

# **COLLISION CENTER**

## ***National Credit Tenant***

- 16,082 SF office/warehouse
- Leased to January 2026
- NOI of \$207,840
- Heavy traffic arterial – 24,071 CPD
- National Credit Tenant – *Gerber Collision*
- Tenant has 400+ locations nationally
- Beautifully maintained property



**19265 N. 83<sup>rd</sup> Avenue, Peoria, AZ**

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**\$3,180,000**



# Investment Summary



Single tenant NNN leased to Gerber Collision, a national credit tenant with over 400 locations nationwide. Current lease expires January, 2026, with four 5-yr options. NOI is \$207,840.



The subject property is found within a dense residential area with over 235,225 residents within a 5-mile radius, especially those coming from the more affluent NW Peoria area and nearby Arrowhead and Sun City. As a high income area, it has an average household income of nearly \$70K within 3-mile radius. This investment provides an excellent opportunity to acquire a 100% leased NNN property with a strong national tenant.



## Location Highlights

- *High income area - Avg household income nearly \$70K within 1-mile radius*
- *Property located on major arterial within 1 mile of 101 Freeway*
- *Over 235,000 residents located within 5 miles*

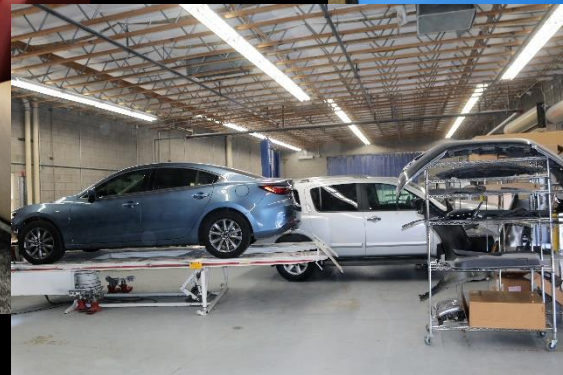
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