

STREETFRONT OFFICE/RETAIL

Investment Opportunity

~ 936 ~
F AVENUE



936 F Avenue

DOUGLAS ARIZONA

ACTUAL SITE



EXCLUSIVELY MARKETED BY

~ 936 ~
F AVENUE

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OFFERING SUMMARY

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F AVENUE

SRS National Net Lease Group is pleased to offer the opportunity to acquire the fee simple interest (land & building ownership) in an multi-tenant office/retail building located in Douglas, Arizona. The property is currently 100% occupied by two tenants, Southeastern Arizona Behavioral Health Services and Lutheran Social Services of the Southwest. The property is split in two slides so each tenant has independent entrance. The property benefits from owned parking lot on site and significant street-frontage facing F Avenue. Across the street, sits the only USPS office in downtown Douglas, boosting customers traveling to the immediate trade area.



OFFERING

Price	\$465,000
Price/SF	\$78
Net Operating Income	\$44,154
Cap Rate	9.50%
Tenant	Southeastern Arizona Behavioral Health Services Lutheran Social Services of the Southwest
Occupancy	100%

PROPERTY SPECIFICATIONS

Rentable Area	6,200 SF
Land Area	0.31 Acres
Property Address	936 F Avenue Douglas, Arizona 85607
Year Built	1901
Parcel Number	409-07-083
Ownership	Fee Simple (Land & Building Ownership)
Zoning	Commercial
Parking Spaces	12

RENT ROLL | PRICING SUMMARY

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F AVENUE

Suite #	Tenant Name	Size SF	Pro					Rental Increases					Expense Recovery Type	Lease Start Date	Lease End Date	Options Remaining		
			Rata (SF)	Rent Monthly	Rent \$/SF/Mo	Rent Annual	Rent \$/SF/Yr	Rata (\$)	Increase Date	Rent Inc.	Rent Monthly	Rent \$/SF/Mo					Rent Annual	Rent \$/SF/Yr
A & B	Southeastern Arizona Behavioral Health Service, Inc.	5,000	83%	\$4,500	\$0.90	\$54,000	\$10.80	85%	-	-	-	-	-	-	Gross	Jul-17 (Renewed 2022)	Nov-25	None
C	Lutheran Social Services (Est.)	1,000	17%	\$800	\$0.80	\$9,600	\$9.60	15%	-	-	-	-	-	-	Gross	Jun-13	MTM	None

Total Occupied	6,000	100%	\$5,300	\$0.88	\$63,600	\$10.60	100%
Total Vacant	0	0%	\$0		\$0		0%
Total / Wtd. Avg:	6,000	100%	\$5,300	\$0.88	\$63,600	\$10.60	100%

Operating Cash Flow	In-Place
Potential Rental Revenue	\$63,600
Potential Reimbursement Revenue	Gross Leases
Effective Gross Revenue	\$63,600
Less Expenses	(\$19,446)
Net Operating Income	\$44,154

Operating Expenses	In-Place	PSF/Yr
Taxes	\$2,744	\$0.46
Insurance	\$8,482	\$1.41
CAM	\$5,040	\$0.84
Management	\$3,180	\$0.53
Total	\$19,446	\$3.24

Pricing Summary	
Asking Price	\$465,000
Price PSF	\$78
Net Operating Income	\$44,154
In-Place Cap Rate	9.50%

Notes
1. Expenses are per Nov 2023 Trailing 12-month Operating Statement



15,100
VEHICLES PER DAY

~ 936 ~
F AVENUE

7,900
VEHICLES PER DAY

2023 Estimated Population	
1 Mile	7,973
3 Miles	17,260
5 Miles	17,542
2023 Average Household Income	
1 Mile	\$51,612
3 Miles	\$59,254
5 Miles	\$59,301
2023 Estimated Total Employees	
1 Mile	3,373
3 Miles	4,469
5 Miles	4,559



THE EXCLUSIVE NET LEASE CAPITAL MARKETS TEAM of SRS Real Estate Partners-West, LLC

255+

RETAIL
PROFESSIONALS

25+

OFFICES

#1

LARGEST
REAL ESTATE
SERVICES FIRM
in North America
exclusively dedicated
to retail

2.3K+

RETAIL
TRANSACTIONS
company-wide
in 2022

760+

NET LEASE
TRANSACTIONS
SOLD
in 2022

\$2.9B+

NET LEASE
TRANSACTION
VALUE
in 2022

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