


CVS Pharmacy (Dark) | Glendale, AZ

 **Purchase Price:**
\$7,556,259

 **Cap Rate:**
7.55%

Stan Johnson Company is pleased to offer for sale to qualified investors, the opportunity to purchase a fee simple interest in the CVS property located at 6030 N. 43rd Ave, Glendale, Arizona (the "Property"). CVS is operating under an absolute NNN lease, with over 11 years of lease term remaining and zero landlord responsibilities whatsoever, allowing investors the ability to acquire a truly passive credit investment. The lease includes 10, 5-year renewal options that permit CVS to occupy the Property until 2082.

Location Synopsis

The Property is located eight miles northwest of downtown Phoenix, the state capital and the most populous city in Arizona. The Phoenix metropolitan area is the 11th largest by population in the United States, with approximately 4.7 million residents. The Property is located within three miles of Grand Canyon University, the largest Christian university in the world with over 20,500 on campus and 80,000 online students.

The Property is positioned at the signalized intersection of N. 43rd and W. Bethany Home Rd. with combined ±65,139 VPD and is surrounded by popular retailers including Fry's Food & Drug, Family Dollar, The UPS Store, Jack in the Box, El Pollo Loco, Panda Express, and many more. The Property serves a very large trade area of 547,464 people within a 5-mile radius.

Investment Highlights

- Absolute NNN Lease Structure
- Long Lease Term Remaining
- Large Site with Drive-Thru & Ample Parking
- Outstanding Visibility and Access
- Near Grand Canyon University
- Phoenix MSA - Large Population Base
- Investment Grade Credit Guaranty from Best-in-Class Tenant



[Click Here for Website & Full Offering Memorandum](#)

For more information, contact:

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