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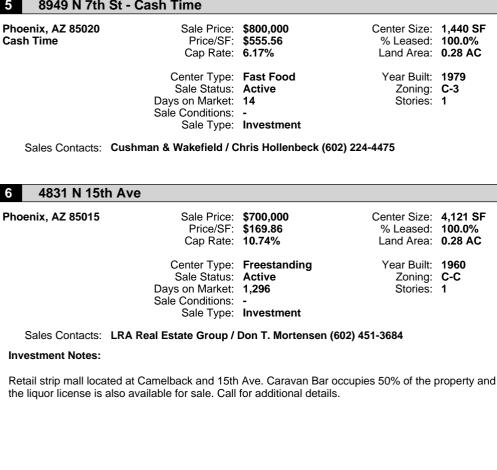
7/5/2017

Combination Portfolio	Portfolio of 2 properties in	·		,	
	Sale Price:		Total Size:		
	Cap Rate: Sale Status:		Total Land Area: Days On Market:		PORTFOLIO
	Sale Conditions:		Days Off Market.	515	PORTFOLIO
		Investment OR Ov	vner/User		
Sales Contacts:	West USA Commercial / V	/incent Chan (480) 9	948-5554		101 00 10551011 111 111 111 111 111 111
Portfolio Properties:	15409-15421 Cave Creek NEC Greenway Rd & N Ca				NULL PRINCIPALE NO.
Investment Notes:					
a new owner. Equip lease. Parcel 214-4 approximately 17,93	operty or for owner user. Th ment is included As-Is. The 0-008B is also included in th 31 SF. Imagine the possibili nd electric. Only conveniend	re are two tenants in ne sale. It's a vacant ties if you combine th	the other two space lot just adjacent to the lots. Each unit is	es on a yearly his parcel. It is	
2					
Combination Portfolio	Portfolio of 2 properties in at \$620,000 (\$92.65/SF)	Phoenix, AZ, having	total size of 6,692	SF, and for sale	
	Sale Price:	\$620,000	Total Size:	6,692 SF	
	Cap Rate:	-	Total Land Area:	0.44 AC	and the second s
	Sale Status:		Days On Market:	96	PORTFOLIO
	Sale Conditions:				IN IS INCOMENTAL OF THE REAL O
	Sale Type:	Investment			AND IN THE CASE OF STREET, N.S.
Sales Contacts:	Lee & Associates / Steve	J. Farrell (602) 954-	3746		THE REAL PROPERTY OF A DESCRIPTION OF A
	1309 E Van Buren St (not	( )			that I am Throws the residence of the
	1319 E Van Buren St (not				
3 609 N 5th /	Ave				
Phoenix, AZ 85003	Sale Price:	\$629,000	Center Size:	1,500 SF	
	Price/SF:		% Leased:	100.0%	
	Cap Rate:	-	Land Area:	0.24 AC	
	O sustan T	Destaurant	Mara D. III	4000	
	Center Type:		Year Built:		
	Sale Status: Days on Market:		Zoning: Stories:		
	Sale Conditions:		Stories:	I	E South B
		Investment OR Ov	vner/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!





Phoenix, AZ 85021

Sale Price: \$750,000 Price/SF: \$460.41 Cap Rate:

Center Type: Service Station Sale Status: Active Days on Market: 267 Sale Conditions: Sale Type: Investment

Center Size: 1,629 SF % Leased: 100.0% Land Area: 0.50 AC

Year Built: 1965 Zoning: C-1, Phoenix Stories: 1



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.

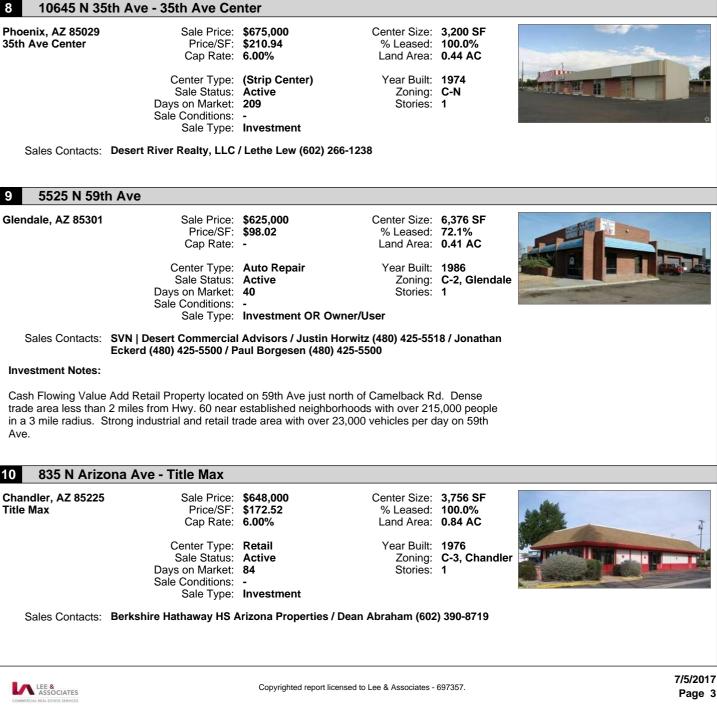
#### 8949 N 7th St - Cash Time 5

Phoenix, AZ 85020 Cash Time

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showing to be coordinated with listing agent.

