

FOR SALE

VALUE ADD RETAIL -MIXED USE INVESTMENT OPPORTUNITY



1805 W. VAN BUREN STREET
214 N. 18TH AVENUE
PHOENIX, AZ 85007

RETAIL , OFFICE & WAREHOUSE

CINDY MOY-ZHANG
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LICENSE # SA701280000

BROOK MILLER
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355 E. GERMANN RD. STE 103 - GILBERT, AZ 8529

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OFFERING SUMMARY

PRICE:	\$1,850,000
BUILDING SIZE:	9,583 [±]
PRICE/ SF:	\$193 / SF
LOT SIZE:	0.26 ACRES
APN:	112-01-030 + 112-01-031



PROPERTY OVERVIEW

LOCATED ALONG ONE OF PHOENIX'S HISTORIC COMMERCIAL CORRIDORS, THIS HIGHLY VISIBLE CORNER PROPERTY OFFERS EXCEPTIONAL REPOSITIONING POTENTIAL JUST MINUTES FROM DOWNTOWN PHOENIX, THE STATE CAPITOL, INTERSTATE 10, PHOENIX SKY HARBOR AIRPORT AND THE RAPIDLY EXPANDING GRAND AVENUE ARTS DISTRICT. THIS IS A GREAT OPPORTUNITY FOR AN INVESTOR OR OWNER USER WHILE GENERATING IMMEDIATE CASH FLOW!

PROPERTY HIGHLIGHTS

- SIGNIFICANT VALUE-ADD OPPORTUNITY
- APPROXIMATELY 9,583 SF SITUATED ON 0.26 ACRE CORNER PARCEL
- FEATURES SIX TENANT SUITES
- RETAIL, RESTAURANT, OFFICE AND FLEX CONFIGURATIONS
- RENOVATED IN 2019
- TWO STORY BUILDING
- EXCELLENT FRONTAGE ON VAN BUREN STREET



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STRONG LEASING OPPORTUNITY

COMPARABLE NEIGHBORHOOD RETAIL PROPERTIES ARE ACHIEVING ASKING RENTS AVERAGING APPROXIMATELY \$18.00 NNN.

THIS IS AN INVESTMENT OPPORTUNITY TO ESTABLISH A NEW TENANT MIX WHILE CAPITALIZING ON TODAY'S RENTAL RATES.

THE DEMOGRAPHICS SUPPORT A WIDE RANGE OF NEIGHBORHOOD RETAIL, RESTAURANT, MEDICAL, PROFESSIONAL OFFICE AND SERVICE ORIENTED BUSINESSES.

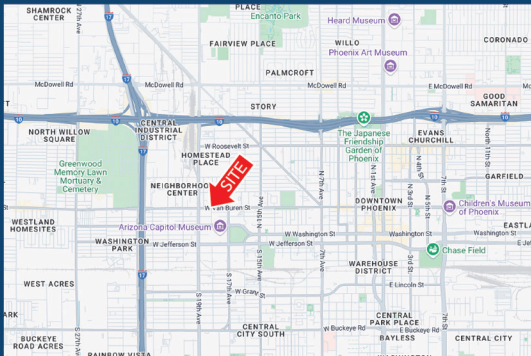
PHOENIX RETAIL RENTS HAVE INCREASED APPROXIMATELY 31% OVER THE PAST FIVE YEARS, WHILE CURRENT ANNUAL RENT GROWTH CONTINUES TO RANK AMONG THE STRONGEST IN THE UNITED STATES.

