

**FOR SALE/LEASE**

# 6877 S Kings Ranch Rd

GOLD CANYON, AZ

\$1,250,000 | 7.0% CAP SUITE 7 \$16.50 NNN LEASE RATE

\*CAP rate needs verification



**±10K** TOTAL BUILDING  
SQUARE FEET

**US 60** EASY  
ACCESS



**ZONING**  
CB-1

**1999** YEAR  
BUILT



**MULTI-TENANT**  
OFFICE BUILDING

**Exclusive Contacts:**

**Rex Griswold**

M 480.244.7222

[rgriswold@cpiaz.com](mailto:rgriswold@cpiaz.com)

**Andy Jaffe**

D 480.214.1132

M 602.330.8777

[ajaffe@cpiaz.com](mailto:ajaffe@cpiaz.com)

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. Effective 10/30/19



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

# FOR SALE/LEASE

## 6877 S Kings Ranch Rd

GOLD CANYON, AZ

\$1,250,000 | 7.0% CAP SUITE 7 \$16.50 NNN LEASE RATE

\*CAP rate needs verification



### PROPERTY OVERVIEW

Building SF:	Total SF - ±10,058 SF
Price:	\$1,250,000
Parcel:	104-12-020A
Type:	Multi-Tenant Office Building
Year Built:	1999
Zoning:	CB-1
Percent Leased:	80%
Parking Ratio:	5/1,000
CAP Rate:	7.0%

Exclusive Contacts:

**Rex Griswold**  
M 480.244.7222  
[rgriswold@cpiaz.com](mailto:rgriswold@cpiaz.com)

**Andy Jaffe**  
D 480.214.1132  
M 602.330.8777  
[ajaffe@cpiaz.com](mailto:ajaffe@cpiaz.com)

 **COMMERCIAL PROPERTIES INC.**  
Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | [www.cpiaz.com](http://www.cpiaz.com)

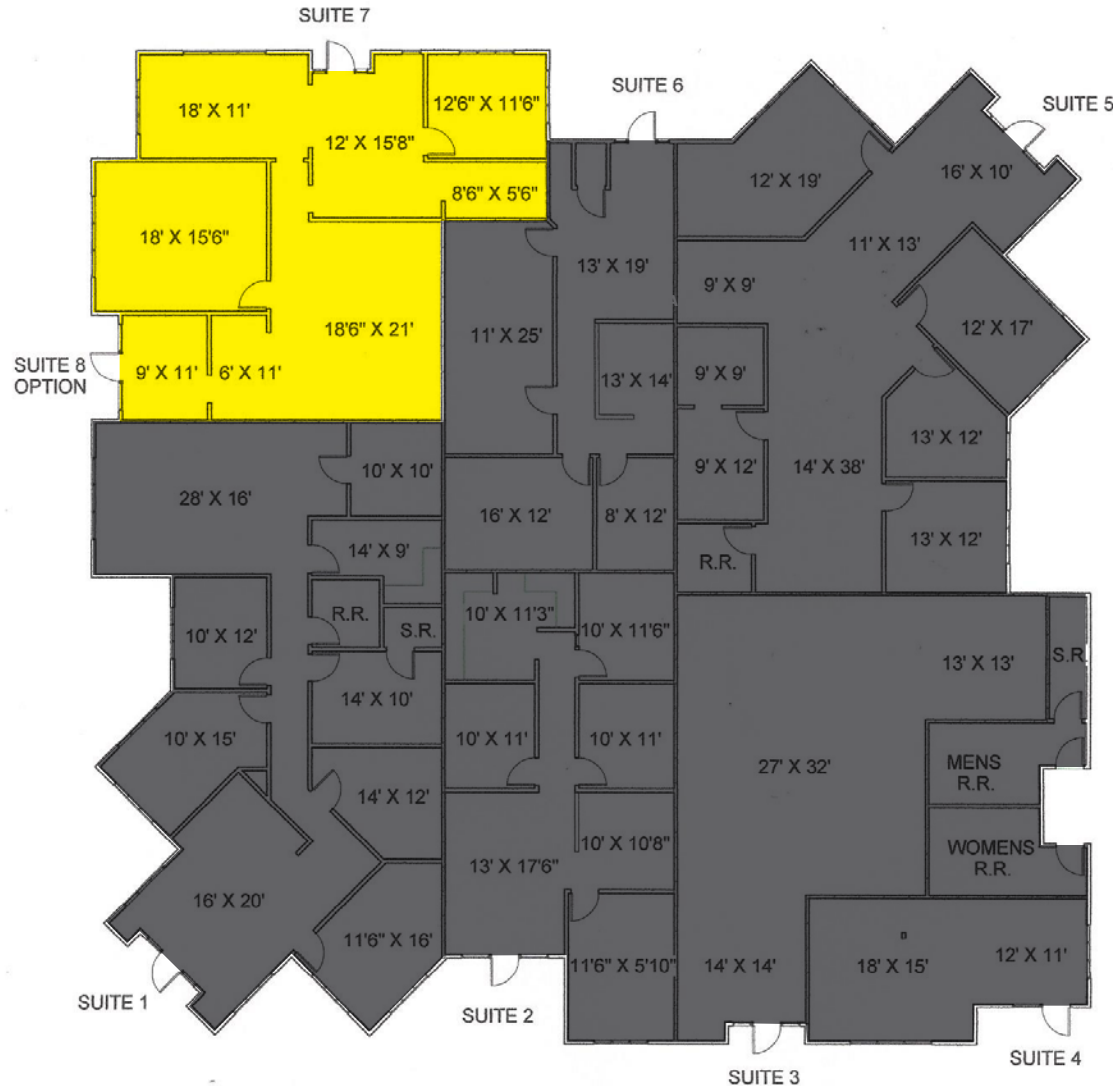
# FOR SALE/LEASE

## 6877 S Kings Ranch Rd

GOLD CANYON, AZ

\$1,250,000 | 7.0% CAP SUITE 7 \$16.50 NNN LEASE RATE

\*CAP rate needs verification

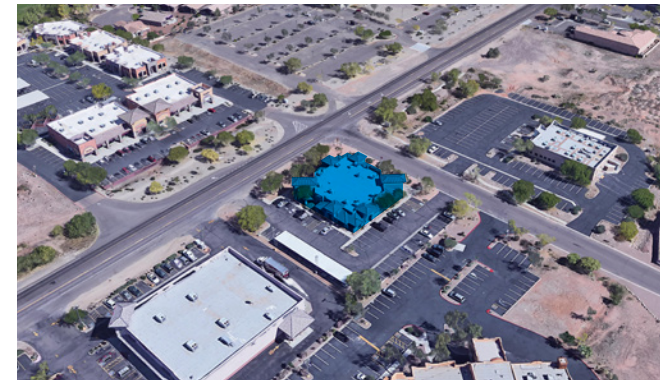


### AVAILABLE FOR LEASE

Suite Number	Lease Rate	Square Feet
7	\$16.50 NNN	±1,577

#### Space Amenities

- Reception (1)
- Offices (5)
- Break Rooms (1)
- Restrooms (1)



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CDPAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
 SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpi.az.com

FOR SALE/LEASE

# 6877 S Kings Ranch Rd

GOLD CANYON, AZ

\$1,250,000 | 7.0% CAP SUITE 7 \$16.50 NNN LEASE RATE

\*CAP rate needs verification



Exclusive Contacts:

Rex Griswold

M 480.244.7222

rgriswold@cpiaz.com

Andy Jaffe

D 480.214.1132

M 602.330.8777

ajaffe@cpiaz.com

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. Effective 10/30/19



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. 

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com