



Triple net investments For Sale | Triple Net / Sale | Quick Serve Restaurant

# 2820 East Germann Road . Chandler , AZ 85286

## 2820 East Germann Road Chandler, AZ 85286

### Listing Info

Posted: 08/14/2017 4:13 pm | On HOMEiZ: 2449 days | Updated: 6 years ago | Views: 3476

Listing ID: 661  
**Sold**

**For Sale**

### Location Map

**\$2,574,250**

### Property Type

**Listing Presented by**

Property status	Sold
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### Property Price

Asking Price	\$2574250
Last Sold Price	\$2574250
Last Sold Date	07/12/2017

### Property Location & Description

Listing Headline	2820 East Germann Road Chandler, AZ 85286
Property Description	Panera Bread is located at 2820 East Germann Road in Chandler, Arizona. Chandler is a city in Maricopa County, and it is a prominent suburb of the Phoenix Metropolitan Statistical Area, the 12th-largest Metropolitan Area in the nation by population.

# Tenant Information

Tenant Overview	National Tenants (Public company)
No. of Locations	2,000
Headquarters	St. Louis, MO

# Tenancy Type

Tenancy	Single
Tenant is a Franchise	Yes
Number of Tenants	1

# Corporate Overview

# Property Overview

Year built	2017
Overall Property Condition	Excellent
Construction Status	Exist
Total Building Sq. Ft.	4500
Total Lot Size	1.38 Acres
Net Leasable Area	4500 Sq. Ft.
Parking Type	Off-street
Distressed	No
Number of Floors	1

# Income

Commission split %	N/A%
Price per Sq. Ft.	\$572
Cap Rate	4.75%
NOI	\$122277
Rent to sales ratio	0%
Annual Property Tax Rate for this property	0%
Responsibility for Property Tax increase	Tenant

## Lease overview

Rent Commencement	07/12/2017
Lease Expiration	07/12/2037
Lease Remaining Years	years: 20
Renewal Options	
Annual Rent Increase %	N/A%

## Lease Guarantor

Guarantee Type	Cooperate
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## Lease Structure

Lease Type	100% Absolute Triple Net Lease (NNN Lease)
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# Sewer

Type of Sewer	Sewer System (Public)
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## Investment Overview

Type of use	Investor
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## Ownership Overview

Ownership Type	Fee simple absolute
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## Property Highlights

## More information

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