



WALGREENS

2435 E GREENWAY PARKWAY

PHOENIX, AZ 85032

Marcus & Millichap



FAMILY DOLLAR



N CAVE CREEK RD
24,600 CPD



CAR WASH
UNDER CONSTRUCTION

E GREENWAY PKWY
30,600 CPD

Walgreens

WALGREENS

2435 E Greenway Parkway
Phoenix, AZ 85032

FINANCIAL SUMMARY	
Price	\$2,240,000
Down Payment	100% \$2,240,000
Cap Rate	6.25%
Building SF	13,905 SF
Net Cash Flow	6.25% \$140,000.04
Year Built	1999
Lot Size	2.64 Acres

SUMMARY	
Type	Double-Net (NN) Lease
Tenant	Walgreen Co.
Roof & Structure	Landlord Responsible
Lease Commencement Date	May 1, 2019
Lease Expiration Date	April 30, 2054
Effective Lease Term Expiration Rental	April 30, 2024
Increases	See Chart
Tenant Right to Terminate	Tenant's Option Every 5 Years After Initial 20 Year Term
Right of First Refusal	Tenant's Option within 15 Days After Receipt of Landlord's Notice of Bona Fide Offer

ANNUALIZED OPERATING DATA		
LEASE YEARS	ANNUAL RENT	CAP RATE
5/1/2019 - 4/30/2029	\$140,000.04	6.25%
5/1/2029 - 4/30/2054	\$273,833.33	12.22%

BASE RENT	\$140,000.04
Net Operating Income	\$140,000.04
Total Return	6.25% \$140,000.04



exclusively listed

Exclusively listed by:

Marcus & Millichap

MARK RUBLE

Senior Managing Director

PHOENIX OFFICE

Tel: (602) 687-6766

Fax: (602) 687-6710

mruble@marcusmillichap.com

OFFICES NATIONWIDE

www.marcusmillichap.com