

SINGLE TENANT

Investment Opportunity



Infill Master-Planned Community Location | Investment Grade Credit (BBB)



3610 West Anthem Way | Anthem, AZ

PHOENIX MSA

ACTUAL SITE



EXCLUSIVELY MARKETED BY



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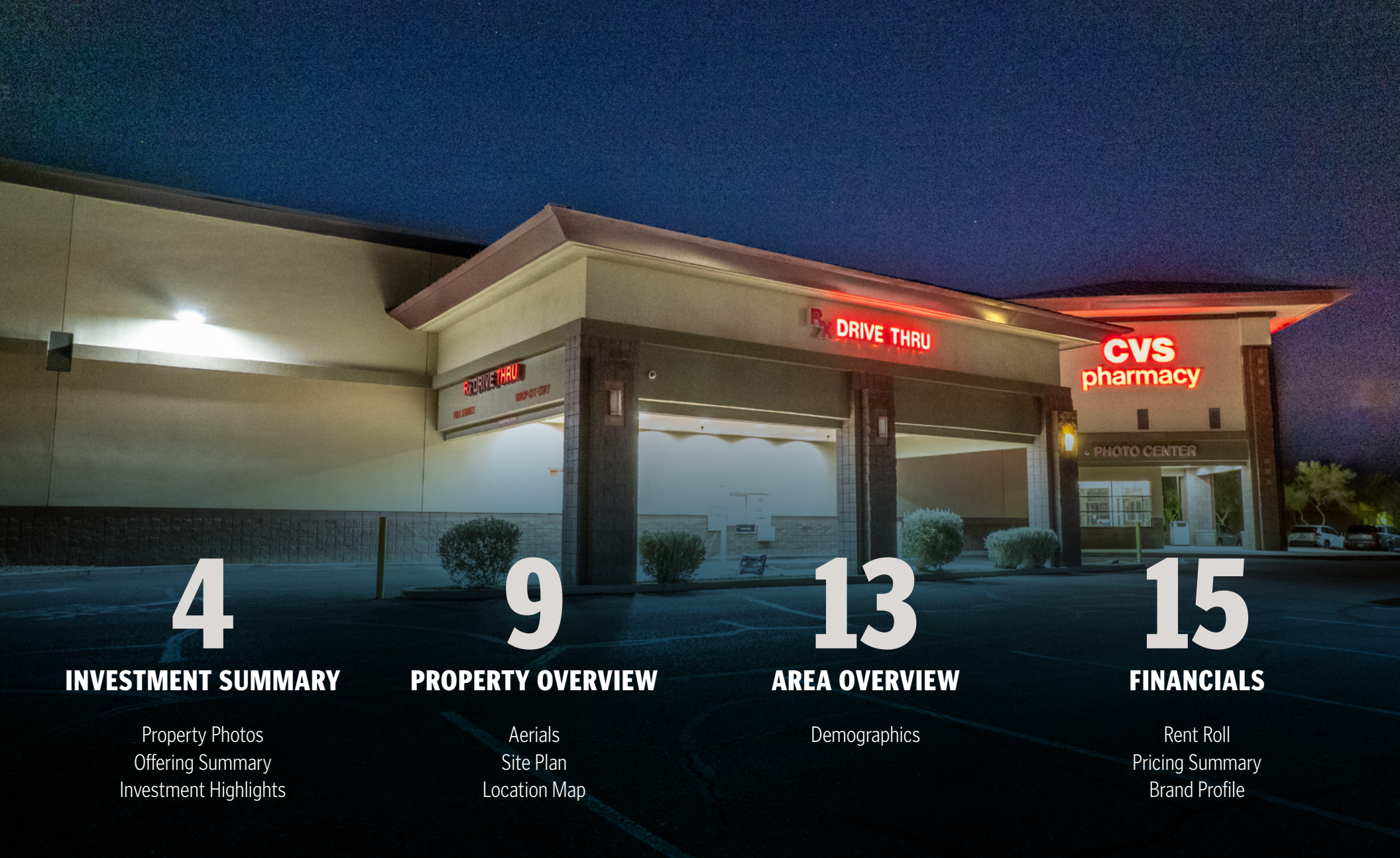
ED BEEH

**Employing Broker
SRS Real Estate Partners-West, LLC**

AZ License No. BR032807000



Employing Broker: Ed Beeh, SRS Real Estate Partners-West, LLC | AZ License No. BR032807000



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Rent Roll
Pricing Summary
Brand Profile

