



Owner User / Investor Opportunity

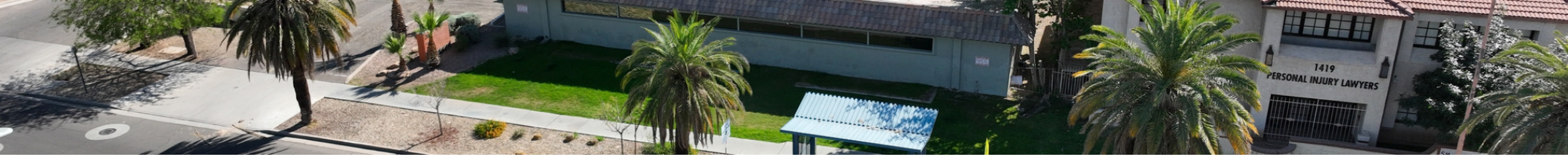
JAG CENTER
1427 N 3RD ST. PHOENIX, AZ 85004

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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.



Property Information

PROPERTY SUMMARY

JAG CENTER

1427 N 3RD ST.
PHOENIX, AZ 85004

OFFERING SUMMARY

SALE PRICE:	\$2,944,000 \$216.41 PSF
CAP RATE:	5.98% (Proforma)
BUILDING SIZE:	13,604 SF
AVAILABLE SF:	2,597 SF Current Vacancies Only
LOT SIZE:	30,600 SF
GROSS SF	± 38,165 SF
ZONING:	DTC - TWNPK
OPPORTUNITY ZONE:	No
PARKING:	3.97 / 1,000 54 Spots
2024 TAXES	\$18,605.94



HIGHLIGHTS



BUILDING INFORMATION

BUILDING CLASS	C
TENANCY	Multiple
NUMBER OF FLOORS	2
YEAR BUILT	1974

PROPERTY HIGHLIGHTS

- * Located within the Downtown Phoenix Market immediately adjacent the Midtown corridor
- * Flexible lease termination structures provide near-term operational flexibility and long-term redevelopment optionality
- * Opportunity for owner-users, investors, or developers seeking a covered land play in a rapidly evolving urban market
- * DTC-Townsend Park zoning allows for a variety of higher-density residential, mixed-use, office, and adaptive reuse concepts
- * Positioned within one of Phoenix's strongest urban growth corridors with continued investment and densification activity
- * Surrounded by major employment, medical, educational, and entertainment demand drivers including the Phoenix Biomedical Campus and Roosevelt Row
- * Existing improvements offer interim income potential while preserving future development and repositioning opportunities

PROPERTY DESCRIPTION

LOCATION DESCRIPTION

Located in the Townsend Park district of Downtown Phoenix, just north of the deckpark tunnel, 1427 N 3rd Street offers a highly accessible location just south of McDowell Road and immediately adjacent to the Midtown corridor. The property provides excellent connectivity to Interstate 10, State Route 51, and Interstate 17, allowing convenient access throughout the Phoenix metro area, including Sky Harbor International Airport, Tempe, Scottsdale, and the Northwest Valley. The site also benefits from close proximity to the Valley Metro Light Rail system, enhancing accessibility for employees, visitors, and commuters.

The surrounding area is anchored by a strong mix of office, medical, educational, and governmental users, positioning the property for a variety of commercial uses. Nearby amenities and demand drivers include the Phoenix Biomedical Campus, Banner - University Medical Center Phoenix, Roosevelt Row, and Downtown Phoenix's expanding collection of restaurants, multifamily developments, and entertainment venues. The property's location within Downtown Phoenix zoning, combined with its proximity to Midtown amenities, creates a unique opportunity for owner-users, investors, or redevelopment-focused buyers seeking a central urban Phoenix location.

