

# Smart & Final *extra!*

## INVESTMENT OPPORTUNITY

Grocery Anchored Shopping Center  
Paradise Point

**UNDER CONTRACT**  
Accepting Backup Offers



**13801 - 13843 N. Tatum Boulevard, Phoenix, AZ 85032**



Eleven years remaining on primary term of Lease (NNN), multiple options, Prestigious Paradise Valley Arizona location (Phoenix), very mature neighborhood, high barriers to entry, increasing in sales, excellent credit. Value Add pad available, separate parcel.

# AI

ACCREDAS INVESTMENTS

**ALDY DAMIAN**

**310-717-6932** cell

**310-377-3583** fax

aldydamian@gmail.com

accredas@gmail.com



**PRICE:** \$14,500.00



**CAP RATE:** 6.10%



**OFFERED GLA:** 54,430 S.F.



**OFFERED LAND:** 5,469 ACRES



**ADDED VALUE:** 3000 sq ft drive thru can be added, frontage of Tatum Blvd. - demised parcel ready to go



**NOI:** \$886,307



**LEASE TERM:** 11 YEARS



**REMODELED:** 2017



**LEASE EXPIRES:** JUNE 30, 2030



**NO DEBT:** Assumable 3.85% I/O \$6,600,000 or free and clear of exiting debt.