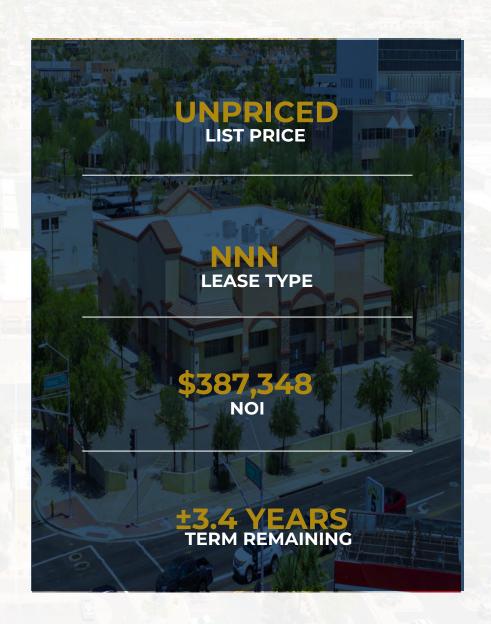


INVESTMENT SUMMARY

THE OFFERING

Marcus & Millichap is pleased to offer for sale, the fee simple interest in a dark CVS in Phoenix, AZ.

This dark CVS is located at 10 East Dunlap Avenue in Phoenix, Arizona. While CVS has already ceased operations at this location, they remain responsible for all lease obligations until lease expiration. The property consists of a single-story 13,813 SF free standing structure that was built in 2003 on a 1.34 AC lot with 40+ parking spaces and a double drive thru. The property is adjacent to a Walmart Neighborhood Market anchored shopping center, Marketplace at Central, which encompasses over 111,000 SF. The property is surrounded by major retailers including Ross, Starbucks, McDonald's, Popeyes, Taco Bell, Pizza Hut, O'Reilly, Napa, Advance Auto Parts, Dollar Tree, Family Dollar, Fry's, Planet Fitness, Anytime Fitness, and many more. The property benefits from its hard corner location at the 4-way signalized intersection of E Dunlap Ave & N Central Ave, which sees a combined average of over 45,700 VPD.



OVERVIEW

PHOENIX, AZ

PRICE: UNPRICED

NET OPERATING INCOME: \$387,348

LEASE TYPE: NNN

GUARANTY: Corporate

TENANT: CVS

ADDRESS: 10 E Dunlap Ave Phoenix, AZ 85020

RENTABLE AREA: 13,813 SF

LAND AREA: 1.34 AC

YEAR BUILT: 2003

APN: 159-47-300

REMAINING LEASE TERM: ± 3.4 Years

LEASE EXPIRATION: 12/4/2028



INVESTMENT HIGHLIGHTS

- Prime Redevelopment Opportunity
- Very Dense Population | Over 17,500 Residents in 1-Mile Radius | Over 387,800 Residents in 5-Mile Radius
- Adjacent to Walmart Neighborhood Market Anchored Shopping Center |
 Marketplace at Central | Encompassing Over 111,000 SF
- Excellent Location | Hard Corner at 4-Way Signalized Intersection | Strong Combined Average Traffic Counts of 45,700+ VPD (E Dunlap Ave & N Central Ave)
- Affluent Community | Average Household Income Exceeds \$87,000 in 5-Mile Radius
- Large 1.34 Acre Lot with Double Drive Thru Surrounded by Every Major Retailer
- Surrounded by Major Tenants including Ross, Starbucks, McDonald's, Popeyes, Taco Bell, Pizza Hut, O'Reilly, Napa, Advance Auto Parts, Dollar Tree, Family Dollar, Fry's, Planet Fitness, Anytime Fitness, and many more
- Ample Parking | Over 40 Spaces



