



Offering
Memorandum

Kohl’s | Recent Lease
Extension

20+ Year Historical Occupancy |
Immediate Access to/from Interstate-10
Freeway | Densely Populated and Affluent
Area: \$122k+ Average HHI | Within a
High-Traffic Retail Corridor Anchored by
National Brands | Area Undergoing Strong
Residential and Commercial Growth

Phoenix MSA
4637 E Chandler Blvd
Phoenix, AZ 85048



Actual Site



Marcus & Millichap
The Mansour Group

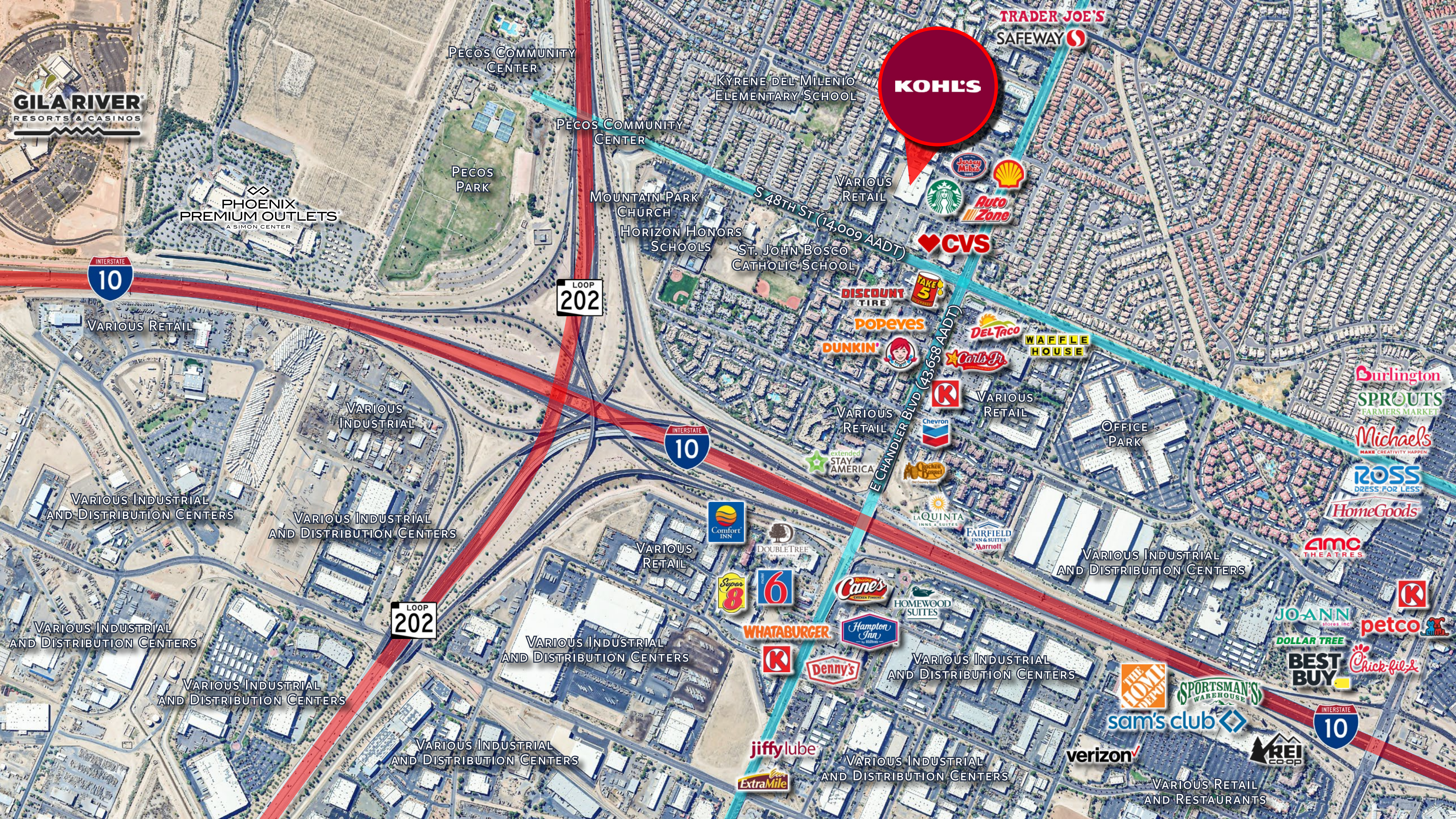
ALVIN MANSOUR
(858) 373-3184
Alvin@TheMansourGroup.com

CHRIS TALIA
(858) 373-3235
Chris.Talia@TheMansourGroup.com

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

THEMANSOURGROUP.COM

KOHL'S



GILA RIVER
RESORTS & CASINOS

TRADER JOE'S
SAFEWAY



KOHL'S

PHOENIX
PREMIUM OUTLETS
A SIMON CENTER

INTERSTATE
10

LOOP
202

S 48TH ST (14,009 AADT)

E CHANDLER BLVD (43,658 AADT)

INTERSTATE
10

LOOP
202

INTERSTATE
10

PECOS COMMUNITY
CENTER

KYRENE DEL MILENIO
ELEMENTARY SCHOOL

PECOS COMMUNITY
CENTER

PECOS
PARK

MOUNTAIN PARK
CHURCH

HORIZON HONORS
SCHOOLS

ST. JOHN BOSCO
CATHOLIC SCHOOL

VARIOUS
RETAIL

CVS

DISCOUNT
TIRE

POPEYES

DUNKIN'

DEL TACO

Carls Jr.

WAFFLE
HOUSE

VARIOUS
RETAIL

K

VARIOUS
RETAIL

OFFICE
PARK

Burlington
SPROUTS
FARMERS MARKET

Michaels
MAKE CREATIVITY HAPPEN

ROSS
DRESS FOR LESS

HomeGoods

AMC
THEATRES

K

petco

JOANN
stores inc.

