

# TRIPLE NET LEASE INVESTMENT SALE

8946 & 8950 E Germann Rd | Mesa, AZ 85212



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

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



**TEAM JSA**  
JONES SOLDO ALLEN

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## TWO BUILDINGS & CELL TOWER LEASE AVAILABLE FOR SALE

**Address** 8946 & 8950 E. Germann Rd.  
Mesa, Arizona 85212

**Building Sizes** 8946 E. Germann Rd: ±24,459 SF  
8950 E. Germann Rd: ±10,500 SF

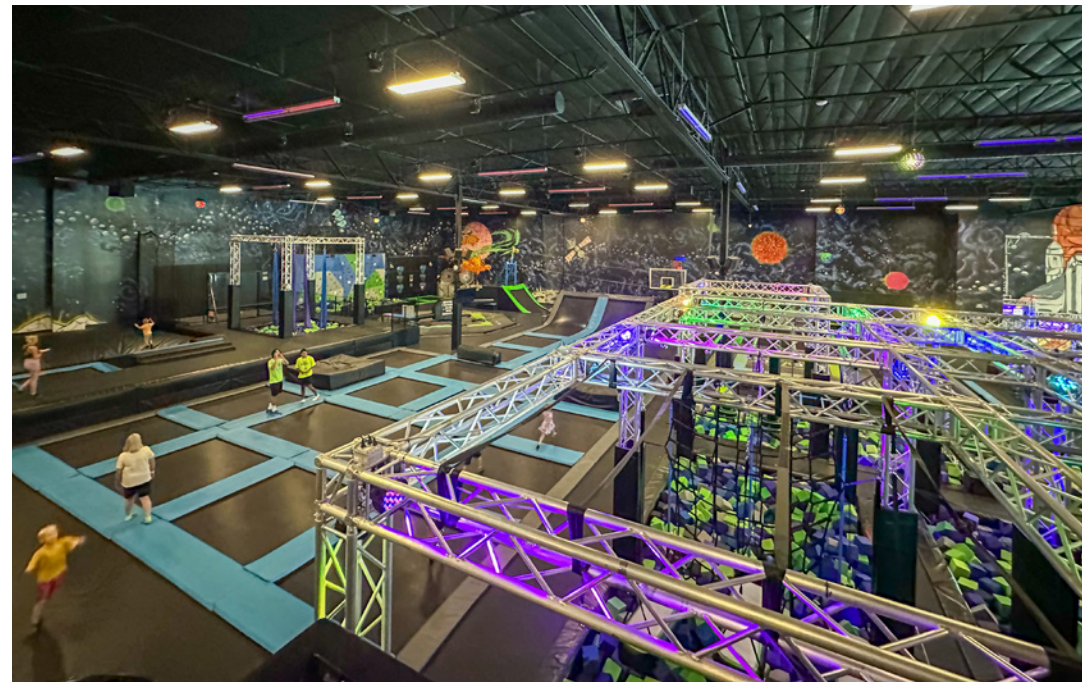
**Year Built** 8946 E. Germann Rd: 2020  
8950 E. Germann Rd: 2022

**Land Area** ±4.01 Acres

**NOI** \$708,465

**CAP Rate** 6.25%

**Sale Price:** \$11,337,000



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[WWW.ELEVATETRAMPOLINEPARK.COM](http://WWW.ELEVATETRAMPOLINEPARK.COM)

At Elevate Trampoline Park, an indoor jump center, guests can somersault and catapult across a slew of trampoline-lined arenas. The safely padded trampolines stretch from wall to wall, granting guests enough room to jump in place among friends or attempt aerial stunts. The center's two dodge-ball courts put a twist on the traditional game by adding a trampoline element, and three slam-dunk courts let players feel the thrill of a game-winning shot without the limitations of gravity or a strict pro basketball contract. For even more aerial thrills, the bungee-jump bounce lets guests hurtle more than 25 feet in the air from the safety of a bungee cord, while a 24-foot rock-climbing wall grants the fun of an outdoor climb amid indoor comforts. When the sun goes down, DJ music and colorful lights turn the bouncy arena into an all-out party.



