

National Credit Retail Portfolio

Offering
Memorandum]



Diversified Tenant Mix

PRESENTED BY

Todd Strickland

todd@sunvista.com | 505 450 1121

Rob Bridges CCIM

rob@sunvista.com | 505 977 5094

Steve Etkind

Keller Williams Realty | 505 263 1500

NASunVista] Got Space™

Opening the Door to Commercial Real Estate Excellence

Financials

Sale Price	\$3,800,000
CAP Rate	7.95%
In-Place Net Operating Income	\$302,111

Locations

Total Space: ±20,000 SF

- 1 Jiffy Lube
8580 N. Michigan Rd.
Indianapolis, Indiana 46268
- 2 Verizon
4805 N. Leavitt Rd.
Lorain, Ohio 44053

Highlights

- 100% leased
- High-traffic retail locations across the midwestern United States
- National-credit tenants with 10+ years of operating history
- WALT (Weighted Average Lease Term): 5.75 Years





	PAGE	RETAILER	LOCATION	SQ. FEET	ACRES
1	6	Jiffy Lube	8580 N Michigan Rd, Indianapolis, IN 46268	±2,000	±0.51
2	8	Verizon	4805 N Leavitt Rd, Lorain, OH 44053	±3,000	±0.77
TOTAL				±5,000	±1.28



**8580 N. Michigan Rd.
Indianapolis, IN 46268**

Sale Price: \$2,000,000

CAP Rate: 7.25%

SF: ±2,000

Land: ±0.51 Acres

Year Built: 1986

Lease End Date: 9/30/2032

Options: 2 x 5 Years

Increases: 10% Every 5 Years

Next Increase: 10% October 2027

Current Annual Base Rent: \$145,200

Base Rent per PSF: \$72.60

▪ Tenant pays property taxes directly

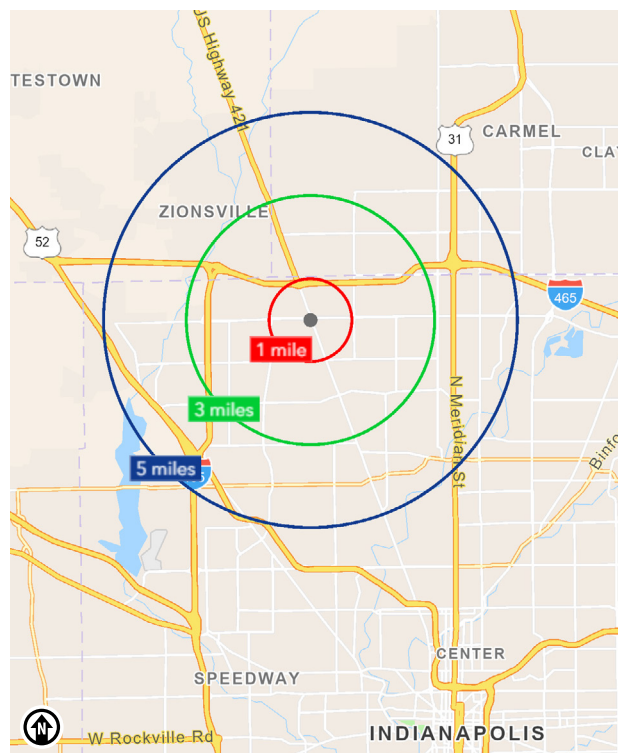


jiffylube®

8580 N. Michigan Rd.
Indianapolis, IN 46268

Demographics	1 Mile	3 Mile	5 Mile
 Total Population	7,758	59,202	148,348
 Average HH Income	\$85,028	\$109,669	\$135,467
 Daytime Employment	12,157	72,958	125,124

2025 Forecasted by Esri





**4805 N. Leavitt Rd.
Lorain, OH 44053**

Sale Price: \$1,800,000

CAP Rate: 8.7%

SF: ±3,000

Land: ±0.77 Acres

Year Built: 2016

Lease End Date: 1/31/2029

Options: 2 x 5 Years

Increases: 10% Every 5 Years

Next Increase: 10% February 2029

Current Annual Base Rent: \$156,911

Base Rent PSF: \$52.30

- Tenant operates 840 stores across 43 states within the U.S.

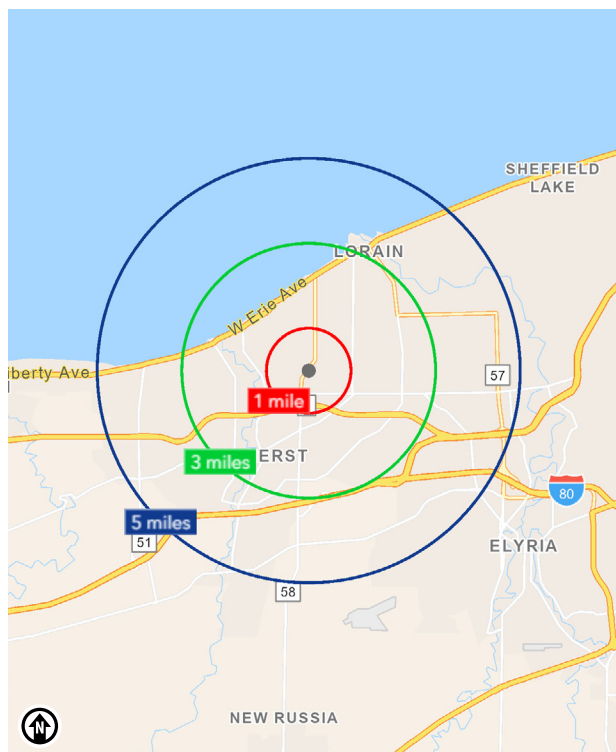




**4805 N. Leavitt Rd.
Lorain, OH 44053**

Demographics	1 Mile	3 Mile	5 Mile
Total Population	10,043	60,181	95,497
Average HH Income	\$85,897	\$85,417	\$82,668
Daytime Employment	3,457	16,622	27,963

2025 Forecasted by Esri



Property 3



OFFERED EXCLUSIVELY BY:

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505 878 0001 | sunvista.com

2424 Louisiana Blvd. NE | Suite 100 | Albuquerque, NM 87110

kw

KELLER WILLIAMS REALTY

505 271 8200

6703 Academy Rd. NE | Albuquerque, NM 87109