DOLLAR TREE

BEST BUY

Chick-fil-A

THE HOME DEPOT

SPORTSMAN'S
WAREHOUSE

sam's club

verizon

REI COOP

VARIOUS RETAIL
AND RESTAURANTS

VARIOUS INDUSTRIAL
AND DISTRIBUTION CENTERS

jiffy lube

ExtraMile

VARIOUS INDUSTRIAL
AND DISTRIBUTION CENTERS

K

Denny's

Hampton Inn

WHATABURGER

6

Super 8

DOUBLETREE

Comfort Inn

VARIOUS
RETAIL

VARIOUS INDUSTRIAL
AND DISTRIBUTION CENTERS

VARIOUS INDUSTRIAL
AND DISTRIBUTION CENTERS

VARIOUS INDUSTRIAL
AND DISTRIBUTION CENTERS

VARIOUS INDUSTRIAL
AND DISTRIBUTION CENTERS

VARIOUS
INDUSTRIAL

VARIOUS RETAIL



VARIOUS INDUSTRIAL
AND DISTRIBUTION CENTERS

VARIOUS INDUSTRIAL AND DISTRIBUTION CENTERS

VARIOUS INDUSTRIAL AND DISTRIBUTION CENTERS

VARIOUS RETAIL

VARIOUS RETAIL
AND RESTAURANTS

VARIOUS RETAIL
AND RESTAURANTS

VARIOUS OFFICES

VARIOUS OFFICES

VARIOUS OFFICES

MIXED USE: OFFICE/
RETAIL/MEDICAL

MIXED USE: OFFICE/
RETAIL/MEDICAL

S 46TH ST

S 48TH ST (14,009 AADT)

E CHANDLER BLVD (43,658 AADT)

KOHL'S

♥ **CVS**

RESTAURANT

VARIOUS RETAIL
AND RESTAURANTS

Desert
Dentistry
Something to smile about

**Auto
Zone**

Starbucks

Just My Mix

**COBBLESTONE
AUTO SPA**

jiffy lube

Denny's

WHATABURGER

Super 8 6

Hampton Inn

HOMWOOD SUITES

Cane's

K

Comfort Inn

DOUBLETREE

LAQUINTA

Carls Jr

Chevron

K

Waffle House

DEL TACO

DISCOUNT TIRE

TAKE 5

DUNKIN'

brakes plus

VARIOUS RETAIL
AND RESTAURANTS



VARIOUS INDUSTRIAL
AND DISTRIBUTION CENTERS

LOOP
202



VARIOUS INDUSTRIAL
AND DISTRIBUTION CENTERS



PHOENIX
PREMIUM OUTLETS
A SIMON CENTER

GILA RIVER
RESORTS & CASINO

PECOS PARK

PECOS COMMUNITY CENTER

LOOP
202

MOUNTAIN PARK CHURCH

ST. JOHN BOSCO
CATHOLIC SCHOOL

HORIZON HONORS
SCHOOLS

KYRENE DEL MILENIO
ELEMENTARY SCHOOL

VARIOUS RETAIL
AND RESTAURANTS

VARIOUS RETAIL
AND RESTAURANTS

VARIOUS OFFICES

KOHL'S

VARIOUS OFFICES

VARIOUS OFFICES



RESTAURANT

VARIOUS RETAIL
AND RESTAURANTS

MIXED USE: OFFICE/
RETAIL/MEDICAL

Desert
Dentistry
Something to smile about

Auto
Zone



COBBLESTONE
AUTO SPA



E CHANDLER BLVD (43,658 AADT)

S 48TH ST (14,009 AADT)

S 46TH ST



Renowned Tenant

Kohl's is a nationally recognized department store chain with over 1,100 locations. Kohl's holds a S&P Credit Rating of "BB-". The company generated more over \$16 billion in revenue, net worth over \$3.8 Billion, and ranks #235 on the Fortune 500.



Attractive Lease with Minimal Landlord Obligations

Landlord obligations limited to roof / structure. Tenant installed a new roof in 2021 at their cost and is responsible for all minor repairs.



Close Proximity to Premier Lifestyle Amenities

Downtown Phoenix is home to a vibrant mix of cultural attractions, including museums, theaters, professional sports venues, and diverse dining options.



Long-Term Income Security

20+ Year Historical Occupancy and Recent Ten-Year Lease Extension through 2034 Demonstrating a Strong Commitment to the Location. Lease features 7.5% rental increases every 5 years throughout the initial term and options.



High- Visibility Location with Robust Traffic

Benefits from strong daily traffic counts exceeding 40,000 vehicles at the intersection, with immediate access to I-10 (224k+ VPD) and Loop 202, with convenient access to downtown Phoenix and Sky Harbor International Airport.



One of the Fastest Growing and Most Resilient Economies

The Greater Phoenix region generates over \$325 Billion in annual economic output, making it one of the top-performing metro economies in the nation. Phoenix ranks among the fastest-growing cities in the United States.



Nearby Major Employers

Located near two major healthcare institutions: the Banner Desert Medical Center and Dignity Health Chandler Regional Medical Center. Together, these facilities span over 1.5 million square feet and employ more than 6,000 healthcare professionals.



\$108k+
HHI



140k+
POPULATION

High-Density, Affluent Submarket

Located in the desirable Ahwatukee Foothills submarket, with over 140k residents with an average household income exceeding \$122k within a 5-mile radius. This strong demographic base supports steady consumer spending and long-term retail stability.



Dominant Retail Location with Limited Competition

Positioned within a premier retail corridor with limited direct competition. Next nearest Kohl's is over 8 miles away. Minutes from Chandler Fashion Center, a top-tier regional mall with 1.3 million+ SF of retail, dining, and entertainment, attracting strong consumer traffic and reinforcing the area's retail draw.



