



# IOS INVESTMENT OPPORTUNITY | 6.21% CAP RATE | 1.32 AC CONTRACTOR YARD

TEMPE INFILL SITE | ADJACENT TO ASU | REDEVELOPMENT UPSIDE AT LEASE EXPIRATION (DEC 2028)

1819- 1825 E 3RD ST. TEMPE, AZ 85281



E 3RD ST

- ±2,000 SF on ±1.32 AC
- Fully Leased to Collision Xperts Through December 2028
- \$179,965 Year 1 NOI | 6.21% Cap Rate

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### PROPERTY OVERVIEW

**\$2,900,000**

Asking Sales Price

**\$179,965**

Year 1 NOI

**~3 Years**

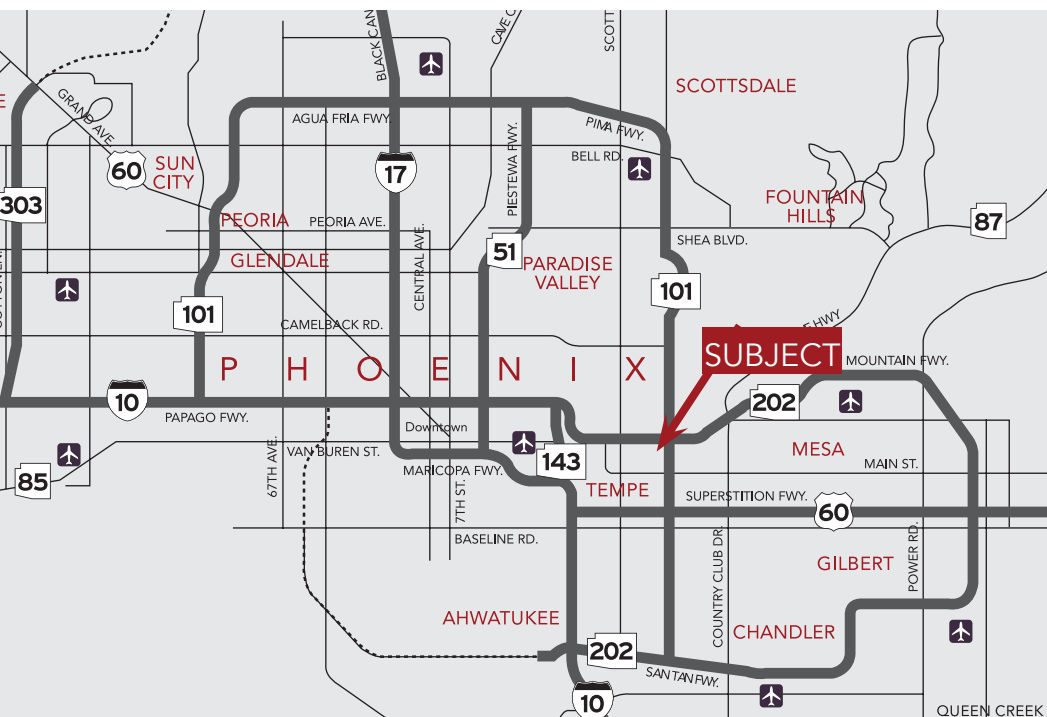
Remaining Lease Term

**3.5%**

Annual Bumps

### PROPERTY HIGHLIGHTS

- ±1,056 SF Office
- ±900 SF Canopy Structure Over Concrete Pad
- ±1.32 AC Contractor Storage Yard
- Zoned GID, City of Tempe
- Fully Fenced and Secured
- Reinforced Concrete
- Less than 1 Mile to Loop 101 and 202
- Collision Xperts Currently Paying \$14,997.15 Per Month NNN
- Three Year Renewal Recently Executed - Leased through December 2028





