

# CIRCLE K

1154 W 8TH STREET, MESA, ARIZONA 85201



**ESCEE**  
COMMERCIAL PROPERTIES

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**ASKING PRICE:** \$1,915,000  
**SIZE:** ±2,880 SF  
**CAP RATE:** 6.26%  
**YEAR BUILT:** 1995

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- 8 years remaining on a corporate guaranteed lease with Couch-Tard (parent company of corporate Circle K)
- Absolute NNN lease. No Landlord responsibilities
- Hard corner lot on Alma School Rd and 8th St with ideal visibility
- Close proximity to the Loop 101 and 202 freeways
- 40,900 cars per day, on average, travel the intersection of Alma School Rd and 8th St
- Very busy/successful station and convenience store
- 45 years of options following the primary lease term; 5 (5) year options followed by 2 (10) year options

<b>Asking Price</b>	\$1,915,000
<b>Cap Rate</b>	6.26%
<b>Size</b>	±2,880 SF
<b>Lot Size</b>	±50,752 SF
<b>Price/SF</b>	\$665 / SF
<b>Occupancy</b>	100%

