



1

Combination Portfolio

Portfolio of 2 properties in Phoenix, AZ for sale at \$650,000 (\$90.87/SF)

Sale Price: \$650,000	Total Size: 7,153 SF
Cap Rate: -	Total Land Area: 0.97 AC
Sale Status: Active	Days On Market: 513
Sale Conditions: -	
Sale Type: Investment OR Owner/User	



Sales Contacts: **West USA Commercial / Vincent Chan (480) 948-5554**
 Portfolio Properties: **15409-15421 Cave Creek Rd (not for sale individually)**
NEC Greenway Rd & N Cave Rd (not for sale individually)

Investment Notes:

Great investment property or for owner user. There is a 4,000 SF vacant convenience mart waiting for a new owner. Equipment is included As-Is. There are two tenants in the other two spaces on a yearly lease. Parcel 214-40-008B is also included in the sale. It's a vacant lot just adjacent to this parcel. It is approximately 17,931 SF. Imagine the possibilities if you combine the lots. Each unit is individually metered for water and electric. Only convenience store unit has gas.

2

Combination Portfolio

Portfolio of 2 properties in Phoenix, AZ, having total size of 6,692 SF, and for sale at \$620,000 (\$92.65/SF)

Sale Price: \$620,000	Total Size: 6,692 SF
Cap Rate: -	Total Land Area: 0.44 AC
Sale Status: Active	Days On Market: 96
Sale Conditions: -	
Sale Type: Investment	



Sales Contacts: **Lee & Associates / Steve J. Farrell (602) 954-3746**
 Portfolio Properties: **1309 E Van Buren St (not for sale individually)**
1319 E Van Buren St (not for sale individually)

3

609 N 5th Ave

Phoenix, AZ 85003

Sale Price: \$629,000	Center Size: 1,500 SF
Price/SF: \$419.33	% Leased: 100.0%
Cap Rate: -	Land Area: 0.24 AC
Center Type: Restaurant	Year Built: 1920
Sale Status: Active	Zoning: C-2
Days on Market: 62	Stories: 1
Sale Conditions: -	
Sale Type: Investment OR Owner/User	



Sales Contacts: **Anna Kulakova / Anna Kulakova (480) 330-3467**

Investment Notes:

609 property is a unique opportunity for investment and business development! This historical property is zoned C2 commercial and is located in the heart of down town, will be ideal for perspective restaurant, bar, lounge project, or coffee shop. Has 9 parking spaces and 10,500 sq feet of land for perspective patio. There are condo construction projects going on as well as popular restaurants such as VIG DT and Cibo pizzeria next to the property. Close to ASU campus and a lot of foot traffic!

4 9001 N 7th Ave**Phoenix, AZ 85021**

Sale Price: \$750,000	Center Size: 1,629 SF
Price/SF: \$460.41	% Leased: 100.0%
Cap Rate: -	Land Area: 0.50 AC
Center Type: Service Station	Year Built: 1965
Sale Status: Active	Zoning: C-1, Phoenix
Days on Market: 267	Stories: 1
Sale Conditions: -	
Sale Type: Investment	

Sales Contacts: **Empire Commercial Real Estate / Steve Parsons (602) 748-4777****Investment Notes:**

Auto Repair Facility with reception, 3 service bays and canopy.
Business also available for sale but not included in price.

5 8949 N 7th St - Cash Time**Phoenix, AZ 85020
Cash Time**

Sale Price: \$800,000	Center Size: 1,440 SF
Price/SF: \$555.56	% Leased: 100.0%
Cap Rate: 6.17%	Land Area: 0.28 AC
Center Type: Fast Food	Year Built: 1979
Sale Status: Active	Zoning: C-3
Days on Market: 14	Stories: 1
Sale Conditions: -	
Sale Type: Investment	

Sales Contacts: **Cushman & Wakefield / Chris Hollenbeck (602) 224-4475****6 4831 N 15th Ave****Phoenix, AZ 85015**

Sale Price: \$700,000	Center Size: 4,121 SF
Price/SF: \$169.86	% Leased: 100.0%
Cap Rate: 10.74%	Land Area: 0.28 AC
Center Type: Freestanding	Year Built: 1960
Sale Status: Active	Zoning: C-C
Days on Market: 1,296	Stories: 1
Sale Conditions: -	
Sale Type: Investment	

Sales Contacts: **LRA Real Estate Group / Don T. Mortensen (602) 451-3684****Investment Notes:**

Retail strip mall located at Camelback and 15th Ave. Caravan Bar occupies 50% of the property and the liquor license is also available for sale. Call for additional details.