PROPERTY PHOTO



PROPERTY PHOTO

Outlets North Phoenix



63,200 VPD

W ANTHEM WAY

21,788 VPD

N GAVILAN PEAK PKWY

13,345 VPD





OFFERING

Price	\$5,446,000
Annual Rent	\$354,000
Cap Rate	6.50%
Tenant	American Drug Stores Inc., DBA CVS Pharmacy
Guarantor	Albertson's Inc.
Lease Type	NNN
Lease Term	~5.7 years remaining

PROPERTY SPECIFICATIONS

Rentable Area	~16,784 SF
Land Area	~2.59 AC
Property Address	3610 West Anthem Way Anthem, Arizona 85086
Year Built	2001
Parcel Number	203-03-302
Ownership	Fee Simple (Land & Building Ownership)

INVESTMENT HIGHLIGHTS

- Single-tenant CVS Pharmacy located in the master-planned community of Anthem, a vibrant suburban submarket in the Phoenix MSA
- Nationally recognized investment-grade tenant (S&P rated BBB), operating over 9,000 locations nationwide
- CVS has operated at this site for approximately 25 years and just extended its lease through October 2031, demonstrating its success and commitment to this location
- Total Sales increased by over 30% Year over Year for Fiscal Year ending January 2026
- Lease is triple net with no Landlord responsibilities for maintenance or repairs
- Large 2.59 acre parcel located at the main signalized intersection in the community with over 33,000 vpd
- The Circle K across the street from the property is ranked in the top 3% of all Circle K locations nationwide, per Placer.ai
- Adjacent to a Starbucks ranked in the top 35% nationally, top 35% in Arizona, and #4 out of 13 within a 15 mile radius (top 24%), per Placer.ai
- Strong demographics with approximately 48,000 residents and 11,200 employees within 5 miles, supported by nearby schools, medical offices, grocery-anchored centers, and daily-needs retail
- Exceptionally high Average Household Income over \$168,000 within 3 miles
- Across Anthem Way from Anthem Marketplace, a neighborhood shopping center anchored by Safeway, Wells Fargo, McDonalds and Taco Bell
- The Phoenix MSA continues to benefit from population in-migration, job growth, and favorable business climate, supporting long-term real estate fundamentals



LOCATION



Anthem, Arizona
Maricopa County
Phoenix MSA

ACCESS



West Anthem Way: 1 Access Point
North Gavilan Peak Parkway: 1 Access Point
Triumph Court: 1 Access Point

TRAFFIC COUNTS



West Anthem Way: 21,788 VPD
North Gavilan Peak Parkway: 13,345 VPD

IMPROVEMENTS



~16,784 SF of existing building area

PARKING



There are approximately 82 parking spaces on the owned parcel. The parking ratio is approximately 4.88 stalls per 1,000 SF of leasable area.

PARCEL



Parcel Number: 203-03-302
Acres: ~2.59

CONSTRUCTION



Year Built: 2001

ZONING



C-2: Intermediate Commercial



17

63,200 VPD

N GAVILAN PEAK PKWY

8,200 VPD

21,788 VPD

DOLLAR TREE
ROSATI'S PIZZA
H&R BLOCK

Starbucks
Falducci's MEXICAN FOOD

CENTER FOR ADVANCED DENTISTRY
 We Make Anthem Smile

HONORHEALTH

CVS pharmacy

SAFeway
LESLIE'S
BASKIN ROBBINS
SUBWAY
WING STOP
TACO BELL

MIDFIRST BANK
 True to you.