PROPERTY DESCRIPTION

1427 N 3rd Street presents a rare opportunity to acquire a strategically positioned urban infill asset within the Downtown Phoenix market, directly adjacent to the rapidly expanding Midtown corridor. The property offers investors a compelling blend of existing cash flow and long-term redevelopment potential in one of Phoenix's most active urban growth markets. Flexible lease termination structures create significant optionality for an owner-user, investor, or developer seeking to reposition the asset over time while maintaining interim income and downside protection.

The property's DTC-Townsend Park zoning provides a wide range of potential future development opportunities, including higher-density residential, mixed-use, office, and adaptive reuse concepts, subject to City of Phoenix development standards and approvals. City zoning standards for the district allow for increased urban intensity, pedestrian-oriented development, and a variety of building typologies consistent with the continued evolution of Downtown and midtown Phoenix. Whether viewed as a covered land play, long-term speculative investment, or future redevelopment opportunity, the asset offers a unique chance to capitalize on the continued densification and investment momentum occurring throughout the Downtown Phoenix market.



Interstate 10



3rd St.

McDowell Rd

AERIAL MAP

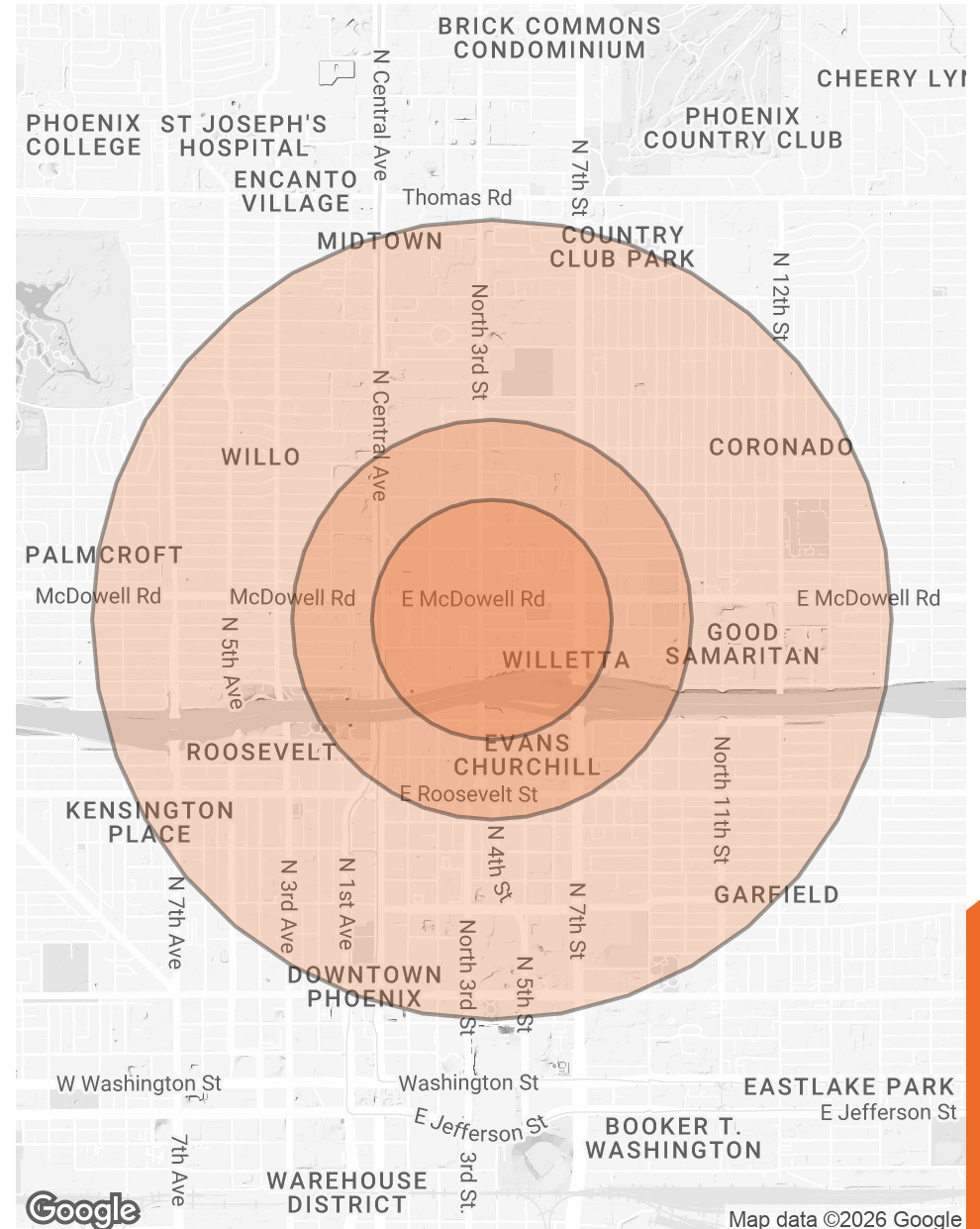


DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	1,699	4,266	20,181
AVERAGE AGE	41	40	39
AVERAGE AGE (MALE)	41	40	39
AVERAGE AGE (FEMALE)	41	39	38

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	1,023	2,533	10,932
# OF PERSONS PER HH	1.7	1.7	1.8
AVERAGE HH INCOME	\$100,534	\$110,751	\$96,574
AVERAGE HOUSE VALUE	\$820,191	\$759,137	\$604,130

2020 American Community Survey (ACS)





