

PONDEROSA VILLAGE

E-SEC HIGHWAY 87 AND STATE ROUTE 260, PAYSON AZ



ESCEE
COMMERCIAL PROPERTIES

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ASKING PRICE: \$5,000,000

SIZE: ±32,157 SF

PROFORMA CAP RATE: ±9.13%

PROFORMA OCCUPANCY: 96%

Sellers and brokers make no representation as to the environment or other conditions of the property and recommend the purchaser investigate fully. Information contained herein has been obtained from the owner or other sources. Brokers do not guarantee the accuracy of the information.

PONDEROSA VILLAGE

- Anchored by Safeway grocery store (NAP)
- Staggered lease expirations with replaceable rents
- Attractive retail strip center with free standing drive-thru PAD building included
- Tenants include Jack-in-the-Box and GNC
- Excellent visibility from SR 260 highway
- Located at Payson's primary intersection

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Size	±32,157 SF
Price/SF	\$155/SF
Proforma Cap Rate	±9.13%
Proforma Occupancy	96%