KOHL'S

KOHL'S
+SEPHORA

The Offering

\$11,760,000

Purchase Price



7.25%

In-Place Cap Rate



\$136

Price/SF



7.79%

2029 Cap Rate



This property offers a unique net lease investment opportunity featuring a recently extended lease with Kohl's, one of the largest discount department store chains in the United States. Situated within the affluent Ahwatukee Foothills submarket of Phoenix, this single-tenant retail asset occupies a prominent 10.09-acre site at a signalized intersection, benefiting from high traffic volume and exceptional visibility. The NN lease structure offers attractive annual rent and nine 5-year renewal options with built-in rent escalations and ensures minimal landlord responsibilities, while the tenant handles all other operational expenses. Featuring 520 surface parking spaces, multiple loading docks, and a nationally creditworthy tenant, this asset offers a rare opportunity to acquire a passive, income-generating property with long-term upside in one of Phoenix's most sought-after retail corridors.



Lease Summary

RENT SCHEDULE

	ANNUAL RENT	PSF	RENT INCREASES
CURRENT - 01/31/2029	\$852,356	\$9.84	
02/01/2029 - 01/31/2034	\$916,282	\$10.58	7.50%
OPTION 1 (5 YEARS)	\$985,003	\$11.38	7.50%
OPTION 2 (5 YEARS)	\$1,058,879	\$12.23	7.50%
OPTION 3 (5 YEARS)	\$1,138,295	\$13.15	7.50%
OPTION 4 (5 YEARS)	\$1,223,667	\$14.13	7.50%
OPTION 5 (5 YEARS)	\$1,315,442	\$15.19	7.50%
OPTION 6 (5 YEARS)	\$1,414,100	\$16.33	7.50%
OPTION 7 (5 YEARS)	\$1,520,157	\$17.56	7.50%
OPTION 8 (5 YEARS)	\$1,634,169	\$18.87	7.50%
OPTION 9 (5 YEARS)	\$1,756,732	\$20.29	7.50%

KOHL'S

\$11,760,000 PURCHASE PRICE	7.25% CAP RATE	7.79% 2029 CAP RATE
LEASE TYPE	NN	
LEASE COMMENCEMENT	01/15/2003	
RENT COMMENCEMENT	10/10/2003	
ORIGINAL TERM	22 years up until 1/31/2024	
2023 (10-YEAR EXTENSION)	Tenant extended the term up until 01/31/2034	
LEASE EXPIRATION	01/31/2034	
BASE RENT/YR	\$852,356	
RENT PER SF	\$9.84	
RENEWAL OPTIONS	9 × 5-year options	
RENT INCREASES	7.50% every 5-years	
LANDLORD RESPONSIBILITY	Roof and Structure	
TENANT RESPONSIBILITY	Roof repairs (Under \$15k), Taxes, Utilities, and Insurance	
LOT SIZE	10.09 Acres +/-	
GLA	86,584 SF +/-	

Property Profile

86,584 SF
Rentable Area



10.09 AC
Lot Size



100%
Occupancy



4637 E Chandler Blvd is a premier 86,584 square-foot retail property situated on a 10.09-acre lot, in the thriving Ahwatukee Foothills submarket of Phoenix. It offers expansive space for both commercial use and customer parking with its 520 parking spots. Located at a high-visibility, signalized intersection with daily traffic counts exceeding 40,000 vehicles, the property benefits from exceptional exposure and continuous foot traffic. Its prime location provides unparalleled access to major thoroughfares, including Interstate 10 and Loop 202, offering seamless connectivity to downtown Phoenix, Sky Harbor Airport, and surrounding areas. Originally built in 2003 and last renovated in 2021, the property is meticulously maintained, featuring modern upgrades that enhance its appeal, and is structured with a low-maintenance NN lease. With its strategic location in one of Phoenix’s fastest-growing submarkets, this property offers significant long-term value, strong income potential, and a compelling opportunity for investors seeking a stable, growth-oriented asset.

PROPERTY DETAILS



RETAIL

PROPERTY TYPE

SINGLE

TENANCY

2003/2021

Year Built/Renovated

1

No. of Stories

1

No. of Buildings

ZONING

C-2

PARKING

520 Spaces

FRONTAGE

48th Street 312', E Chandler Blvd 155'