WELLS FARGO

BARRO'S PIZZA
 THE #1 RATED PIZZA RESTAURANT

Wendy's

Bela Rosa Apartment Homes

ANTHEM DENTISTRY

Sonora Quest Laboratories

NORTH VALLEY FAMILY DENTISTRY

Anthem Civic Building

The Enclave at Anthem SENIOR LIVING

Anthem Marketplace



iSwing Indoor Golf

gerber COLLISION & GLASS

dynamic devices

MAJESTIC DENTISTRY
PG PODIATRY GROUP OF ARIZONA
Back to Health of anthem

Anthem Veterans Memorial

Anthem Community Park



♥ **CVS pharmacy**®

CENTER FOR
ADVANCED DENTISTRY
We Make Anthem Smile

W ANTHEM WAY

21,788 VPD

Monument Sign

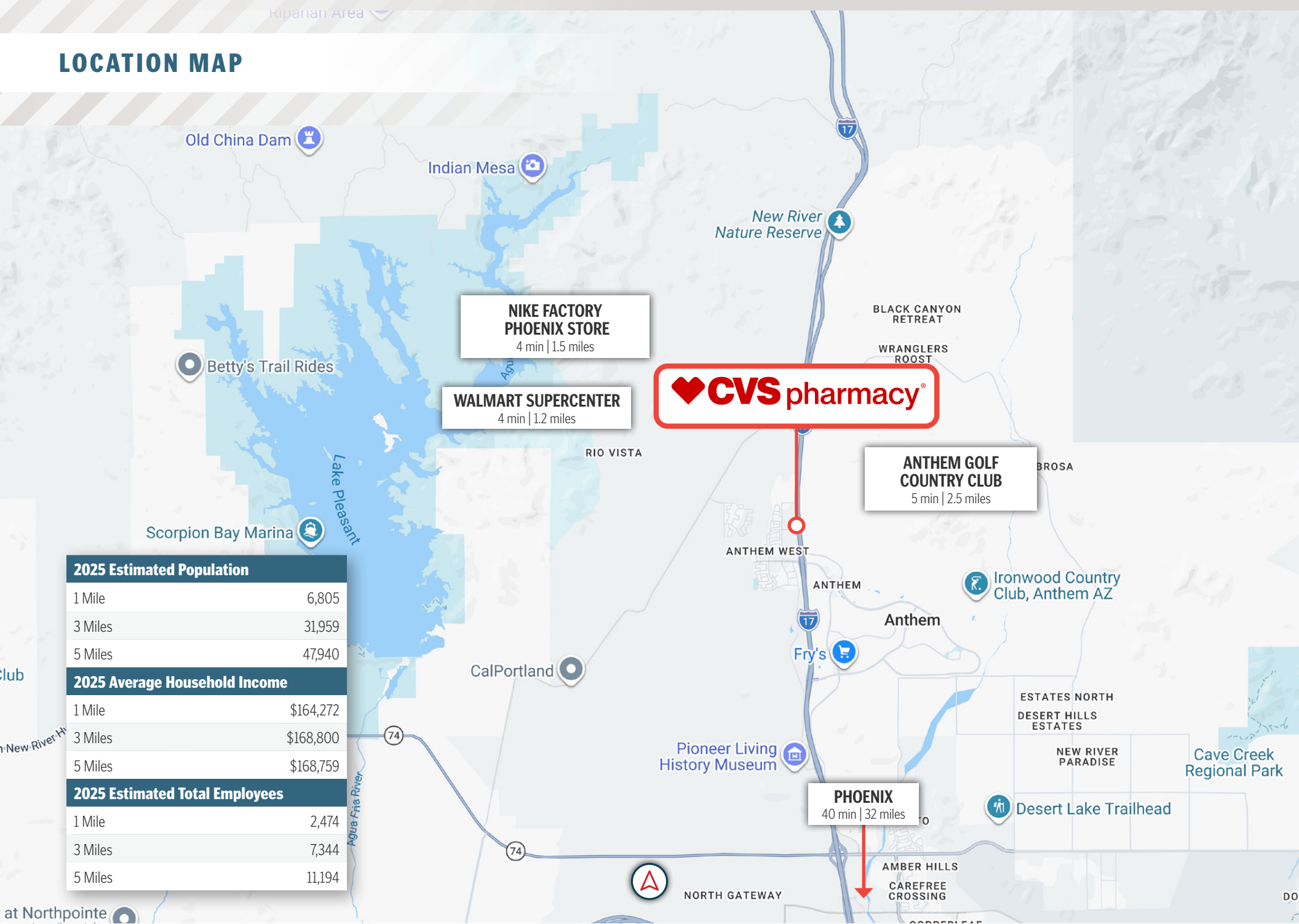
N GAVILAN PEAK PARKWAY

13,345 VPD

CIRCLE **K**



LOCATION MAP



NIKE FACTORY PHOENIX STORE
4 min | 1.5 miles

WALMART SUPERCENTER
4 min | 1.2 miles

CVS pharmacy

ANTHEM GOLF COUNTRY CLUB
5 min | 2.5 miles

PHOENIX
40 min | 32 miles

2025 Estimated Population

1 Mile	6,805
3 Miles	31,959
5 Miles	47,940

2025 Average Household Income

1 Mile	\$164,272
3 Miles	\$168,800
5 Miles	\$168,759

2025 Estimated Total Employees

1 Mile	2,474
3 Miles	7,344
5 Miles	11,194



ANTHEM, ARIZONA

Anthem is a planned community and census-designated place in Maricopa County, Arizona, United States, within the Phoenix Metropolitan Area. Anthem, Arizona, is a master-planned community located approximately 34 miles north of downtown Phoenix. Nestled in the foothills of the Daisy Mountain, Anthem is conveniently situated near Interstate 17, providing easy access to Phoenix and other major areas in the region. Anthem has a 2026 population of 22,835.

