

# FOR SALE

## 10-year NNN Lease

12647 W Smokey Dr, Units 116 & 117, Surprise, AZ 85378

+/- 2,253 RSF | Cap Rate: 6.5%

**PRICE: \$1,090,000**



## Property Details

- **Asset Type:** 10 year NNN Investment Sale – Medical/Office Condo
- **Cap Rate:** 6.5%
- **Price:** \$1,090,000
- **Project:** Crossroads Lakes Professional Office Development
- **Address:** 12647 W Smokey Dr, Bldg F, Units 116, Surprise, AZ 85378
- **APNs:** 501-81-303 & 501-81-302
- **Size:** ±2,253 SF

## Lease Description

- **Lease Term:** 9 Years Remaining
- **Rent Increases:** 3.00% Annually
- **Guarantee:** Fully Guaranteed Lease
- **Year Built/Improved:** 2025 (Brand-New Buildout)
- **Use:** State-of-the-Art Eyecare Facility

## Interior Improvements

- Reception & waiting area with eyeglass display
- Four (4) exam rooms
- Two (2) testing rooms
- Dedicated training room
- Staff breakroom
- ADA-compliant restroom

## Financial & Ownership Details

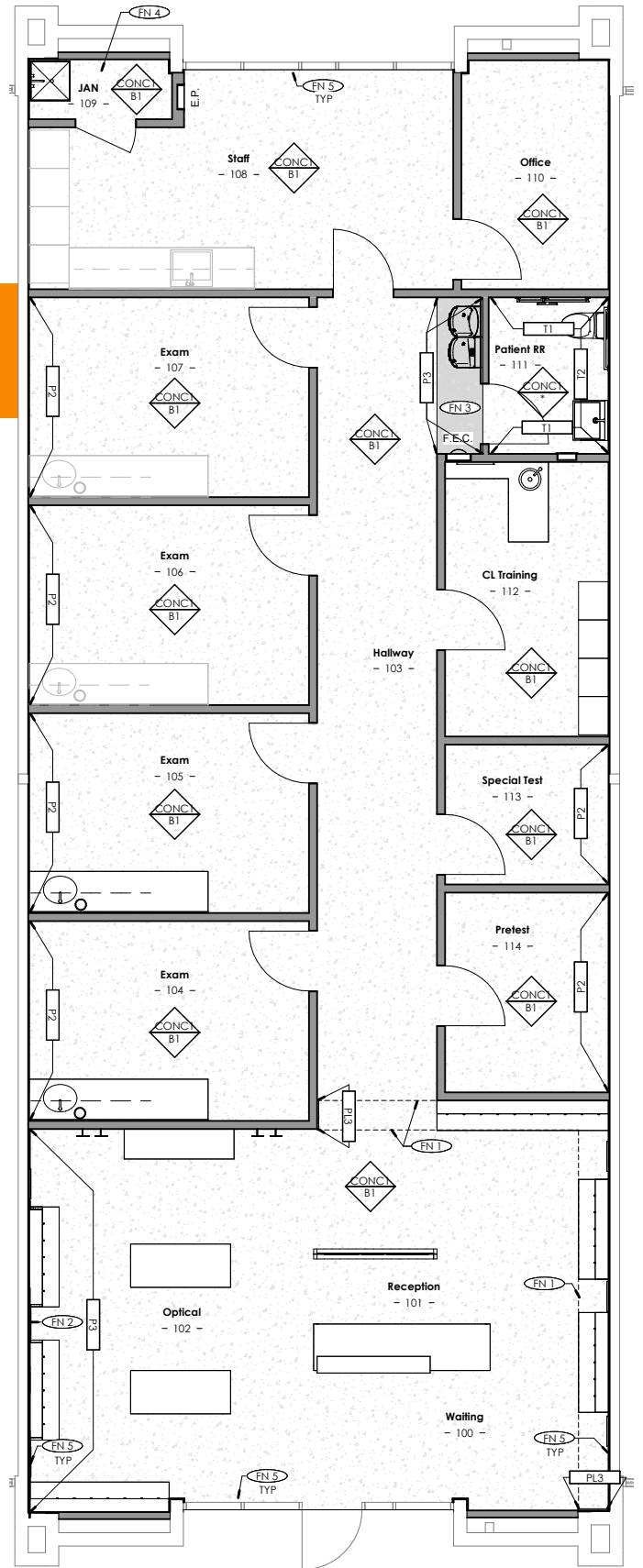
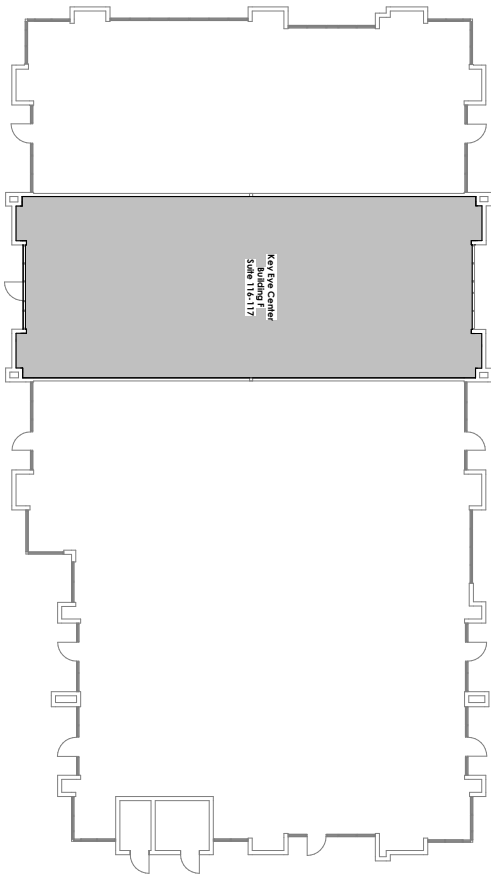
- NNN Structure – Passive investment with minimal landlord responsibilities
- Association Fees: \$7.20 PSF
- 2025 Property Taxes: \$4,591.56