ROOF

New roof installed by tenant in 2021

APN

307-03-892

MARKET

Phoenix

COUNTY

Maricopa



4637

KOHLE'S
SEPHORA



Site Plan

4637 E Chandler Blvd, Phoenix, AZ



86,584 SF
Building Size



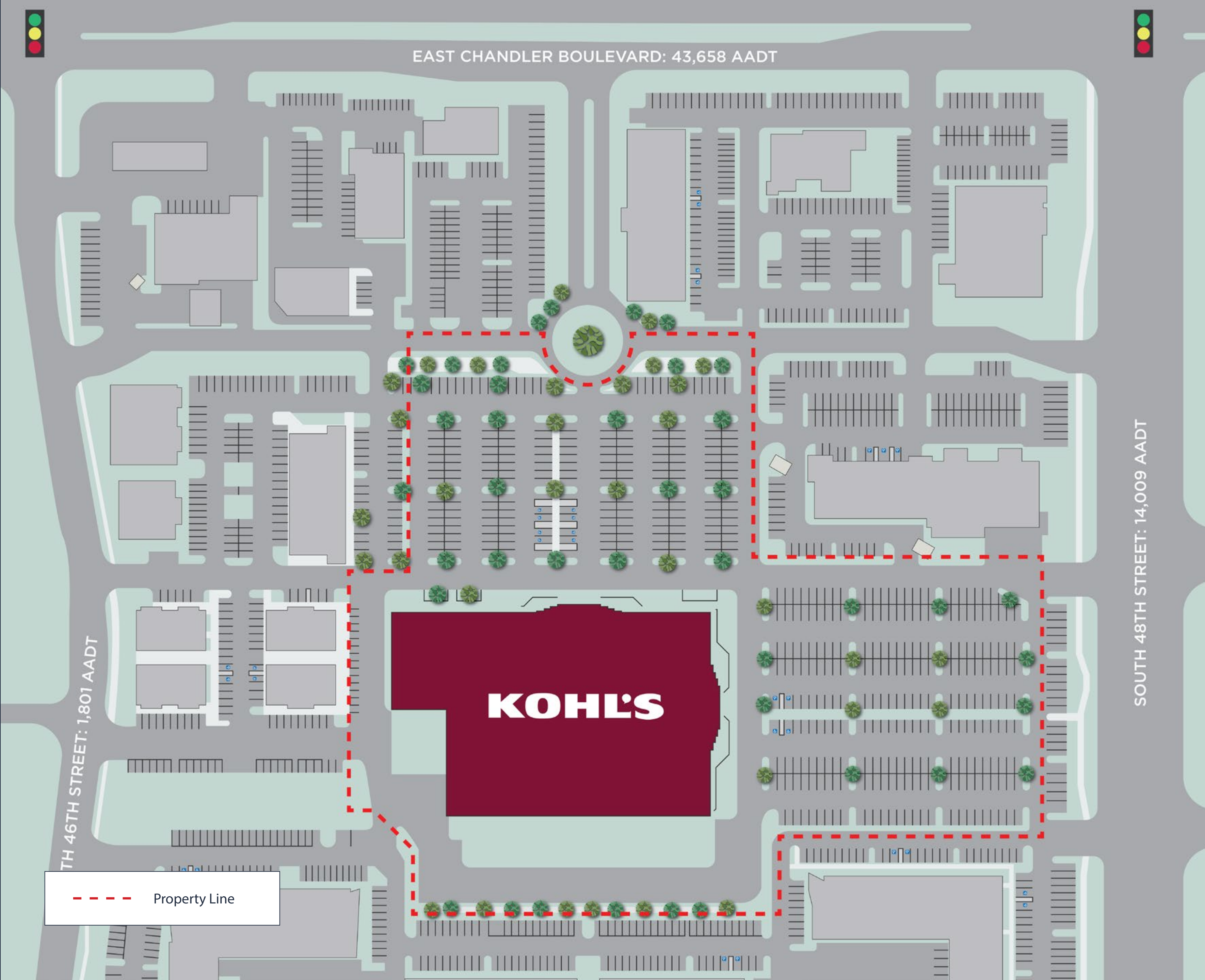
10.09 AC
Lot Size



520
Parking Spaces



C-2
Zoning



Lease Abstract

Tenant Obligations

Tenant shall keep the Building in good condition and repair and shall be responsible for any and all maintenance and repairs thereto, ordinary wear and tear excepted. Tenant shall be responsible for exterior painting, for minor roof repairs (i.e., those roof repairs which cost less than \$15,000.00 to complete), employees or contractors, for the maintenance and repair of the heating, ventilating and air-conditioning system for the Building and for the sprinkler, plumbing and electrical systems serving the Building.

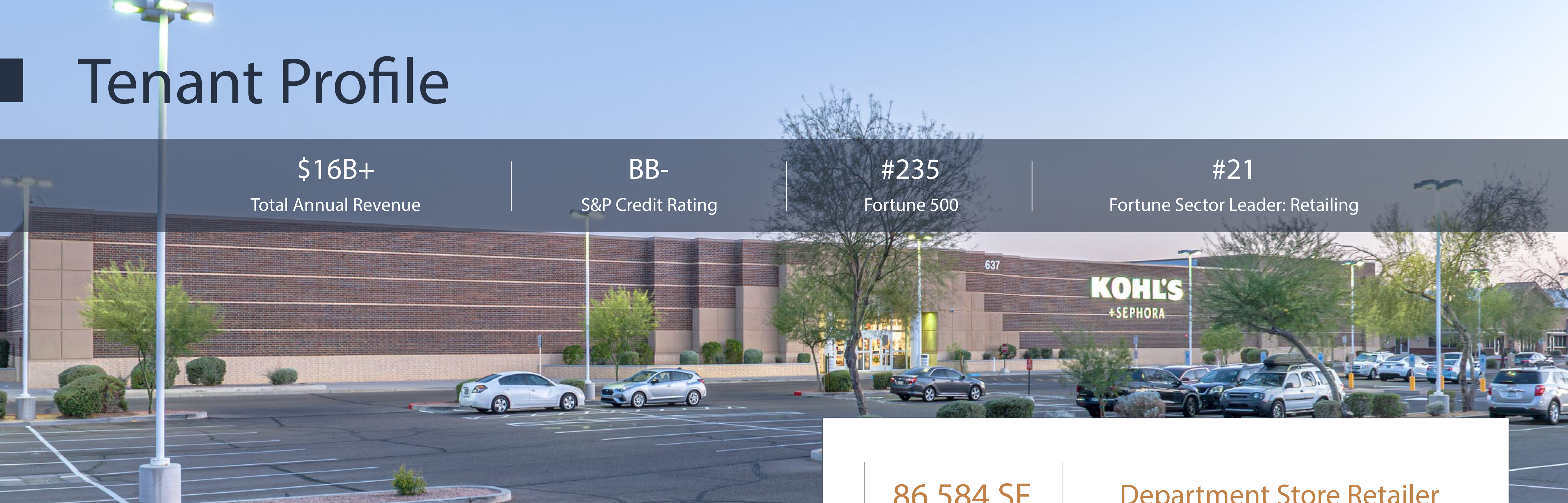
Tenant shall police and maintain The Common Area of the Kohl’s Tract or cause the Common Area of the Kohl’s Tract to be policed and maintained at all times. Common Area means all those portions of the Premises which shall be designated and improved for common use, including, without being limited to all parking areas; access roads; sidewalks; passageways; landscaped areas; statuary and other works of art; malls, ramps, walks and arcades; and the like.

Landlord Obligations

Landlord shall keep the foundation, roof joists, roof decking, roof membrane and all structural components of the Building in good condition and shall be responsible for any and all maintenance, repairs and/or replacements thereof.

NEW ROOF WAS PAID FOR AND PUT IN BY THE TENANT IN 2021.