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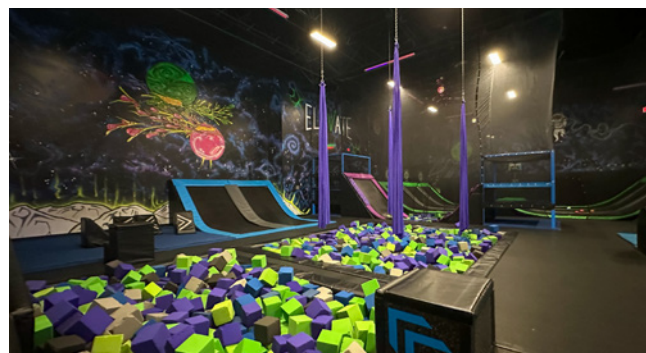


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- Salon Suites
- Luxury Salon Experience
- Provides Beauty Professionals the Ability to Run Their Own Business
- Business Owners Are Able to Create a Workplace that Matches Their Brand and Style
- Driven Business Owners
- **Services Offered Include:**
  - Hair Stylists
  - Estheticians
  - Spray Tanning
  - Eye Lash Extensions
  - Massage Therapists
  - Jewelry Sales



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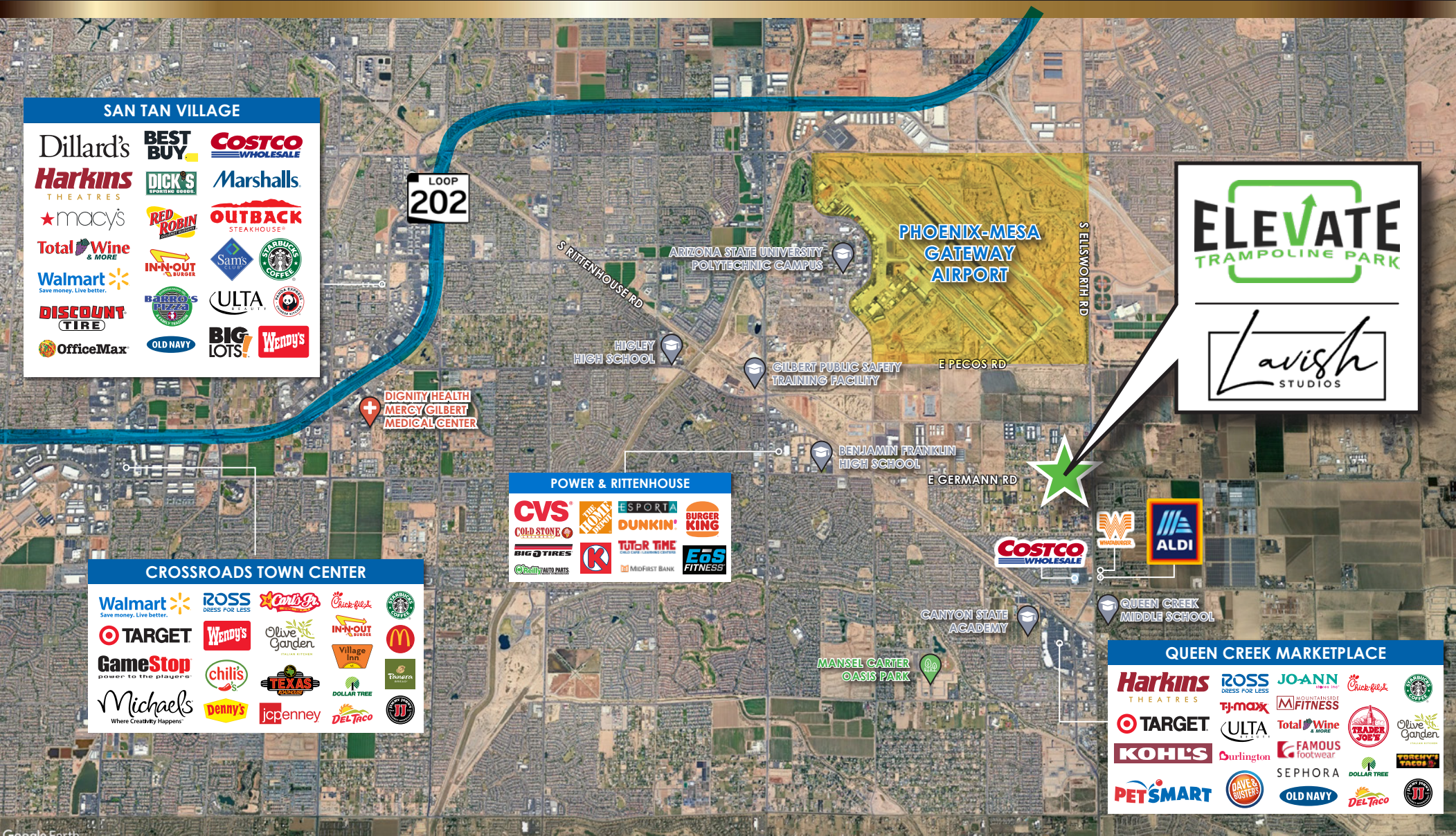
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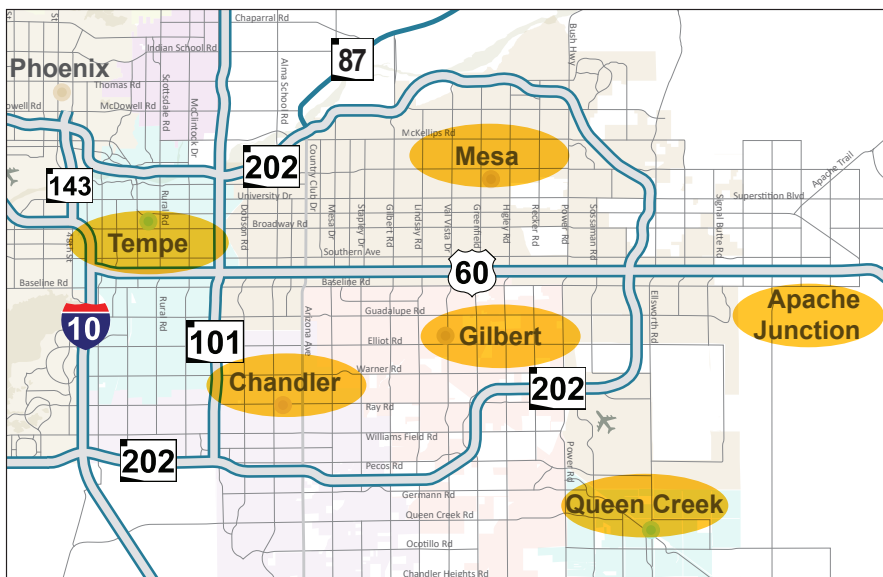
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The six cities and towns – Chandler, Gilbert, Mesa, Tempe, Queen Creek and Apache Junction – known as the PHX East Valley accounted for nearly half of the total job growth in all of Maricopa County last year, according to data from CBRE Research, Arizona Commerce Authority and Greater Phoenix Economic Council. All told, the burgeoning region added 13,500 of the 28,000 new jobs in 2018. Among the industries with the biggest job gains in the region last year were manufacturing, technology and financial services.

In Mesa, AQST Space Systems relocated its headquarters to Falcon Field Airport from Puerto Rico, and PiperPlastics, a global provider of high-performance polymer materials, precision molded and machined plastic components and assemblies, is building a 90,000-square-foot North American Research and Development Tech Center there.