## Parking & Physical Features

- Two (2) covered parking spaces included
- New roof and HVAC systems
- Modern, high-end medical buildout



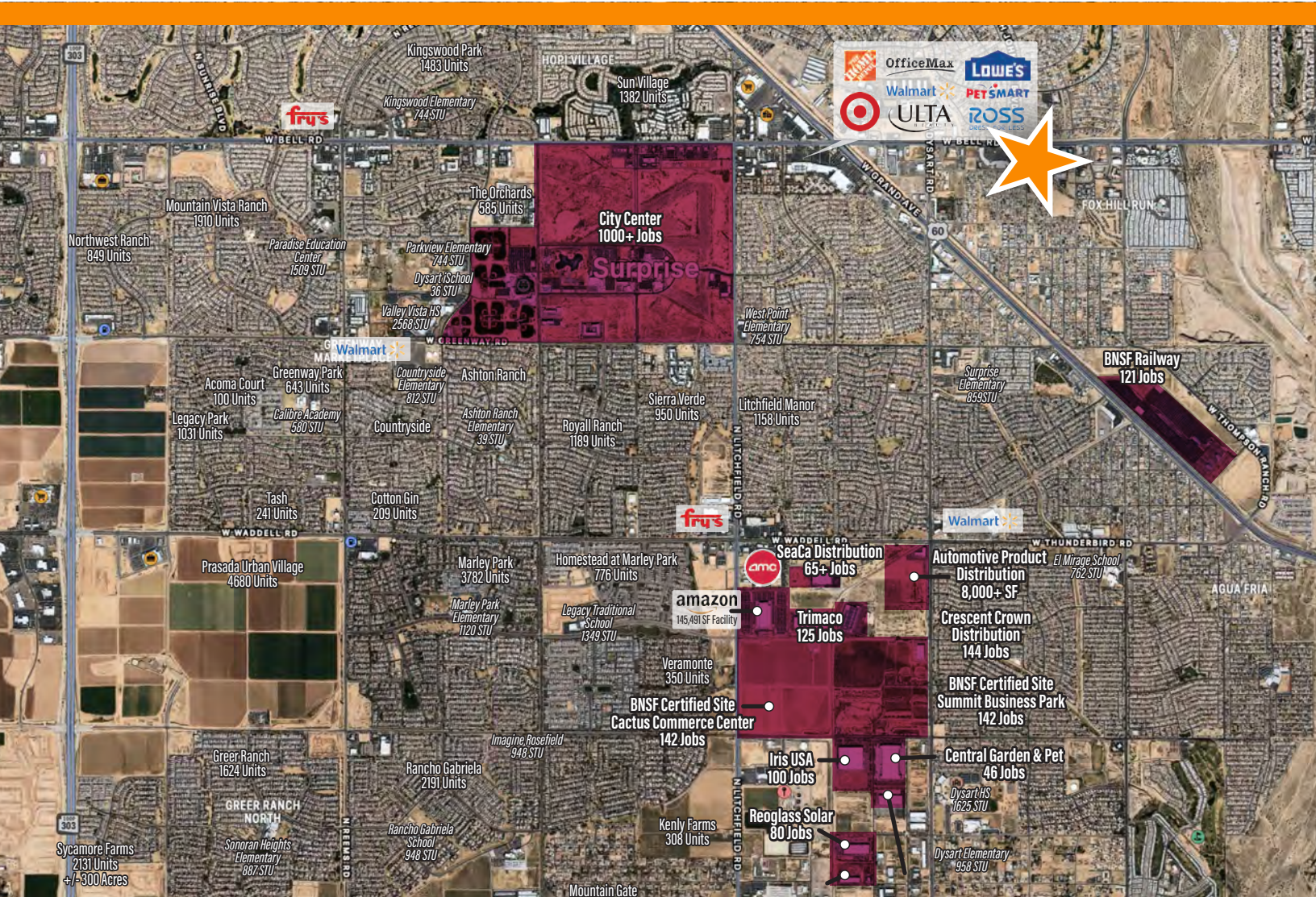
# Suite 116 Floor Plan (2,253 SF)



# About Keen Eye Center

Keen Eye Center is a premier, family-owned vision care practice serving the West Valley since 1993. Formerly known as EyesWest Optical, the practice has built a longstanding reputation for exceptional patient care, advanced diagnostic technology, and personalized optical solutions.

Located in the rapidly growing Surprise medical and professional corridor, the modern facility provides comprehensive eye exams, dry eye treatment, diabetic retinopathy management, contact lens fittings, pediatric eye care, and high-end optical services. Patients benefit from a boutique-style environment featuring fashion-forward designer eyewear and customized vision solutions tailored to individual lifestyles and needs.



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