

Sale of AAA Net Leased Property in Sun City for \$3.1 Million



SUN CITY, Ariz. – Marcus & Millichap (NYSE: MMI), a leading commercial real estate brokerage firm specializing in investment sales, financing, research and advisory services, announced today the sale of AAA, a 5,375-

square foot net-leased property located in Sun City, Arizona. According to Ryan Sarbinoff, regional manager of the firm's Phoenix office, the asset sold for \$3.1 million (\$577 PSF).

Mark Ruble and Chris Lind, investment specialists in Marcus & Millichap's Phoenix office, had the exclusive listing to market the property on behalf of the seller, a limited liability company. The buyer, a limited liability company, was secured and represented by Ruble and Lind.

With brand new, high-quality 2021 construction, AAA is located at 17312 N 99th Avenue in Sun City, Arizona. In the heart of the growing Sun City trade area, AAA is surrounded by national retailers, like McDonald's, Arby's Wells Fargo, Ace Hardware, Big O Tires, Tuesday Morning and more. The net-leased property is accessible to 277,446 residents with a five-mile radius and visible to over 19,240 cars per day along North 99th Avenue and to over 70,220 cars per day at the high-traffic intersection of North 99th Avenue and West Bell Road.