7 7830 N 19th Ave**Phoenix, AZ 85021**

Sale Price: **\$650,000**
 Price/SF: **\$338.89**
 Cap Rate: -

Center Size: **1,918 SF**
 % Leased: **100.0%**
 Land Area: **0.36 AC**

Center Type: **Restaurant**
 Sale Status: **Active**
 Days on Market: **121**
 Sale Conditions: **Business Value Included**
 Sale Type: **Investment OR Owner/User**

Year Built: **1972**
 Zoning: **C-N**
 Stories: **1**



Sales Contacts: **West USA Commercial / Tim Whipple (480) 331-4248**

Investment Notes:

*Pizza restaurant opportunity. Sale includes the real estate and business. Do not disturb business. All showing to be coordinated with listing agent.

8 10645 N 35th Ave - 35th Ave Center**Phoenix, AZ 85029
35th Ave Center**

Sale Price: **\$675,000**
 Price/SF: **\$210.94**
 Cap Rate: **6.00%**

Center Size: **3,200 SF**
 % Leased: **100.0%**
 Land Area: **0.44 AC**

Center Type: **(Strip Center)**
 Sale Status: **Active**
 Days on Market: **209**
 Sale Conditions: -
 Sale Type: **Investment**

Year Built: **1974**
 Zoning: **C-N**
 Stories: **1**



Sales Contacts: **Desert River Realty, LLC / Lethe Lew (602) 266-1238**

9 5525 N 59th Ave**Glendale, AZ 85301**

Sale Price: **\$625,000**
 Price/SF: **\$98.02**
 Cap Rate: -

Center Size: **6,376 SF**
 % Leased: **72.1%**
 Land Area: **0.41 AC**

Center Type: **Auto Repair**
 Sale Status: **Active**
 Days on Market: **40**
 Sale Conditions: -
 Sale Type: **Investment OR Owner/User**

Year Built: **1986**
 Zoning: **C-2, Glendale**
 Stories: **1**



Sales Contacts: **SVN | Desert Commercial Advisors / Justin Horwitz (480) 425-5518 / Jonathan Eckerd (480) 425-5500 / Paul Borgesen (480) 425-5500**

Investment Notes:

Cash Flowing Value Add Retail Property located on 59th Ave just north of Camelback Rd. Dense trade area less than 2 miles from Hwy. 60 near established neighborhoods with over 215,000 people in a 3 mile radius. Strong industrial and retail trade area with over 23,000 vehicles per day on 59th Ave.

10 835 N Arizona Ave - Title Max**Chandler, AZ 85225
Title Max**

Sale Price: **\$648,000**
 Price/SF: **\$172.52**
 Cap Rate: **6.00%**

Center Size: **3,756 SF**
 % Leased: **100.0%**
 Land Area: **0.84 AC**

Center Type: **Retail**
 Sale Status: **Active**
 Days on Market: **84**
 Sale Conditions: -
 Sale Type: **Investment**

Year Built: **1976**
 Zoning: **C-3, Chandler**
 Stories: **1**



Sales Contacts: **Berkshire Hathaway HS Arizona Properties / Dean Abraham (602) 390-8719**

11 710 E Broadway Rd - Mesa Auto/ Flex Center**Mesa, AZ 85204**
Mesa Auto/ Flex CenterSale Price: **\$749,900**
Price/SF: **\$90.35**
Cap Rate: **9.20%**Center Size: **8,300 SF**
% Leased: **100.0%**
Land Area: **0.62 AC**Center Type: **Auto Repair**
Sale Status: **Escrow**
Days on Market: **419**
Sale Conditions: -
Sale Type: **Investment**Year Built: **1982**
Zoning: **C-L, Mesa**
Stories: **1**Sales Contacts: **Realty One Group / Gene Minchuk (602) 739-3087****Investment Notes:**

