

Dark CVS

10 E Dunlap Ave
Phoenix, AZ 85020

DOWNTOWN PHOENIX

Mountain View
Elementary School

ROSS
DRESS FOR LESS®

DOLLAR TREE

Walmart
Neighborhood Market

ULTA
BEAUTY

ANYTIME
FITNESS

Pizza
Hut

Grinders
Subs and Coffee

Little Caesars Pizza

Sunnyslope High School

POPEYES

Marketplace
at Central

AT&T

SUBJECT PROPERTY

E DUNLAP AVE  30,950+ VPD

HONORHEALTH™

N CENTRAL AVE

 14,700+ VPD

Marcus & Millichap

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: \pm 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



AERIAL SOUTH

DOWNTOWN PHOENIX

Mountain View
Elementary School

ROSS
DRESS FOR LESS

DOLLAR TREE

Walmart
Neighborhood Market

ULTA
BEAUTY

ANYTIME
FITNESS

Pizza
Hut

Grinders
Subs and Coffee

Little Caesars Pizza

Sunnyslope High School

POPEYES

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AT&T

SUBJECT PROPERTY

E DUNLAP AVE  30,950+ VPD

HONORHEALTH

N CENTRAL AVE

 14,700+ VPD

AERIAL EAST



Fry's

Montessori Day School

Saja

CUBESMART
self storage

planet fitness

McDonald's

O'Reilly
AUTO PARTS

FAMILY
DOLLAR

TACO
BELL

HONORHEALTH

STARBUCKS
COFFEE

AT&T

Marketplace
at Central

ROSS
DRESS FOR LESS

DOLLAR TREE

Walmart
Neighborhood Market

SUBJECT PROPERTY

Pizza Hut

Grinders
Subs and Coffee

Little Caesars
Pizza

N CENTRAL AVE



14,700+ VPD

E DUNLAP AVE



30,950+ VPD

POPEYES

AERIAL NORTHEAST

Sunnyslope School

Burger King

Sunnyslope
Community Center

frut's

HONORHEALTH™

NAPA

SUBJECT PROPERTY

AT&T

Pizza
Hut

Marketplace
at Central

Grinders
Subs and Coffee

Little Caesars Pizza

POPEYES

E DUNLAP AVE  30,950+ VPD

N CENTRAL AVE  14,700+ VPD

Sunnyslope High School

AERIAL NORTHWEST

Washington Elementary
School Speech & Language

Mountain View School
Mountain View Park

Sunnyslope "S"

SUBJECT PROPERTY

HONORHEALTH..

Popeyes

N CENTRAL AVE



14,700+ VPD



Little Caesars Pizza

Grinders
Subs and Coffee



Pizza Hut

E DUNLAP AVE



30,950+ VPD

Marketplace
at Central

Marcus & Millichap

AERIAL BIRDSEYE

Sunnyslope "S"

Sunnyslope School

Sunnyslope Community Center



HONORHEALTH

SUBJECT PROPERTY

POPEYES

SAJAD

CUBESMART self storage

ROCK COFFEE BAR

Sunnyslope High School

E DUNLAP AVE

30,950+ VPD

Marketplace at Central

Walmart Neighborhood Market

DOLLAR TREE

ROSS DRESS FOR LESS

ULTA

STARBUCKS COFFEE

Little Caesars Pizza

Pizza Hut

Grinders Subs and Coffee

AT&T

Desert View Elementary School

planet fitness

McDonald's

O'Reilly AUTO PARTS

FAMILY DOLLAR

TACO BELL

Auto Zone

CULTIVATE

N CENTRAL AVE

14,700+ VPD

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



LOCATION MAP



Cove Creek Park

IN-N-OUT
BURGER

Michaels
STAPLES

Burlington

Cane's
CREOLE KITCHEN

VISTA
College Prep

Mountain View School

BARNES
& NOBLE
ROSS
DRESS FOR LESS

TEXAS
ROADHOUSE

Rose Mofford
Sports Complex

Washington Elementary
School Speech & Language

Mountain View Park

Sunnyslope School

Sunnyslope
Community Center

WAL*MART
SUPERCENTER

HONORHEALTH

SUBJECT PROPERTY

Castles & Cones

CARRINGTON
COLLEGE

POPEYES

Sunnyslope
High School

McDonald's

FAMILY
DOLLAR

El RANCHO
MARKET

Marketplace at Central

Walmart
Neighborhood Market

DOLLAR TREE

ROSS
DRESS FOR LESS

ULTA
BEAUTY

STARBUCKS
COFFEE

Little Caesars Pizza

Pizza
Hut

Grinders
Subs and Coffee

AT&T

Royal Palm Park

Royal Palm School

Desert View
Elementary School

Auto
Zone

Washington Elementary

SPROUTS
FARMERS MARKET

Albertsons

Marcus & Millichap

BAIZ
FRESH FOODS

LAIFITNESS

PHOENIX | 8.2 MILES AWAY





INVESTMENT CONTACTS

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Marcus & Millichap

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