**LEASE ABSTRACT**

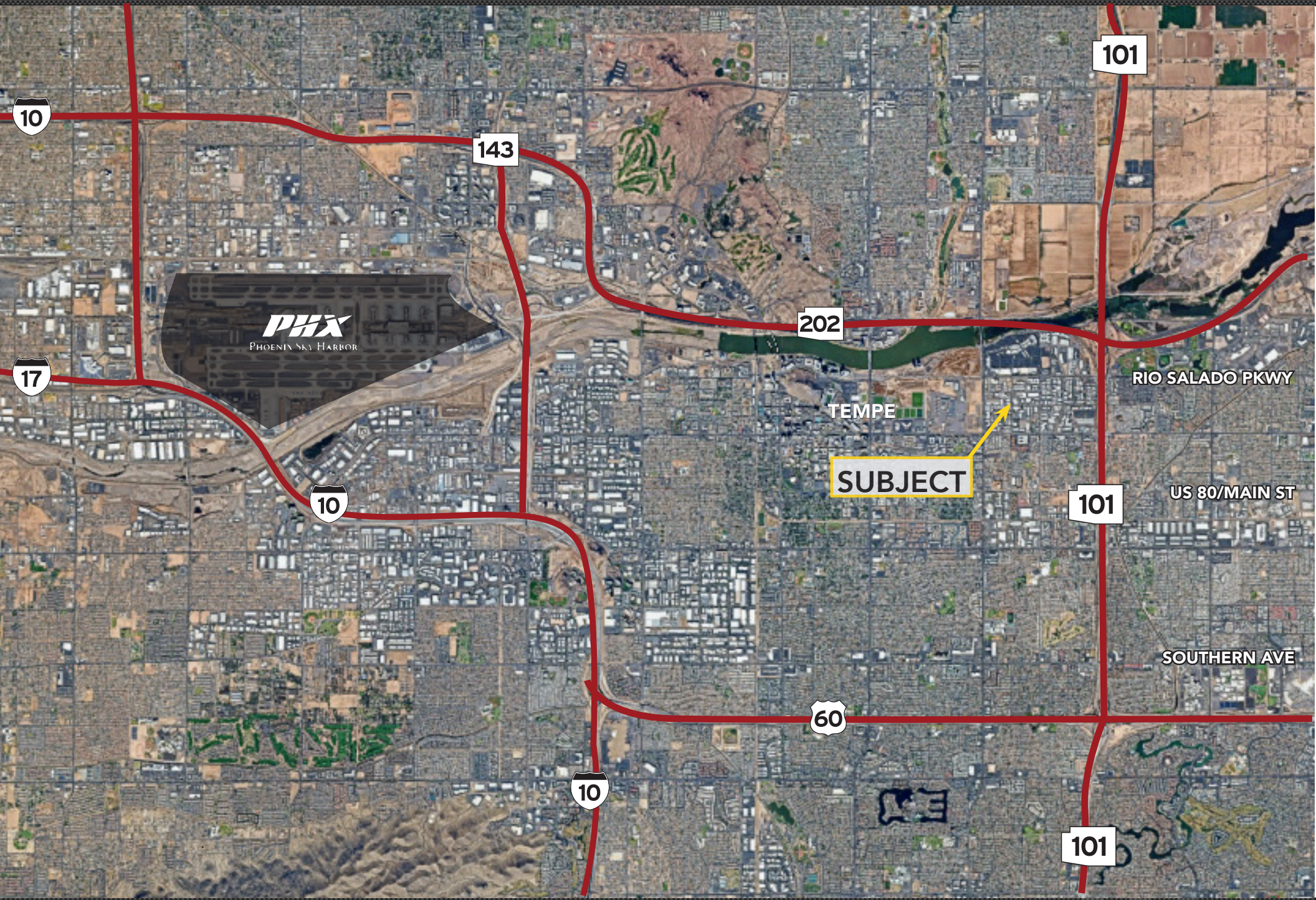
PERIOD	MONTHLY BASE RENT
02.01.2026 - 01.31.2027	\$14,997.15 Per Month NNN
02.01.2027 - 12.31.2027	\$15,522.05 Per Month NNN
01.01.2028 - 12.31.2028	\$16,065.32 Per Month NNN

**TENANT OVERVIEW**

Collision Xperts LLC is an established automotive collision repair and service provider operating in the Phoenix metropolitan area. The company specializes in full-service auto body repair, refinishing, and vehicle restoration, serving both individual customers and commercial fleet clients. Collision Xperts has built a reputation for delivering high-quality workmanship, efficient turnaround times, and strong customer service, which has supported consistent operational performance.

The tenant occupies the property under a long-term single-tenant NNN lease structure, demonstrating a committed operating presence at the site. The lease includes scheduled rental increases through 2028, providing investors with contractual income growth and stable cash flow backed by an operating business that is well-aligned with the property's industrial outdoor storage functionality.







## **DISCLAIMER:**

This information package has been prepared to provide a general overview of the property and to establish preliminary interest among potential buyers. It is not intended to serve as a comprehensive analysis of the property, nor does it replace a thorough due diligence investigation. Rein & Grosseohme and its agents have not conducted independent investigations regarding the property, its tenants, operational history, financials, leases, square footage, age, environmental conditions (including but not limited to contaminants, mold, asbestos, or pollutants), or compliance with local, state, and federal regulations. No warranties or representations are made regarding the financial condition, business performance, or intentions of any tenant occupying the property. The information provided herein has been obtained from sources deemed reliable; however, Rein & Grosseohme and its agents make no guarantees or assurances regarding its accuracy or completeness. Any projections, estimates, or financial models included are for illustrative purposes only and do not necessarily reflect actual or future property performance.

**PROSPECTIVE BUYERS ARE STRONGLY ENCOURAGED TO CONDUCT THEIR OWN INDEPENDENT INVESTIGATION OF ALL PHYSICAL, FINANCIAL, AND OPERATIONAL ASPECTS OF THE PROPERTY TO DETERMINE ITS SUITABILITY FOR THEIR NEEDS. WE FURTHER RECOMMEND CONSULTING WITH LEGAL, TAX, AND FINANCIAL PROFESSIONALS REGARDING ANY CONSIDERATIONS THAT MAY IMPACT THE DECISION TO PURCHASE THE PROPERTY.**

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All inquiries, discussions, and negotiations related to the sale of this property must be conducted through Rein & Grosseohme Commercial Real Estate. Prospective buyers and their agents agree not to engage directly with the property seller regarding the transaction. Brokers who fail to adhere to this requirement waive any right to commission-sharing arrangements with Rein & Grosseohme.