MULTI TENANT AUTO CENTER, THREE SEPERATE BUILDINGS ON 27,000 SQ,FT, LOT ZONED LIGHT COMMERCIAL! 6 BAYS

DOWNTOWN MESA NEAR LIGHT RAIL,NEW UNIVERSITIES; REDEVELOPMENT SITE

SHORT TERM LEASES

12 4216 N Brown Ave - PR Bldg**Scottsdale, AZ 85251**
PR BldgSale Price: **\$650,000**
Price/SF: **\$452.65**
Cap Rate: **5.00%**Center Size: **1,436 SF**
% Leased: **100.0%**
Land Area: **0.06 AC**Center Type: **Restaurant**
Sale Status: **Active**
Days on Market: **78**
Sale Conditions: -
Sale Type: **Investment**Year Built: **1971**
Zoning: **C-2**
Stories: **1**Sales Contacts: **Everyday Investments Realty / Adam L. Eggebrecht (480) 292-2323****13 15201-15207 N Cave Creek Rd****Phoenix, AZ 85032**Sale Price: **\$750,000**
Price/SF: **\$107.14**
Cap Rate: **6.00%**Center Size: **7,000 SF**
% Leased: **100.0%**
Land Area: **0.46 AC**Center Type: **Storefront**
Sale Status: **Active**
Days on Market: **2,106**
Sale Conditions: -
Sale Type: **Investment OR Owner/User**Year Built: **1979**
Zoning: **C-2, Phoenix**
Stories: **1**Sales Contacts: **Marty Wik / Marty Wik (602) 710-5667****Investment Notes:**

High traffic area. Long term tenants and space available for owner/ user. Electric signage. Contact owner for details. Currently 100% leased. 4 retail spaces and a warehouse in rear. Fenced yard in back with container storage. Electrical 3 phase.

14 244 N Country Club Dr - Desert Passage Suites, Desert Passage Suites**Mesa, AZ 85201
Desert Passage Suites,
Desert Passage Suites**

Sale Price: \$798,900	Center Size: 7,942 SF
Price/SF: \$100.59	% Leased: 73.9%
Cap Rate: -	Land Area: 0.25 AC
Center Type: Storefront Retail/Office	Year Built: 1962
Sale Status: Active	Zoning: C-2, Mesa
Days on Market: 1,517	Stories: 2
Sale Conditions: -	
Sale Type: Investment	

Sales Contacts: **COBE Real Estate / Brad Broyles (480) 610-2400****Investment Notes:**

7924 SF 2-story office/retail building and 10,430 SF Parking Lot For Sale at \$798,900. Property has excellent exposure on Country Club Dr, between University and Main St. 70% Leased- Leases Transfer to Buyer Monument and Building Signage Less than 3 Miles to Loop 101, Loop 202 and U.S. 60 Freeways

15 2659 W Dobbins Rd - Del Monte Market**Phoenix, AZ 85041
Del Monte Market**

Sale Price: \$750,000	Center Size: 4,101 SF
Price/SF: \$182.88	% Leased: 100.0%
Cap Rate: -	Land Area: 0.65 AC
Center Type: Storefront	Year Built: 1908
Sale Status: Active	Zoning: -
Days on Market: 166	Stories: 1
Sale Conditions: Business Value Included	
Sale Type: Investment	

Sales Contacts: **neXGen Real Estate / Stephen Tamras (623) 640-2500****Investment Notes:**

Arizona Historic Landmark for sale! Del Monte Market in business since 1908 and going strong. This is as solid of a business opportunity as there is in Arizona. Only half of the market is currently used and can be expanded to twice its current size with food service, restaurant, and more. Currently serves beer and wine. The lot is over 28,000 sq feet which can easily host a farmers market, food vendors, and other types of community festivals/events with approved permits. There is also plenty of potential parking on the lot.

16 13915 N Dysart Rd - Rancho El Mirage**El Mirage, AZ 85335
Rancho El Mirage**

Sale Price: \$799,999	Center Size: 5,104 SF
Price/SF: \$156.74	% Leased: 51.0%
Cap Rate: -	Land Area: 0.82 AC
Center Type: Freestanding	Year Built: 2006
Sale Status: Active	Zoning: UC
Days on Market: 350	Stories: 1
Sale Conditions: -	
Sale Type: Investment OR Owner/User	

Sales Contacts: **Phoenix West Commercial / Bobbie Mastracci (623) 535-9707****Investment Notes:**

Newer, well-maintained, retail plaza with excellent demographics. Great opportunity for investment or owner/user. Half is occupied by long standing tenant Mario's Pizza.

Located on the NE corner of N Dysart Road and W Thunderbird Road and adjacent to Super Walmart.

