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"Make the Market Work for YOU"™

**Seller Lease Back Will Lease back at a 6%
Cap NNN Lease or Owner Occupied**

\$3,795,000

MLS #6832739

**3754 S 16th Ave,
Tucson, AZ 85713**



DETAILS

- Price: \$3,795,000 with a 6% cap rate (NNN Seller Lease Back) or can be vacate for Owner User
- Size: 30,000 sq. ft. of versatile retail space
- Tenant Stability: Occupied by a tenant with 35 years in business
- Owner-Occupancy Option: New investor may choose to owner-occupy
- Location: Situated in a bustling shopping center
- Parking: Nearly unlimited asphalt parking for customers
- Interior Features: Restrooms, HVAC systems, storefront, and loading docks
- NNN Lease Structure: Tenant responsible for taxes, insurance, and maintenance
- High Visibility: Prime retail location in a high-traffic area
- Flexible Investment: Ideal for both passive income and owner-occupier strategies

- ****Investment Highlights:****
- - **High Cap Rate of Over 6%:** Offers an excellent income-generating opportunity with a strong cap rate, ensuring robust cash flow for investors.
- - **Triple Net Lease (NNN):** A true hands-off investment with a single tenant covering 100% of expenses, including maintenance, taxes, and insurance, ensuring minimal management responsibilities.
- **The Seller** with its more than 35 years of experience in the jewelry industry, is fully committed to a long-term lease agreement, ensuring steady cash flow for the investor. With the Seller's expertise and established brand, Gem World is poised for continued success in the Quartzsite community.



CAP RATE : 6.00%

Numbers:

Effective	Rent	\$240,000
Operating	Expenses	ZERO
Net Operating Income		\$240,000

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Equipping the world's best minds in commercial real estate



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