

Tikka Drive

INDIAN CUISINE

Absolute Triple Net Leased Investment

List Price: \$3,100,000

Cap Rate: 7.1%

Unleveraged IRR: 7.98%

80 W . Warner Rd
Chandler, AZ 85225
(Arizona Ave & Warner Rd)



PROPERTY OVERVIEW

Founded in 2015, Tikka Drive expanded to this location in 2025 to become the brand's first drive-thru restaurant, with its grand opening in April 2026.

Follow the Tenant on Instagram:
<https://www.instagram.com/tikkadrive/>

Located at 80 W. Warner Road, Chandler, AZ 85225, the property totals approximately 2,380 square feet and is secured by a long-term, absolute NNN lease with annual rent increases. Year one Net Operating Income (NOI) is \$219,504.

KEY HIGHLIGHTS

List Price:	\$3,100,000
Cap Rate:	7.1%
Rental Income:	\$219,504
Rental Increases:	1.5% Annually
Building Size:	± 2,380 SF
Land Size:	± 31,718 SF
Lease Term:	Twenty (20) Years
Lease Type:	Absolute NNN
Lease Start Date:	April 2026
Rent Commencement Date:	July 2026



NICK MINER, CCIM
SENIOR VICE PRESIDENT
NICK@NICKMINER.COM
M: (480) 226-8037
D: (480) 612-0384