17 13110 W Glendale Ave - Circle K**Glendale, AZ 85307
Circle K**

Sale Price: \$600,000	Center Size: 2,688 SF
Price/SF: \$223.21	% Leased: 100.0%
Cap Rate: -	Land Area: 0.63 AC
Center Type: Service Station	Year Built: 1984
Sale Status: Active	Zoning: C-N
Days on Market: 566	Stories: 1
Sale Conditions: -	
Sale Type: Investment OR Owner/User	

Sales Contacts: **JLL / Tyson Switzenberg (602) 282-6337****Investment Notes:**

- Available: +/- 22,223 SF Land, +/- 2,688 SF Building
- Zoning: C-1, City of Glendale
- Asking Price: \$600,000
- Hard Corner Pad
- New Circle K prototype built across the street
- Entry way to Luke Air Force Base

18 8385 W Grand Ave**Peoria, AZ 85345**

Sale Price: \$650,010	Center Size: 4,715 SF
Price/SF: \$137.86	% Leased: 100.0%
Cap Rate: -	Land Area: 0.53 AC
Center Type: Retail	Year Built: 1970
Sale Status: Active	Zoning: C-C
Days on Market: 443	Stories: 1
Sale Conditions: -	
Sale Type: Investment	

Sales Contacts: **Commercial Properties, Inc. / Tom Semancik (480) 966-0419****19 3550 E Indian School Rd****Phoenix, AZ 85018**

Sale Price: \$750,000	Center Size: 2,900 SF
Price/SF: \$258.62	% Leased: 100.0%
Cap Rate: -	Land Area: 0.23 AC
Center Type: Freestanding	Year Built: 1966
Sale Status: Active	Zoning: C-2, Phoenix
Days on Market: 1,021	Stories: 1
Sale Conditions: -	
Sale Type: Investment	

Sales Contacts: **Terrence A. Plas Real Estate Company, Inc / Terrence A. Plas (602) 499-3908****20 3955 E Main St****Mesa, AZ 85205**

Sale Price: \$800,000	Center Size: 15,000 SF
Price/SF: \$53.33	% Leased: 96.0%
Cap Rate: -	Land Area: 0.95 AC
Center Type: Auto Repair	Year Built: 1972
Sale Status: Active	Zoning: C-3
Days on Market: 896	Stories: 1
Sale Conditions: -	
Sale Type: Investment OR Owner/User	

Sales Contacts: **Commercial Properties, Inc. / Rex Griswold (480) 244-7222 / Andy Jaffe (480) 214-1132**

21 6320-6340 E Main St - Main Street Shops**Mesa, AZ 85205
Main Street Shops**

Sale Price: \$750,000	Center Size: 13,080 SF
Price/SF: \$57.34	% Leased: 74.9%
Cap Rate: -	Land Area: 0.41 AC
Center Type: Storefront Retail/Office (Strip Center)	

Sale Status: Active	Year Built: -
Days on Market: 82	Zoning: C-C
Sale Conditions: -	
Sale Type: Investment	

Sales Contacts: **Patriot Commercial Properties / Jack Stein (602) 508-0055****22 7221 E Main St - Enterprise Rent A Car, Weathervane Plaza****Mesa, AZ 85207
Enterprise Rent A Car,
Weathervane Plaza**

Sale Price: \$725,000	Center Size: 3,264 SF
Price/SF: \$222.12	% Leased: 100.0%
Cap Rate: 6.80%	Land Area: 0.51 AC
Center Type: Freestanding (Strip Center)	

Sale Status: Active	Year Built: 1990
Days on Market: 70	Zoning: LC
Sale Conditions: -	
Sale Type: Investment	

Sales Contacts: **Commercial Properties, Inc. / Rex Griswold (480) 244-7222 / Andy Jaffe (480) 214-1132****Investment Notes:**

Investment property with Enterprise Car rental lease 6.6 CAP rate. Great building on busy street.

23 7530 E Main St - Sun Valley Plaza**Mesa, AZ 85207
Sun Valley Plaza**

Sale Price: \$780,000	Center Size: 5,607 SF
Price/SF: \$139.11	% Leased: 100.0%
Cap Rate: -	Land Area: 0.61 AC
Center Type: Restaurant (Community Center)	

Sale Status: Active	Year Built: 1989
Days on Market: 329	Zoning: C-2, Mesa
Sale Conditions: Business Value Included	
Sale Type: Investment	

Sales Contacts: **Hung Lin Broker / Hung Lin (602) 403-8888****Investment Notes:**

Asian Restaurant. Owner/Agent.