UTILITIES	Tenant pays
INSURANCE	Tenant pays
TAXES	Tenant pays
GUARANTOR	Kohl's Corporation



Tenant Profile

\$16B+
Total Annual Revenue

BB-
S&P Credit Rating

#235
Fortune 500

#21
Fortune Sector Leader: Retailing

KOHL'S

Named the largest department store chain in the United States (2012)

Kohl's Inc. is one of the largest and most established omnichannel retailers with over 1,000 stores across 49 states and \$16.2 billion in annual revenue. Headquartered in Menomonee Falls, Kohl's offers a broad product mix including apparel, home goods, beauty, and electronics, supported by a robust omnichannel platform that integrates in-store, online, and mobile shopping experiences.

The company has formed strategic partnerships with top brands such as Sephora, Nike, Levi's, and Tommy Hilfiger, with Sephora at Kohl's significantly boosting store traffic and expanding its customer base. In addition to retail success, Kohl's is deeply committed to community impact, having donated over \$845 million nationwide, focusing on family health and wellness.

86,584 SF
Square Feet

Department Store Retailer
Business Type

NYSE

KSS

HEADQUARTERS

Menomonee Falls, WI

FOUNDED

1962

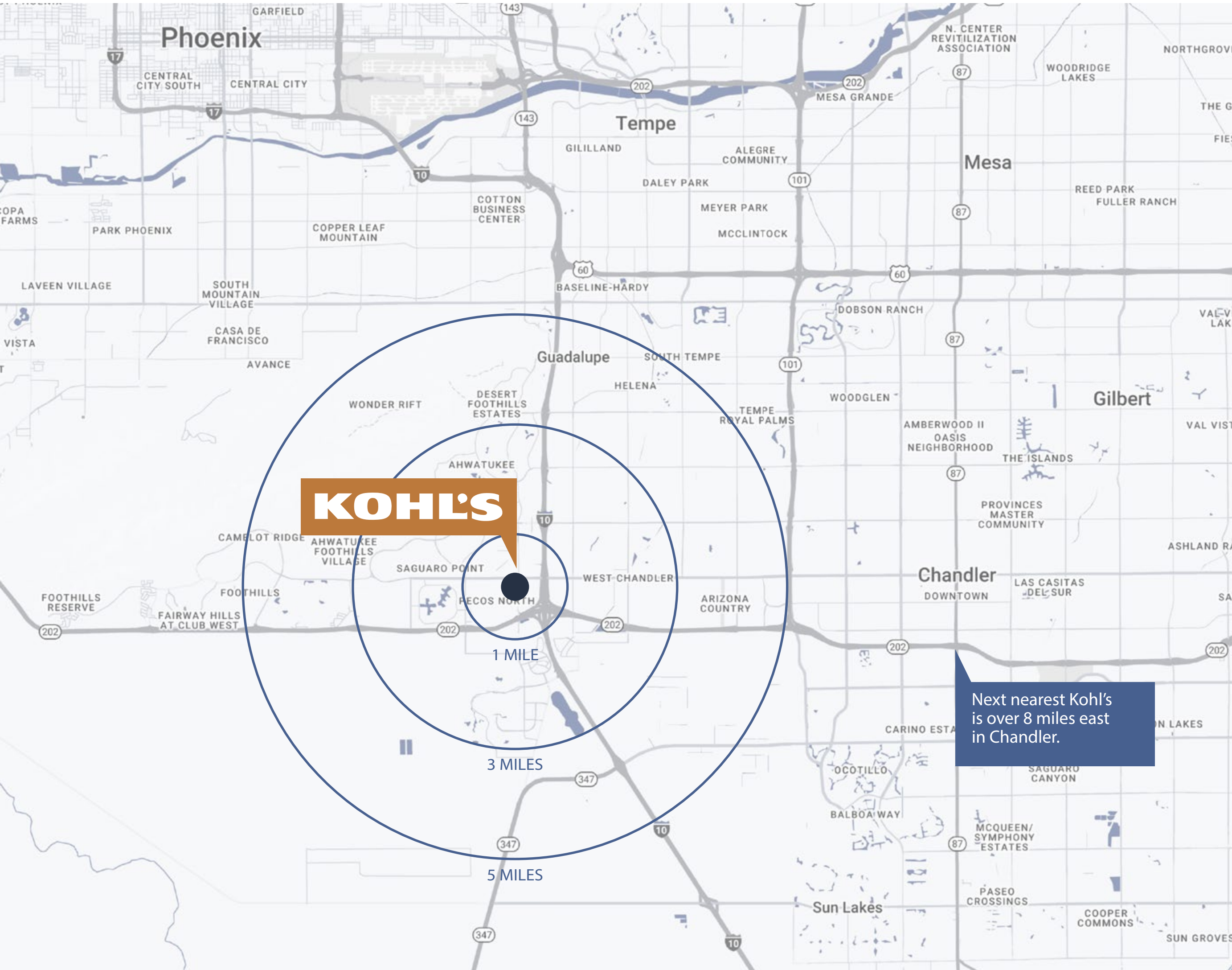
NUMBER OF LOCATIONS

Over 1,100 Stores in 49 States

CUSTOMERS

60M+

Regional Map



[CLICK HERE TO VIEW IN BROWSER](#)

Demographics

WITHIN 5-MILE RADIUS

141,826
2024 Population

\$122,369
Avg Household Income

82,606
Total Employees

	1-MILE	3-MILE	5-MILE
POPULATION			
2024 Population	13,862	68,844	141,826
2029 Population Projection	14,850	73,943	152,390
Annual Growth 2024-2029	1.4%	1.5%	1.5%
Median Age	37.8	40.4	39.7
HOUSEHOLDS			
2024 Households	5,567	27,783	56,832
2029 Household Projection	5,971	29,870	61,132
Annual Growth 2024-2029	1.5%	1.5%	1.5%
INCOME			
Average Household Income	\$108,903	\$119,345	\$122,369
Median Household Income	\$89,436	\$94,477	\$96,492
DAYTIME DEMOGRAPHICS			
Total Businesses	1,051	3,926	7,026
Total Employees	8,904	46,165	82,606
LABOR FORCE			
Labor Force	8,737	39,552	81,449
Unemployed	258	1,106	2,394
Unemployment Rate	2.29%	1.94%	2.05%