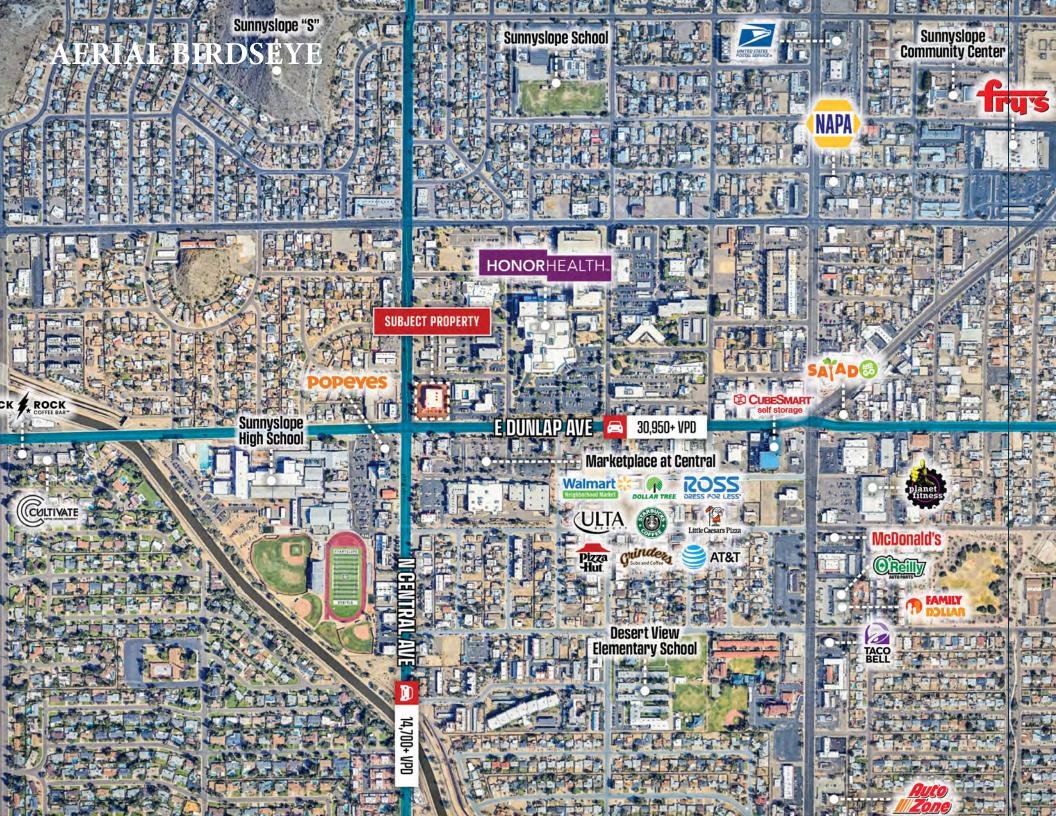












LOCATION OVERVIEW

Phoenix, AZ

Phoenix is the capital and most populous city of the U.S. state of Arizona. With over 1.6 million residents at the 2020 census, Phoenix is the fifth-most populous city in the United States and the most populous state capital, while the Phoenix metropolitan area with an estimated 5.19 million residents is the tenth-most populous metropolitan area in the U.S. and the most populous in the Southwest.

The Phoenix Metropolitan Statistical Area (MSA) (officially known as the Phoenix-Mesa-Chandler MSA), is one of 10 MSAs in Arizona. Consisting of both Pinal and Maricopa counties, the MSA accounts for 65.5% of Arizona's population

As of 2017, the Phoenix MSA had a Gross Domestic Product (GDP) of just under \$243 billion. The top five industries were: real estate (\$41.96 billion), finance and insurance (\$19.71 billion), manufacturing (\$19.91 billion), retail trade (\$18.64 billion), and health care (\$19.78 billion).

In Phoenix, real estate developers face few constraints when planning and developing new projects.

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 POPULATION	17,589	126,415	387,825
2029 POPULATION EST.	19,053	137,058	419,170
AVG. HH INCOME	\$84,108	\$86,638	\$87,035
MEDIAN HH INCOME	\$62,439	\$61,384	\$62,719
BACHELORS DEGREE +	29%	34%	31%
2024 HOUSEHOLDS	7,250	53,433	153,728
2029 HOUSEHOLDS EST.	7,856	58,047	166,688







INVESTMENT CONTACTS

Ryan Sarbinoff

Broker of Record 2398 East Camelback Rd, Ste. 300 Phoenix, AZ 85016 P: 602-687-6700 Ryan.Sarbinoff@marcusmillichap.com Lic #: BR675146000



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