24 9605 E Main St**Mesa, AZ 85207**

Sale Price: \$600,000	Center Size: 9,760 SF
Price/SF: \$61.48	% Leased: 100.0%
Cap Rate: -	Land Area: 1.36 AC
Center Type: Freestanding	Year Built: 1957
Sale Status: Active	Zoning: C-G
Days on Market: 2,301	Stories: 1
Sale Conditions: -	
Sale Type: Investment	

Sales Contacts: **Hyres International LLC / Ralph Robinson (602) 469-5554****Investment Notes:**

Signage available!

3,600 square foot retail building

5,000 square foot warehouse

2,250 square foot cold storage

2 loading docks. 3 roll up doors.

25 2302 W Main St - D&s Auto Sales**Mesa, AZ 85201
D&s Auto Sales**

Sale Price: \$800,000	Center Size: 2,772 SF
Price/SF: \$288.60	% Leased: 100.0%
Cap Rate: -	Land Area: 0.96 AC
Center Type: Auto Dealership	Year Built: 1940
Sale Status: Active	Zoning: C-3, Mesa
Days on Market: 21	Stories: 1
Sale Conditions: Redevelopment Project	
Sale Type: Investment OR Owner/User	

Sales Contacts: **Realty One Group, Inc. / Geoffrey Adams (602) 740-8428 / Ed Shalabi (602) 299-1803****Investment Notes:**

Offered is an excellent opportunity to purchase two adjoining parcels of C-3 land with frontage on Main St in West Mesa along the light rail. This area is a huge target for redevelopment with several projects having already been completed and many more planned. This is a change to get in on the long-awaited revitalization of this pocket of Mesa.

Property is currently being utilized as an auto dealership. There is an approximate 2,700 SF office building in the center of the property presently used as a sales office. There are also two additional buildings in the rear of the property, both approximately 1,000 SF each. Seller may be open to leaseback scenario in the event the buyer wants to collect some income while determining a strategy for the land use. Please contact listing agent with any questions.

26 16 W McKellips Rd - Shell**Mesa, AZ 85201
Shell**

Sale Price: \$650,000	Center Size: 1,678 SF
Price/SF: \$387.37	% Leased: 100.0%
Cap Rate: 6.50%	Land Area: 0.66 AC
Center Type: Service Station	Year Built: 1985
Sale Status: Active	Zoning: C-2, Mesa
Days on Market: 183	Stories: 1
Sale Conditions: -	
Sale Type: Investment	



Sales Contacts: **Commercial Plus LLC/ Commercial Plus, Inc. / Leona Voltz (480) 391-8800 X3 / Joseph Balbona (480) 391-8800**

Investment Notes:

Good Opportunity for Owner / Operator with Multiple Profit Centers
Available Individually or as a Package with 1-2 Other Shell Stations

HIGHLIGHTS

- + Shell Branded Gas Station with Convenience Store & Car Wash
- + Cap Rate 6.5% with Opportunities to Increase Rent - Includes Tenant
- + Good Opportunity for Owner / Operator with Multiple Profit Centers
- + Includes Real Estate
- + Busy Intersection Average Daily Traffic Over 45,000 Vehicles Per Day

PROPERTY DESCRIPTION

- + Car Wash Tunnel Detached from the C-Store with Automatic Roll-over Equipment
- + Lot Has Minimal Setbacks and Appears Much Larger Than 29,145 SF
- + 4 Multi-Product Dispensers for 8 Fueling Positions
- + 2 Dedicated Diesel Dispensers for 4 Diesel Fueling Positions
- + 3 x 10,000 Underground Storage Tanks (UST' s) Single Wall Fiberglass; 1 x 12,000 UST Diesel
- + Point of Sale (POS): Passport System
- + Parcel ID: 136-17-003 S
- + Year Established: 1985
- + Stories: 1
- + Car Wash Size: 598 +/- SF
- + C-Store Size: 1,080 +/- SF
- + Total Building Size: 1,678 +/- SF
- + Lot Size: 29,145 +/- SF

27 8601 S Priest Dr - Warner Village - Bldg G, Warner Village Office Condominiums, Unit 102 & 104**Tempe, AZ 85284
Warner Village - Bldg G,
Warner Village Office
Condominiums**