Source: CoStar

Location Overview

Phoenix, Arizona

THE VALLEY’S HEART

Phoenix, the capital of Arizona and the fifth most populous city in the United States, is a dynamic urban center with a population of over 1.6 million. Located in the Salt River Valley and known as the Valley of the Sun, Phoenix serves as a major hub for finance, transportation, and communications in the Mountain West. The city features broad, tree-lined avenues, Spanish-style architecture, and is surrounded by desert landscapes and mountain preserves, offering over 41,000 acres of parks and more than 200 miles of trails. Its warm, sunny climate allows for year-round outdoor activities, while its growing infrastructure includes 325 public schools and nearly 5,000 miles of streets. As one of the fastest-growing cities in the country, Phoenix continues to attract new residents and visitors drawn to its mix of natural beauty, cultural landmarks, and economic opportunity.

5TH MOST POPULOUS
City in the United States

ONE OF THE FASTEST-GROWING
Cities in the Country

HIGHLIGHTS

1,650,070

POPULATION (2023)



\$77,041

MEDIAN HH INCOME (2023)



34.9

MEDIAN AGE (2023)



\$37.9 Billion

TOTAL RETAIL SALES (2022)



Market Overview

Greater Phoenix

VALLEY OF THE SUN

The Phoenix Metropolitan Area, also known as Greater Phoenix or the Phoenix-Mesa-Scottsdale Metropolitan Statistical Area, is the 11th largest metro area in the United States, with a population exceeding 5 million. Encompassing all of Maricopa and Pinal Counties, it spans more than 1,200 square miles of the Sonoran Desert and includes 24 distinct municipalities such as Scottsdale, Tempe, Glendale, and Mesa. Surrounded by mountain ranges and dotted with resorts, golf courses, and natural landmarks, the region is home to 68% of Arizona’s total population and has experienced consistent population growth since 1980. With its unique mix of urban living and desert beauty, the area offers diverse attractions and living environments for residents and visitors alike.

Economically, the Phoenix Metro Area is a powerhouse with a highly diversified economy anchored by sectors such as technology, manufacturing, healthcare, education, hospitality, aerospace, and finance. Major employers include PetSmart, Avnet, and regional hubs for American Airlines, among others. The area is also well connected through an extensive freeway system and is served by Phoenix Sky Harbor International Airport, one of the busiest in the nation, offering over 150 direct domestic and international flight routes. These assets, combined with a strong job market and ongoing regional development, make Metro Phoenix a desirable location for both businesses and workers, many of whom commute across its vast network of cities.



11TH LARGEST METRO AREA
in the United States



68% TOTAL POPULATION
of Arizona with consistent growth



5,070,110 Population (2023)



2,709,893
LABOR FORCE (2024)



