

# CUB LAKE SQUARE

5171 CUB LAKE RD, SHOW LOW, AZ 85901

Colliers  
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FOR SALE



## HIGHLIGHTS

- Attractive medical office complex and retail strip center located in the heart of Show Low near the major thoroughfare
- Occupied by reputable and successful tenants
- Most of the leases are modified gross featuring annual rent and CAM escalations
- Well constructed with steel roofing, block construction and concrete driveways
- Major tenants include Summit Healthcare and the Veterans Administration
- Excellent location due to proximity to the hospital
- Project can be sold together or in part (A, B and C)
- Additional land parcels available for sale for future development potential

## THE BUILDING

Cub Lake Square is comprised of two medical office buildings (44,800 SF total) and one retail building, situated on three parcels totaling 4.99 AC, zoned C-2. The property is near a major thoroughfare (SR260) in Show Low, and Summit Healthcare Regional Hospital. The offering features long term stability with a solid mix of healthcare, government and retail tenants.

## INVESTMENT SUMMARY

PROPERTY	MEDICAL BLDGS B & C	RETAIL BUILDING A
Price	\$9,500,000	\$675,000
Price per SF	\$212.05	\$150.67
Square Feet	± 44,800	± 4,480
NOI	\$761,674	\$42,027.37
Cap Rate	8.02% Cap on Actual Income	6.23%
Land Acres	± 4.59	± 0.40
Number of Tenants	12	3
Year Built	2003 & 2005	2005
Stories	1	1

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## AERIAL PHOTOGRAPH

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# 5171

CUB LAKE ROAD, SHOW LOW, AZ 85901



## Key

- |                    |                       |
|--------------------|-----------------------|
| 1. Big Lots        | 10. Walgreen's        |
| 2. Pizza Hut       | 11. Walmart           |
| 3. Sears           | 12. Lowe's            |
| 4. JC Penney       | 13. Home Depot        |
| 5. Pet Sense       | 14. Summit Healthcare |
| 6. Big 5           | 15. Dollar Tree       |
| 7. Jack in the Box | 16. Edward Jones      |
| 8. Denny's         |                       |
| 9. Taco Bell       |                       |

## AMENITIES MAP

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# 5171 Cub Lake Road Confidentiality Agreement

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of Cub Lake Square located at 5171 Cub Lake Road, Show Low, AZ 85901 (Property). The undersigned has been advised that Colliers International (Colliers) has been retained on an exclusive basis by the owners of the above referenced property (Owner) with respect to the offering for sale of Property. The owner requests all inquiries and communication with respect to the contemplated sale of the property be directed through Colliers. All fees due Colliers in connection with the sale of the Property shall be paid by Owner and will be shared on a cooperative basis to any procuring broker who has pre-registered potential buyers. The cooperating fee in this instance is One and one-half Percent (1.5%) of the sales price.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Colliers International. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Colliers International, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Colliers International. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Colliers International.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

**ACCEPTED AND AGREED TO THIS** \_\_\_\_\_ **DAY OF** \_\_\_\_\_, **2017**

## PROSPECTIVE PURCHASER

Print Purchaser Name \_\_\_\_\_

Signature \_\_\_\_\_  
By \_\_\_\_\_  
Title \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
City State Zip  
Date \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

## CO-BROKER

Print Co-Broker Name \_\_\_\_\_

Signature \_\_\_\_\_  
By \_\_\_\_\_  
Title \_\_\_\_\_  
Company \_\_\_\_\_  
Address \_\_\_\_\_  
\_\_\_\_\_  
City State Zip  
Date \_\_\_\_\_  
Phone \_\_\_\_\_  
Email \_\_\_\_\_

\*Please return via email to Matt Fitz-Gerald at [matt.fitz-gerald@colliers.com](mailto:matt.fitz-gerald@colliers.com),  
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