

# MULTI-TENANT INDUSTRIAL INVESTMENT OPPORTUNITY

**\$1,606,000**

SALE PRICE

**6.5%**

CAP RATE

980 S ARIZONA BLVD | COOLIDGE, AZ 85128



## PROPERTY DETAILS

- ±5,480 SF Industrial Building
- ±0.77 Acre Parcel
- 100% Tenant Occupied
- 100% A/C
- 2025 Construction
- Investment Opportunity

contact :



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

04/20/26



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CONTACT

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301

SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

# INDUSTRIAL INVESTMENT OPPORTUNITY

980 S ARIZONA BLVD | COOLIDGE, AZ 85128

## 2026 EXPENSES

2026 EXPENSES		
EXPENSES	ANNUALLY	MONTHLY
RE TAX	\$1,527.96	\$127.33
TPT TAX	\$3,949.20	\$329.10
Insurance	\$3,660.00	\$305.00
Dumpster	\$2,016.00	\$168.00
Landscaping	\$1,020.00	\$85.00
Water*	\$780.00	\$65.00
Security Cameras	\$1,080.00	\$90.00
Internet	\$1,524.00	\$127.00
APS*	\$60.00	\$5.00
Management	\$2,765.66	\$230.47
<b>TOTAL</b>	<b>\$18,382.82</b>	<b>\$1,531.90</b>

\*Water and APS costs are based on projections of actual use over 11/1/25 - 3/20/26

## RENT ROLL

UNIT	TENANT NAME	UNIT SF	LEASE START DATE	LEASE END DATE	MONTHLY RENT	MONTHLY NNN'S
A1, A2, B1, B2	Dad Bod Garage, LLC.	4,480	2/1/2026	1/31/2030	\$6,182.40	\$1,417.60
B3	Winning Edge Carburetion, LLC.	1,000	3/1/2025	3/31/2027	\$1,500.00	\$303.00

<b>TOTALS</b>	<b>5,480</b>	<b>-</b>	<b>-</b>	<b>\$7,682.40</b>	<b>\$1,720.60</b>
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### OCCUPANCY 100%

<b>ANNUAL GROSS INC.</b>	<b>\$122,785.20</b>
<b>ANNUAL EXPENSES</b>	<b>\$18,382.82</b>
<b>NET ANNUAL INCOME</b>	<b>\$104,402.38</b>
<b>6.5% CAP RATE</b>	<b>\$1,606,000.00</b>