38
MEDIAN AGE (2023)

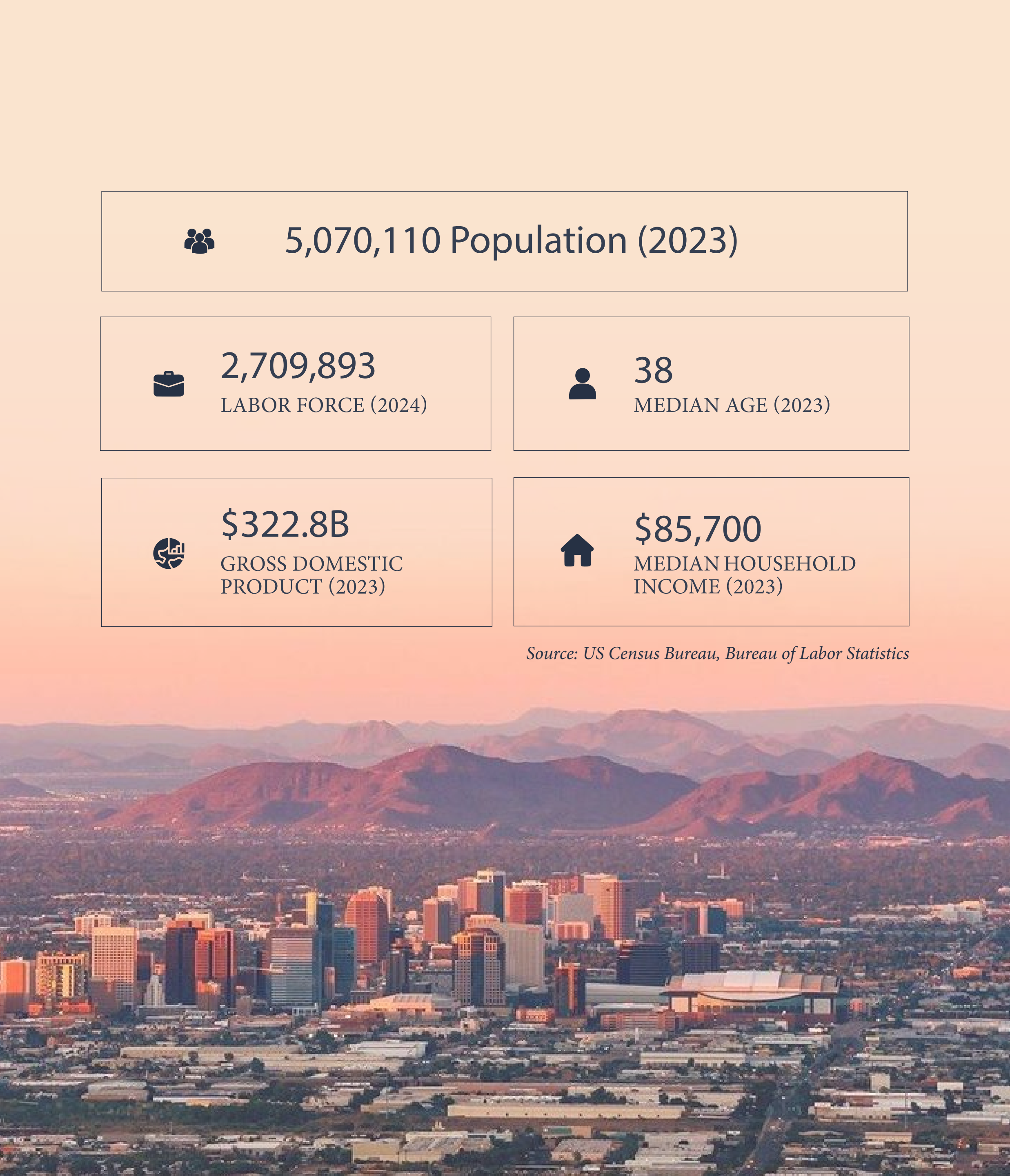


\$322.8B
GROSS DOMESTIC
PRODUCT (2023)



\$85,700
MEDIAN HOUSEHOLD
INCOME (2023)

Source: US Census Bureau, Bureau of Labor Statistics



Economic Drivers

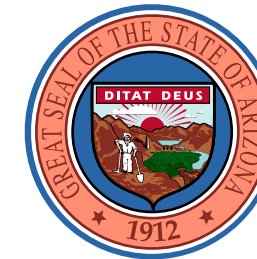
#1  **Banner Health** | 28,330

EMPLOYER SPOTLIGHT

Banner Health, headquartered in Phoenix, is the largest private employer in Arizona and one of the largest nonprofit healthcare systems in the United States. Operating 33 hospitals and numerous care facilities across six states, Banner provides a wide range of services including primary care, academic medicine, urgent care, long-term care, and telehealth. With over 55,000 employees and a commitment to compassionate, high-quality care, Banner Health plays a vital role in advancing medical research, community health initiatives, and education, while serving more than one million members through its integrated health networks.

TOP EMPLOYERS IN MARICOPA COUNTY (2022)

#2



28,020
JOBS

#3



23,540
JOBS

#4



18,200
JOBS

#5



15,370
JOBS

#6



14,220
JOBS

#7



12,810
JOBS

#8



12,340
JOBS

#9



11,370
JOBS

#10



10,440
JOBS

Economic Drivers

| Cont.

TRANSPORTATION

The Phoenix Metro Area offers a well-connected transportation network led by Valley Metro, which operates regional bus, streetcar, light rail, and paratransit services. Under the Transportation 2050 plan, the city is expanding transit options by adding 42 miles of light rail, introducing Bus Rapid Transit (BRT), and enhancing late-night service and accessibility to schools like ASU and Grand Canyon University. Complementing public transit is a comprehensive freeway system—including I-10, I-17, and Loops 101, 202, and 303—and Phoenix Sky Harbor International Airport, a major U.S. hub with over 1,200 daily flights, easily accessible via the PHX Sky Train® and Valley Metro Rail.

TOURISM

Tourism is a major economic driver in the Phoenix Metro Area, with 46.7 million visitors in 2023 generating nearly \$23 billion in total economic impact, supporting 141,000 jobs and \$1.6 billion in tax revenue. Attracted by the region’s warm climate, natural beauty, and diverse activities—from shopping and nightlife to hiking, golf, and water recreation—visitors enjoy a mix of leisure and adventure. Phoenix is also a growing hub for luxury vacations, sports events, and business travel, including the rising trend of “bleisure” trips. Strong demand is fueling hotel development across the region, reinforcing tourism’s central role in Phoenix’s dynamic economy.

RETAIL

The retail and shopping industry in the Phoenix Metro Area remains robust, with foot traffic reaching 91% of pre-pandemic levels as of early 2025, reflecting strong demand for in-person experiences. Despite a slight rise in vacancy to 5.2%, leasing conditions remain competitive, and retail continues to be a key employer with over 234,000 jobs. Shoppers enjoy a wide range of options—from luxury brands at Scottsdale Fashion Square to unique local boutiques in Central and Uptown Phoenix, and family-friendly destinations like Tempe Marketplace. This diversity keeps Phoenix a vibrant retail hub for both residents and visitors.

ACCOLADES

#1 PHOENIX SKY HARBOR WAS NAMED THE BEST AIRPORT IN THE U.S.

Wall Street Journal, 2023

#1 METRO BY TOTAL PROJECTS FOR MOUNTAIN STATES REGION

Site Selection Magazine, 2024

#1 INDUSTRIAL MARKET IN THE U.S.

Commercial Café, 2024

#2 CITY FOR REAL ESTATE DEVELOPMENT

Storage Café, 2024

#4 LARGEST HOTEL PIPELINE IN THE U.S.

Lodging Econometrics, 2024

#8 TOP HOUSING MARKETS FOR 2025 FORECAST

Realtor.com



E CHANDLER BLVD: 43,658 AADT

E CHANDLER BLVD: 43,658 AADT



Ahwatukee 48 (Business Center)



S 46TH ST: 1,801 AADT

Foothills Gateway
(Business Center)



