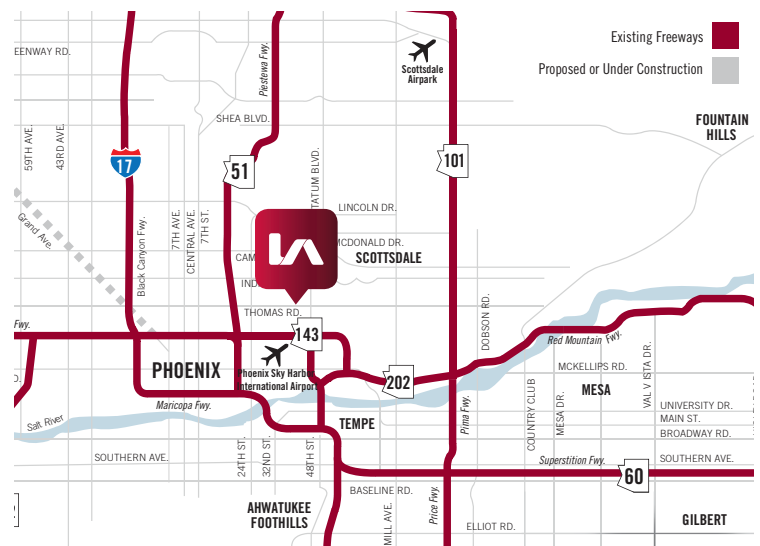
4301 E. Thomas Road | Phoenix, AZ

FOR SALE



FEATURES

- Single Tenant Leased Opportunity
- 6,662 SF Building
- Situated on 13,610 SF
- Zoned C-2, City of Phoenix
- Frontage on Thomas Road and Monument Signage
- Absolute NNN Lease, No Landlord Responsibility
- Lease Expires 5/31/2027
- \$1,588,000
- 5.75 CAP



For More Information Contact:

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TENANT: Firestone Complete Auto Care

TERM: 69 Months

Year 1 \$7,612.50/monthly, \$91,350.00/year NNN

Year 2 \$7,726.69/monthly, \$92,720.28/year NNN

Year 3 \$7,842.59/monthly, \$94,111.08/year NNN

Year 4 \$7,960.23/monthly, \$95,522.76/year NNN

Year 5 \$8,079.63/monthly, \$96,955.56/year NNN

Year 6 \$8,200.82/monthly, \$98,409.89/year NNN

Year 7 \$8,323.84/monthly, \$99,886.08/year NNN

*** One 5 Year option to renew**



- 34,990 Cars per Day on Thomas Rd
- 2020 Population
 - 1 Mile - 22,851
 - 3 Mile - 142,601
 - 5 Mile - 320,241

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