Condo Sale Price: \$699,000	Sale Status: Active
Unit SF: 2,939 SF	Days On Market: 538
Price/SF: \$237.84	Floor #: 1
Cap Rate: -	Unit #: 102 & 104
Sale Conditions: -	
Sale Type: Investment	
Building Type: Office	Year Built: 2008
RBA: 6,001 SF	Typ Floor Size: 6,001 SF
% Leased: 75.7%	Stories: 1
Land Area: 0.14 AC	



Sales Contacts: **Upland Group, Inc. / Bill Douglass (480) 820-9229 X206**

Investment Notes:

- Single-Story Office Condominium in Upscale Center
- Fully Leased, 1 Unit can be made available for occupancy
- Building Size 2,939 SF, +/- (2-Units)
- Voted Top 10 Intersection, Metro Phx.
- Quality National/Regional Tenants
- Priest Rd. frontage, I-10 freeway access
- Building signage on Priest Dr.

28 1715 W Ruby Dr - Building B, Emerald Design Center Phase II, Unit 103**Tempe, AZ 85284
Building B, Emerald Design
Center Phase II**Condo Sale Price: **\$745,000**
Unit SF: **6,626 SF**
Price/SF: **\$112.44**
Cap Rate: **6.80%**
Sale Conditions: -
Sale Type: **Investment**Sale Status: **Active**
Days On Market: **55**
Floor #: **1**
Unit #: **103**Center Type: **(Neighborhood Center)**
Center Size: **25,165 SF** Year Built: **2007**
% Leased: **100.0%** Zoning: **RCC, Tempe**
Land Area: **0.59 AC**Sales Contacts: **Lee & Associates / Rick S. Robertson (602) 954-3748****Investment Notes:**6,626 Sf Leased Retail Condo
Full Air-Conditioned
25 Parking Spaces
Showroom Lighting
12'x14' Roll Up Truck Door
I-10 Freeway Signage Available
Leased to Haven Furniture and Design until 7/31/19
8/1/17 - 7/31/18 \$6,000/Month Gross
8/1/18 - 7/31/19 \$7,000/Month Gross
2015 Property Taxes: \$11,353
2015 CAM Charges: \$10,000
Current NOI: \$50,647
Sales Price: \$745,000 (\$112.50/SF)
2017 Cap Rate: 6.8%**29 10243 N Scottsdale Rd****Scottsdale, AZ 85253**Sale Price: **\$765,900**
Price/SF: **\$210.18**
Cap Rate: -Center Size: **3,644 SF**
% Leased: **100.0%**
Land Area: **0.11 AC**Center Type: **Freestanding**
Sale Status: **Active**
Days on Market: **16**
Sale Conditions: -
Sale Type: **Investment**Year Built: **1972**
Zoning: -
Stories: **1**Sales Contacts: **Sanford & Clay / Alan R. Davidson (480) 797-0100****Investment Notes:**

Value Add Opportunity - 3,644 SF on 4,800 SF lot. 100% Leased - All Short-Term Leases at Below Market Rents.



30 718 W Southern Ave**Phoenix, AZ 85041**

Sale Price: \$750,000	Center Size: 6,000 SF
Price/SF: \$125.00	% Leased: 100.0%
Cap Rate: -	Land Area: 0.65 AC
Center Type: Storefront Retail/Office	Year Built: 1973
Sale Status: Active	Zoning: C-2
Days on Market: 783	Stories: 1
Sale Conditions: -	
Sale Type: Investment	

Sales Contacts: **LRA Real Estate Group / Don T. Mortensen (602) 451-3684****Investment Notes:**

Title Loan Center. This location sits right at the intersection of 7th Ave and Southern. Will make a great restaurant, convenience store, or any other retail building. Title Loan has a few months left on the lease. They are willing to move out or you can keep them there till the duration of the lease. Please call for more details.

North side of Southern Ave just West of 7th Ave

31 3230 E Thunderbird Rd**Phoenix, AZ 85032**

Sale Price: \$600,000	Center Size: 3,771 SF
Price/SF: \$159.11	% Leased: 100.0%
Cap Rate: 7.54%	Land Area: 0.59 AC
Center Type: Restaurant	Year Built: 1976
Sale Status: Active	Zoning: C-2, Phoenix
Days on Market: 205	Stories: 1
Sale Conditions: -	
Sale Type: Investment	

Sales Contacts: **Encore Realty / Robert G. Ingram (602) 938-2000****Investment Notes:**

Presently leased for one year. Tenant has expressed an interest in exercising their 3 year option.