The region also continues to foster innovation in a variety of technology-enabled enterprises. This includes EdgeCore Internet Real Estate's planned 1.25-million-square-foot campus, in Mesa, plus a \$63.5-million satellite campus to Arizona State University. Located in Mesa's downtown core, the campus will feature programs using augmented and virtual reality, artificial intelligence, and 3D design that are critical to medical, aerospace, manufacturing and entertainment firms.



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## DEMOGRAPHIC SUMMARY

8950 E Germann Rd, Mesa, Arizona, 85212

Ring of 5 miles

### KEY FACTS

174,738

Population



54,433

Households

33.6

Median Age

\$102,198

Median Disposable Income

### EDUCATION

3%

No High School Diploma



19%

High School Graduate



33%

Some College



45%

Bachelor's/Grad/Prof Degree

### INCOME



\$121,402

Median Household Income



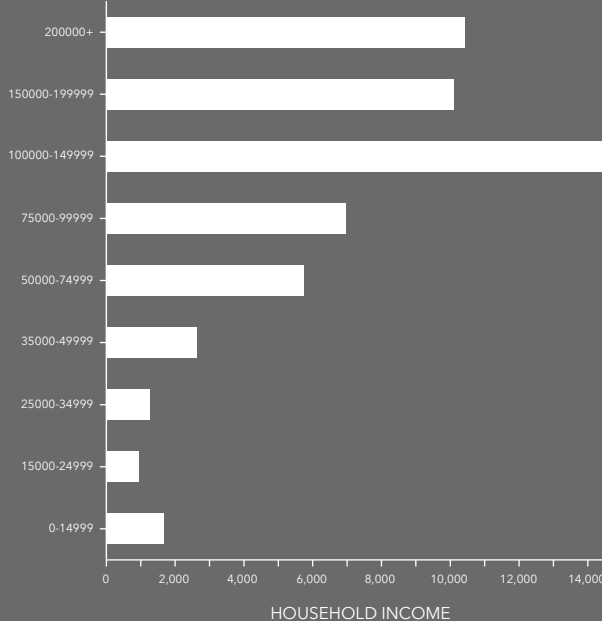
\$48,006

Per Capita Income

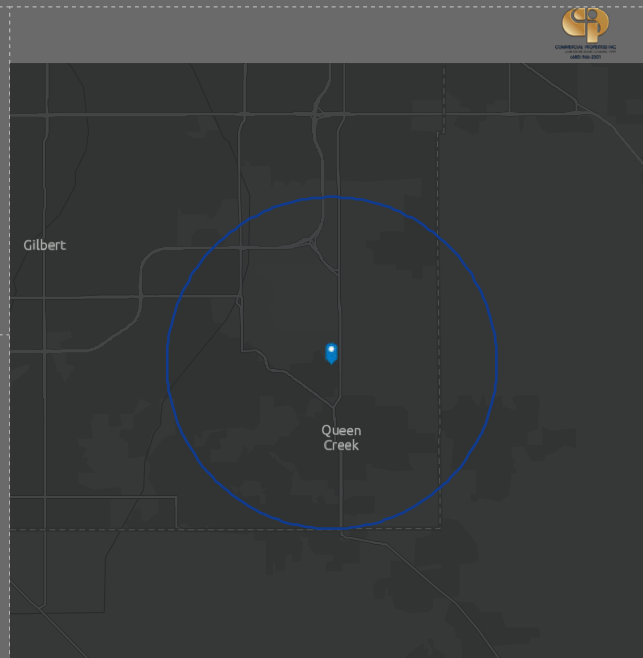


\$384,394

Median Net Worth



HOUSEHOLD INCOME



### EMPLOYMENT

74%

White Collar

16%

Blue Collar

13%

Services

3.1%

Unemployment Rate

Source: Esri. The vintage of the data is 2023, 2028.

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