Financial Information

RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	PRICE / SF / YEAR	ANNUAL RENT
100	Arcone Architect	1,404 SF	10.32%	\$22.00	\$30,888
105	Ontax Consulting	1,404 SF	10.32%	\$22.00	\$30,888
110	Latina Concept	959 SF	7.05%	\$22.01	\$21,108
115	Urbomo	501 SF	3.68%	\$21.99	\$11,016
120	Jag Development	1,436 SF	10.56%	\$21.99	\$31,584
125	Vacant	1,066 SF	7.84%	\$22.00	\$23,448
130	AZ Driving School	776 SF	5.70%	\$21.96	\$17,064
135	Mariana Felix Boutique	686 SF	5.04%	\$21.96	\$15,084
200	Frekuencia Alterna LLC	1,841 SF	13.53%	\$18.91	\$34,812
205	Vacant	687 SF	5.05%	\$20.00	\$13,740
210	Vacant	844 SF	6.20%	\$19.99	\$16,872
215	Martha & Naye	1,004 SF	7.38%	\$19.84	\$19,920
220	Holistic Therapy	996 SF	7.32%	\$20.00	\$19,920
TOTALS		13,604 SF	99.99%	\$274.65	\$286,344

NOTE: Landlord is in the process of signing leases with each tenant which would give at minimum of 12 months of guaranteed rent. These leases will also contain provisions allowing the leases to be canceled by providing 60 day notice to each tenant to vacate. Executed leases will be available for review upon successful opening of escrow.

FINANCIAL SUMMARY

INVESTMENT OVERVIEW	1427 N 3RD ST. - PROFORMA
PRICE	\$2,944,000
PRICE PER SF	\$216
PRICE PER UNIT	\$226,462
CAP RATE	5.98%
CASH-ON-CASH RETURN (YR 1)	1.03%
TOTAL RETURN (YR 1)	\$43,135
DEBT COVERAGE RATIO	1.05
OPERATING DATA	1427 N 3RD ST. - PROFORMA
GROSS SCHEDULED INCOME	\$286,344
TOTAL SCHEDULED INCOME	\$286,344
VACANCY COST	\$28,634
GROSS INCOME	\$257,710
OPERATING EXPENSES	\$81,624
NET OPERATING INCOME	\$176,086
PRE-TAX CASH FLOW	\$9,110
FINANCING DATA	1427 N 3RD ST. - PROFORMA
DOWN PAYMENT	\$883,200

FINANCIAL SUMMARY

LOAN AMOUNT	\$2,060,800
DEBT SERVICE	\$166,976
DEBT SERVICE MONTHLY	\$13,914
PRINCIPAL REDUCTION (YR 1)	\$34,026

