

NEW PRICE!

6.56% CAP

ERNST RETAIL CENTER

— INCOME-PRODUCING MULTI-TENANT RETAIL INVESTMENT —

📍 13640 S SUNLAND GIN RD | ARIZONA CITY, AZ 85123




NOW OFFERED AT
\$1,625,000
NEW PRICE


6.56%
CAP RATE


10,300 SF
TOTAL BUILDING SIZE


12
TENANT SUITES


1.31
ACRES

INVESTMENT HIGHLIGHTS

- ✓ 6.56% In-Place CAP Rate
- ✓ Immediate Cash Flow
- ✓ Value-Add Opportunity Through Rent Adjustments & Repositioning
- ✓ Dual Frontage with Excellent Visibility & Access
- ✓ Strategically Located in Phoenix-Tucson Growth Corridor
- ✓ Mining & Industrial Expansion Driving Regional Demand
- ✓ Strong Redevelopment & Repositioning Potential
- ✓ Approx. 7,000 Vehicles Per Day on Sunland Gin Road



INVESTMENT OPPORTUNITY

STRONG UPSIDE. FLEXIBLE FUTURE.



STABLE INCOME TODAY

Well-maintained multi-tenant center delivering strong in-place income from day one.



UPSIDE THROUGH GROWTH

In-place income allows for upside through future rent growth and repositioning strategies.



ARIZONA CITY ADVANTAGE

A growing market positioned between Phoenix and Tucson with increasing commercial activity, affordability, and infrastructure investment.



FLEXIBLE FUTURE USE

1.31-acre site with dual frontage provides excellent visibility, multiple access points, and strong potential for future redevelopment.

STRATEGIC LOCATION

Arizona City is a growing community located between Phoenix and Tucson with convenient access to Interstate 8 and Interstate 10.




APPROX.
7,000
VEHICLES
PER DAY

PROPERTY SNAPSHOT

💰 Sale Price:	\$1,625,000
📊 NOI:	\$106,593
📈 Cap Rate:	6.56%
🏠 Lot Size:	37,897 SF (1.31 Acres)
🏢 Building Size:	10,300 SF
👥 Number of Units:	12

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