CURRENT RENT ROLL

SUITE	START	EXPIRE	APPROX. NET RENTAL SF	BASE RENT MONTH	\$\$F/YR	LEASE TYPE	NNN/ YR
1801	---	---	1,449	---	---		---
1803	6/1/26	5/31/28	1,100	\$1,650	\$18	NNN	\$19,800
1805	9/25/25	9/30/27	1,100	\$1,650	\$18	NNN	\$19,800
1807	9/1/25	8/30/27	1,100	\$1,650	\$18	NNN	\$19,800
100	---	---	1,900	---	---		
200	---	---	1,900	---	---		---
TOTAL			8,549	\$4,950			\$59,400

PROFORMA WITH NEW TENANTS

SUITE	START	EXPIRE	APPROX. NET RENTAL SF	BASE RENT MONTH	\$\$F/YR	LEASE TYPE	NNN/ YR
1801	---	---	1,449	\$2,175	\$18	NNN	\$26,100
1803	6/1/26	5/31/28	1,100	\$1,650	\$18	NNN	\$19,800
1805	9/25/25	9/30/27	1,100	\$1,650	\$18	NNN	\$19,800
1807	9/1/25	8/30/27	1,100	\$1,650	\$18	NNN	\$19,800
100	---	---	1,900	\$2,850	\$18	NNN	\$34,200
200	---	---	1,900	\$2,850	\$18	NNN	\$34,200
TOTAL			8,549	\$12,825		NNN	\$153,900



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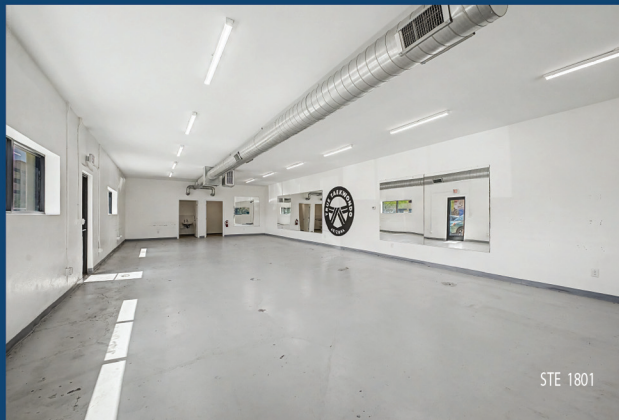
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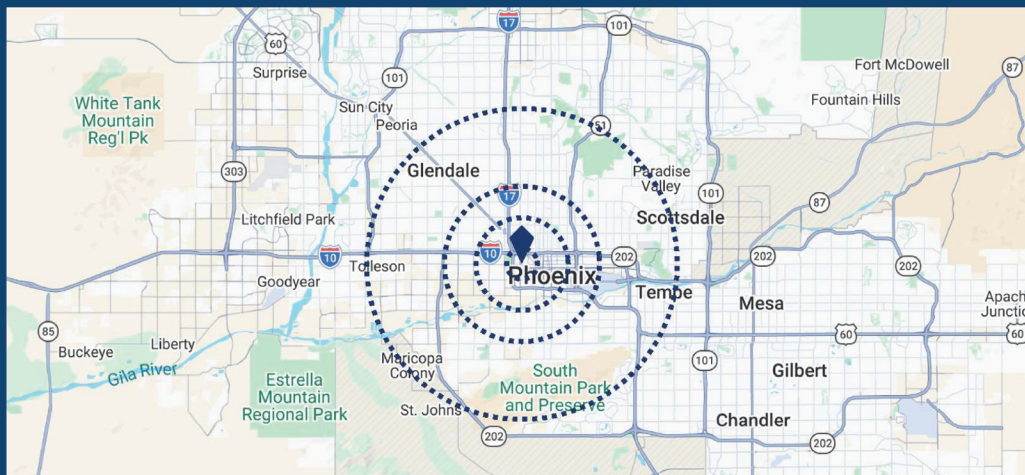
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DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE	10-MILE
TOTAL POPULATION	13,029	113,888	371,545	1,285,131
AVERAGE AGE	36	35	34	34

HOUSEHOLDS + INCOMES	1-MILE	3-MILE	5-MILE	10-MILE
TOTAL HOUSEHOLDS	4,530	43,784	129,583	452,354
MEDIAN HH INCOME	\$48,419	\$59,377	\$59,785	\$69,407
AVERAGE HH INCOME	\$63,655	\$82,899	\$80,514	\$93,101

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