S 48TH ST: 14,009 AADT

I-10: 224,000 AADT

SR 202: 47,386 AADT

202

Confidentiality & Disclaimer

THE INFORMATION CONTAINED IN THE FOLLOWING MARKETING BROCHURE IS PROPRIETARY AND STRICTLY CONFIDENTIAL. IT IS INTENDED TO BE REVIEWED ONLY BY THE PARTY RECEIVING IT FROM MARCUS & MILLICHAP AND SHOULD NOT BE MADE AVAILABLE TO ANY OTHER PERSON OR ENTITY WITHOUT THE WRITTEN CONSENT OF MARCUS & MILLICHAP. THIS MARKETING BROCHURE HAS BEEN PREPARED TO PROVIDE SUMMARY, UNVERIFIED INFORMATION TO PROSPECTIVE PURCHASERS, AND TO ESTABLISH ONLY A PRELIMINARY LEVEL OF INTEREST IN THE SUBJECT PROPERTY. THE INFORMATION CONTAINED HEREIN IS NOT SUBSTITUTE FOR A THOROUGH DUE DILIGENCE INVESTIGATION. MARCUS & MILLICHAP HAS NOT MADE ANY INVESTIGATION, AND MAKES NO WARRANTY OR REPRESENTATION, WITH RESPECT TO THE INCOME OR EXPENSES FOR THE SUBJECT PROPERTY, THE FUTURE PROTECTED FINANCIAL PERFORMANCE OF THE PROPERTY, THE SIZE AND SQUARE FOOTAGE OF THE PROPERTY AND IMPROVEMENTS, THE PRESENCE OR ABSENCE OF CONTAMINATING SUBSTANCES, PCB’S OR ASBESTOS, THE COMPLIANCE WITH STATE AND FEDERAL REGULATIONS, THE PHYSICAL CONDITION OF THE IMPROVEMENTS THEREON, OR THE FINANCIAL CONDITION OR BUSINESS PROSPECTIVES OF ANY TENANT, OR ANY TENANT’S PLANS OR INTENTIONS TO CONTINUE ITS OCCUPANCY OF THE SUBJECT PROPERTY. THE INFORMATION CONTAINED IN THIS MARKETING BROCHURE HAS BEEN OBTAINED FROM SOURCES WE BELIEVE RELIABLE.

BUYER AND BUYER’S TAX, FINANCIAL, LEGAL, AND CONSTRUCTION ADVISORS SHOULD CONDUCT A CAREFUL, INDEPENDENT INVESTIGATION OF ANY NET LEASED PROPERTY TO DETERMINE TO YOUR SATISFACTION WITH THE SUITABILITY OF THE PROPERTY FOR YOUR NEEDS. LIKE ALL REAL ESTATE INVESTMENTS, THIS INVESTMENT CARRIES SIGNIFICANT RISKS. BUYER AND BUYER’S LEGAL AND FINANCIAL ADVISORS MUST REQUEST AND CAREFULLY REVIEW ALL LEGAL AND FINANCIAL DOCUMENTS RELATED TO THE PROPERTY AND TENANT. WHILE THE TENANT’S PAST PERFORMANCE AT THIS OR OTHER LOCATIONS IS AN IMPORTANT CONSIDERATION, IT IS NOT A GUARANTEE OF FUTURE SUCCESS. SIMILARLY, THE LEASE RATE FOR SOME PROPERTIES, INCLUDING NEWLY-CONSTRUCTED FACILITIES OR NEWLY-ACQUIRED LOCATIONS, MAY BE SET BASED ON A TENANT’S PROJECTED SALES WITH LITTLE OR NO RECORD OF ACTUAL PERFORMANCE, OR COMPARABLE RENTS FOR THE AREA. RETURNS ARE NOT GUARANTEED; THE TENANT AND ANY GUARANTORS MAY FAIL TO PAY THE LEASE RENT OR PROPERTY TAXES, OR MAY FAIL TO COMPLY WITH OTHER MATERIAL TERMS OF THE LEASE; CASH FLOW MAY BE INTERRUPTED IN PART OR IN WHOLE DUE TO MARKET, ECONOMIC, ENVIRONMENTAL OR OTHER CONDITIONS. REGARDLESS OF TENANT HISTORY AND LEASE GUARANTEES, BUYER IS RESPONSIBLE FOR CONDUCTING HIS/HER OWN INVESTIGATION OF ALL MATTERS AFFECTING THE INTRINSIC VALUE OF THE PROPERTY AND THE VALUE OF ANY LONG-TERM LEASE, INCLUDING THE LIKELIHOOD OF LOCATING A REPLACEMENT TENANT IF THE CURRENT TENANT SHOULD DEFAULT OR ABANDON THE PROPERTY, AND THE LEASE TERMS THAT BUYER MAY BE ABLE TO NEGOTIATE WITH A POTENTIAL REPLACEMENT TENANT CONSIDERING THE LOCATION OF THE PROPERTY, AND BUYER’S LEGAL ABILITY TO MAKE ALTERNATE USE OF THE PROPERTY.

BY ACCEPTING THIS MARKETING BROCHURE YOU AGREE TO RELEASE MARCUS & MILLICHAP REAL ESTATE INVESTMENT SERVICES AND HOLD IT HARMLESS FROM ANY KIND OF CLAIM, COST, EXPENSE, OR LIABILITY ARISING OUT OF YOUR INVESTIGATION AND/OR PURCHASE OF THIS NET LEASED PROPERTY.

Non-Endorsement Notice

MARCUS & MILLICHAP IS NOT AFFILIATED WITH, SPONSORED BY, OR ENDORSED BY ANY COMMERCIAL TENANT OR LESSEE IDENTIFIED IN THIS MARKETING PACKAGE. THE PRESENCE OF ANY CORPORATION’S LOGO OR NAME IS NOT INTENDED TO INDICATE OR IMPLY AFFILIATION WITH, OR SPONSORSHIP OR ENDORSEMENT BY, SAID CORPORATION OF MARCUS AND MILLICHAP, ITS AFFILIATES OR SUBSIDIARIES, OR ANY AGENT , PRODUCT, SERVICE, OR COMMERCIAL LISTING OF MARCUS & MILLICHAP, AND IS SOLELY INCLUDED FOR THE PURPOSE OF PROVIDING TENANT LESSEE INFORMATION ABOUT LISTING TO PROSPECTIVE CUSTOMERS.

General Questions?

[CLICK HERE TO EMAIL THE DEAL TEAM](#)

ALVIN MANSOUR

CHRIS TALIA

Lease Questions?

CHRIS TALIA

Chris.Talia@TheMansourGroup.com

Financing Questions?

CHAD O’CONNOR

Chad.OConnor@MarcusMillichap.com

(858) 373-3146