### contact:



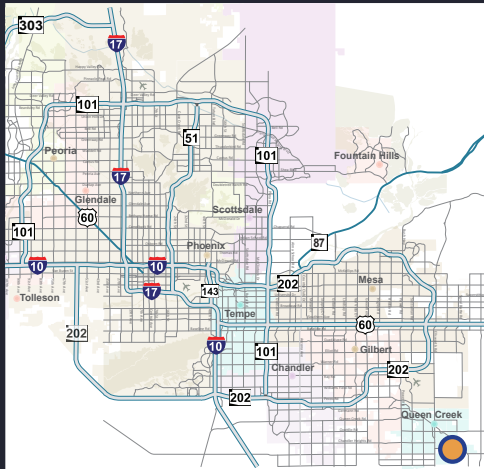
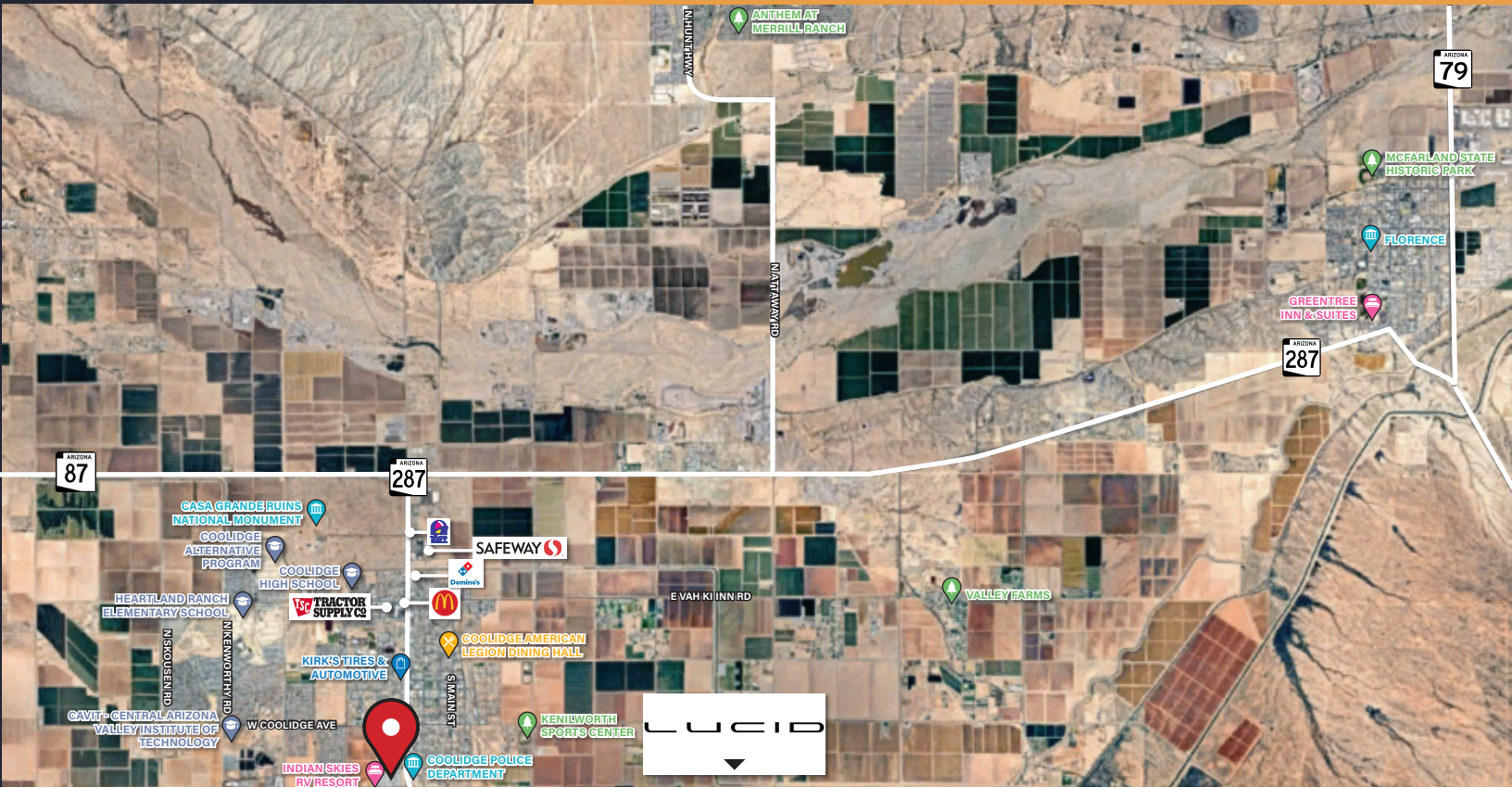
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**DEMOGRAPHICS 1 MILE 3 MILE 5 MILE**

	1 MILE	3 MILE	5 MILE
2025 Population	7,689	17,823	20,765
Median Age	35.9	34.6	35.4
Bachelor's Degree or Higher	12%	13%	13%
2025 Households	2,638	5,806	6,863
Renter Occupied HHs	1,020	2,314	2,597
Avg Household Income	\$66,807	\$82,786	\$82,147
Median Household Income	\$48,894	\$61,760	\$61,719
Median Home Value	\$174,650	\$256,422	\$267,421
Median Year Built	1986	2001	2001
Avg Household Size	2.9	3	3
Total Consumer Spending	\$75.5M	\$180.6M	\$214M
Daytime Employees	1,622	3,280	3,943
Businesses	240	401	431