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# CVS at University Commons

6900 N. University Drive, Tamarac, FL 33321

**\$7,800,000**

**13,013 SF | Retail**



**Retail Property For Sale**

Price:	\$7,800,000	No. Stories:	1
Building Size:	13,013 SF	Tenancy:	Single
Price/SF:	\$599.40	Property on Ground Lease?:	Yes
Property Type:	Retail	Year Built:	2004
Property Sub-type:	Free Standing Bldg	Lot Size:	1.25 AC
Property Use Type:	Net Lease Investment with 10+ years left on lease	APN / Parcel ID:	49-41-10-01-0172
Commission Split:	0.75%	Parking Ratio:	4.20 / 1,000 SF
Cap Rate:	5.50%		

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## Highlights

- Long-Term National Credit Tenant - CVS Corporation guarantees the lease.
- NNN Lease - No landlord management or financial responsibilities.
- Hard Corner/Signalized Intersection - allowing for maximum visibility.
- Prime University Drive Location - the major retail artery in the trade area.
- High Profile Outparcel to University Commons - a Sav-A-Lot anchored retail center.

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## Description

CBRE, Inc. is pleased to announce that it has been appointed exclusive advisor for the sale of an exceptionally well located freestanding single-tenant building occupied by CVS. The ±13,013 SF pharmacy with one drive-thru lane is an outparcel to University Commons, a ±79,998 SF neighborhood shopping center anchored by a brand new Sav-A-Lot food store. University Commons is also available for purchase and is being marketed separately by CBRE on behalf of the same ownership. Please contact brokers for more details on shopping center.

CVS has 10 years remaining on an original 20-year lease with a fixed rent of \$429,429 per year. There are four 5-year options with rent escalating by 10% each five-year option term. The tenant maintains its own parcel, including land and building, and is separately assessed for real estate taxes.

The property is located in the City of Tamarac, approximately 10 miles west of downtown Fort Lauderdale, on the hard corner signalized intersection of University Drive and McNab Road. The property is an outparcel to University Commons, a grocery-anchored neighborhood shopping center.

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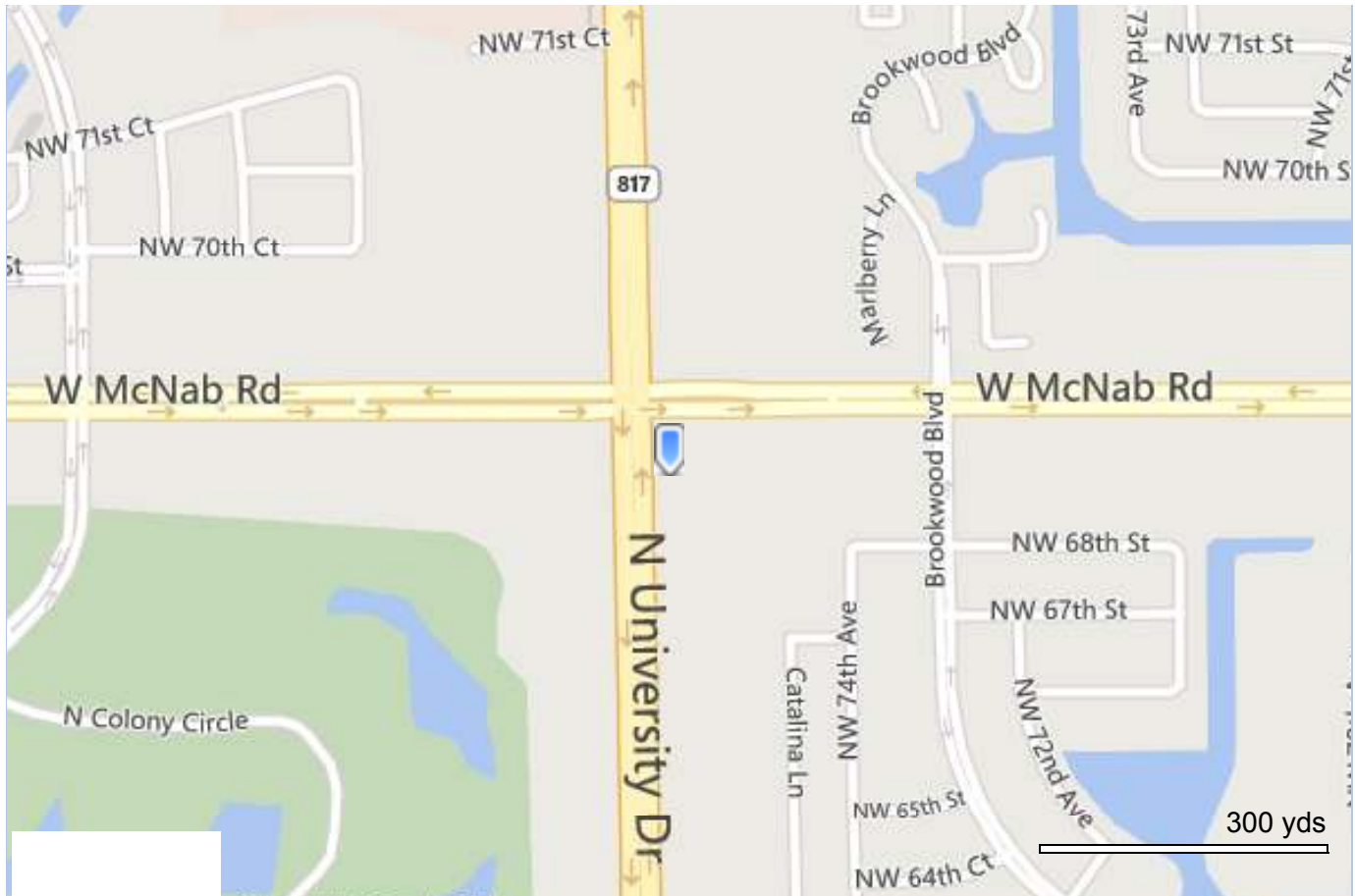
## Financial Summary

## Major Tenant Information

	Actual
Year	2015
Net Operating Income	\$429,429

**Map** of 6900 N. University Drive, Tamarac, FL 33321 (Broward County)

[Hide Map](#)



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