While Anthem itself is primarily residential, it benefits from its proximity to Phoenix and other nearby cities where key industries include technology, healthcare, manufacturing, and finance. Within Anthem, retail, healthcare, and education are prominent sectors, providing employment opportunities to the local population. The Anthem Commerce Park hosts a number of companies, providing employment opportunities in sectors such as healthcare, education, and professional services. Anthem's location along Interstate 17 and continued residential development support steady commercial growth and long-term economic vitality.



Anthem has numerous parks, recreational facilities, and community events. Anthem offers family-friendly, high-elevation attractions like the expansive Anthem Community Park, the serene Anthem Veterans Memorial, and the Pioneer Living History Museum. The Anthem Community Park, with its fishing lake, soccer fields, and skate park, is a central hub for outdoor activities. The community also boasts a state-of-the-art community center, offering fitness and wellness programs, and is known for its spectacular Independence Day celebration, attracting visitors from across the state.

Anthem is served by the Deer Valley Unified School District (DVUSD), as well as several private and charter schools. The nearest colleges and universities are Glendale Community College, Paradise Valley Community College, and Arizona State University at the West campus.

The nearest major airport is Phoenix Sky Harbor International Airport. This airport has international and domestic flights from Phoenix, Arizona and is 36 miles from the center of Anthem, AZ.

AREA DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
Population			
2025 Estimated Population	6,805	31,959	47,940
2030 Projected Population	6,607	32,538	48,990
2010 Census Population	6,275	28,052	43,043
Historical Annual Growth 2010 to 2020	1.05%	0.86%	1.00%
Households & Growth			
2025 Estimated Households	2,522	11,073	17,238
2030 Projected Households	2,481	11,355	17,755
2010 Census Households	2,159	9,436	14,700
Historical Annual Growth 2010 to 2020	1.56%	1.33%	1.30%
Income			
2025 Estimated Average Household Income	\$164,272	\$168,800	\$168,759
2025 Estimated Median Household Income	\$122,846	\$131,984	\$132,806
2025 Estimated Per Capita Income	\$62,319	\$60,081	\$61,213
Businesses & Employees			
2025 Estimated Total Businesses	268	734	1,118
2025 Estimated Total Employees	2,474	7,344	11,194



Tenant Name	Square Feet	LEASE TERM				RENTAL RATES					
		Lease Start	Lease End	Begin	Increase	Monthly	PSF	Annually	PSF	Recovery Type	Options
CVS	16,784	Oct 2001	Oct 2031	Current	-	\$29,500	\$1.76	\$354,000	\$21.09	NNN	5 (5-Year) Remaining
				Option 1	6.93%	\$31,546	\$1.88	\$378,547	\$22.55		6.93% increase at 1st option

FINANCIAL INFORMATION

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FOR FINANCING OPTIONS AND LOAN QUOTES: Please contact SRS Debt & Equity at debtandequity@srsre.com



CVS PHARMACY

cvs.com

Company Type: Subsidiary

Locations: 9,000+

2024 Employees: 219,000

2024 Revenue: \$372.81 Billion

2024 Net Income: \$4.61 Billion

2024 Assets: \$253.22 Billion

2024 Equity: \$75.56 Billion

Credit Rating: S&P: BBB

CVS Health is a leading health solutions company building a world of health around every consumer, wherever they are. As of September 30, 2025, the Company had approximately 9,000 retail pharmacy locations, more than 1,000 walk-in and primary care medical clinics and a leading pharmacy benefits manager with approximately 87 million plan members. The Company also serves an estimated more than 37 million people through traditional, voluntary and consumer-directed health insurance products and related services, including highly rated Medicare Advantage offerings and a leading standalone Medicare Part D prescription drug plan. The Company's integrated model uses personalized, technology driven services to connect people to simply better health, increasing access to quality care, delivering better outcomes, and lowering overall costs.

Source: [cvshealth.com](https://www.cvshealth.com), finance.yahoo.com



THE EXCLUSIVE NATIONAL NET LEASE TEAM
of SRS Real Estate Partners-West, LLC

300+

TEAM
MEMBERS

29

OFFICES

\$6.5B+

TRANSACTION
VALUE

company-wide
in 2025

930+

CAPITAL MARKETS
PROPERTIES

SOLD
in 2025

\$3.5B+

CAPITAL MARKETS
TRANSACTION

VALUE
in 2025



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