35th Ave Center

Investment Notes:

## 9







Phoenix, AZ 85021

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

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

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

\*Pizza restaurant opportunity. Sale includes the real estate and business. Do not disturb business. All

% Leased: 100.0% Land Area: 0.36 AC

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

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Ave.

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11	710 E Broadway	/ Rd - Mesa	Auto/ Flex Center
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Mesa, AZ 85204 Mesa Auto/ Flex Center	Sale Price: Price/SF: Cap Rate:	\$90.35

Center Type: Auto Repair Sale Status: Escrow Days on Market: 419 Sale Conditions: Sale Type: Investment

Center Size: 8,300 SF % Leased: 100.0% Land Area: 0.62 AC

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 Bldg

Sale Price: \$650,000 Price/SF: \$452.65 Cap Rate: 5.00%

Center Type: Restaurant Sale Status: Active Davs on Market: 78 Sale Conditions: Sale Type: Investment Center Size: 1,436 SF % Leased: 100.0% Land Area: 0.06 AC

Year Built: 1971 Zoning: C-2 Stories: 1

Center Size: 7.000 SF

% Leased: 100.0%

Land Area: 0.46 AC

Zoning: C-2, Phoenix

Year Built: 1979

Stories: 1



Sales Contacts: Everyday Investments Realty / Adam L. Eggebrecht (480) 292-2323

#### 15201-15207 N Cave Creek Rd 13

Phoenix, AZ 85032

Sale Price: \$750.000 Price/SF: \$107.14 Cap Rate: 6.00%

Center Type: Storefront Sale Status: Active Days on Market: 2,106 Sale Conditions:

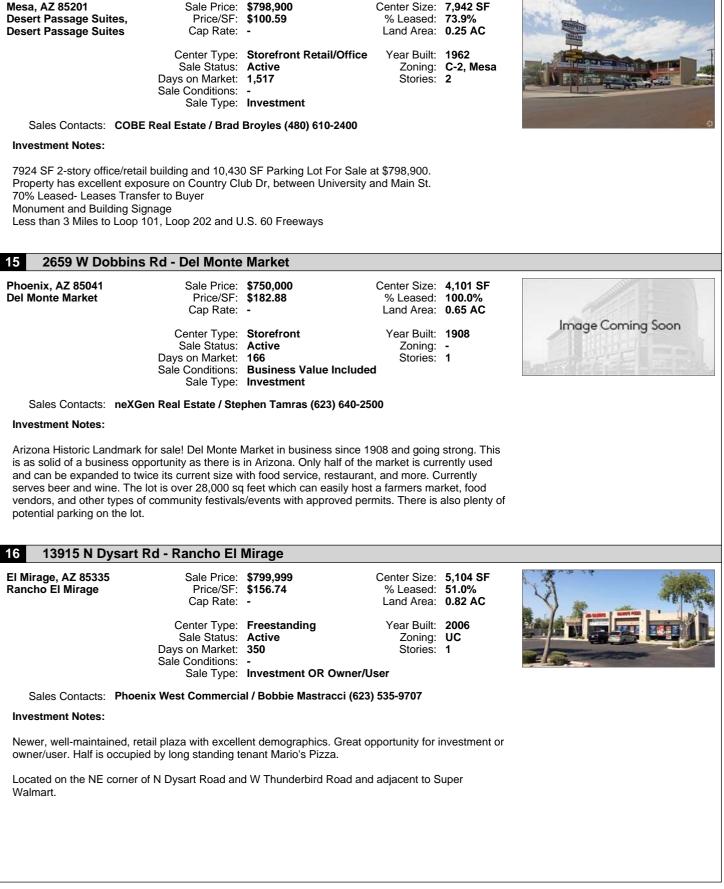
Sale Type: Investment OR Owner/User

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.





244 N Country Club Dr - Desert Passage Suites, Desert Passage Suites



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#### 13110 W Glendale Ave - Circle K 17

Glendale, AZ 85307 Circle K	Sale Price: Price/SF: Cap Rate:	\$223.21	Cer % La
	Sale Status: Days on Market: Sale Conditions:	566	Y er/User

Center Size: 2,688 SF % Leased: 100.0% Land Area: 0.63 AC

Year Built: 1984 Zoning: C-N Stories: 1



### 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

#### 8385 W Grand Ave 18

## Peoria, AZ 85345

- Price/SF: \$137.86 Cap Rate: -Center Type: Retail Sale Status: Active Days on Market: 443 Sale Conditions:
  - Sale Type: Investment

Sale Price: \$650,010

Center Size: 4,715 SF % Leased: 100.0% Land Area: 0.53 AC

Year Built: 1970 Zoning: C-C Stories: 1



Sales Contacts: Commercial Properties, Inc. / Tom Semancik (480) 966-0419

#### 3550 E Indian School Rd 19

Phoenix, AZ 85018

Sale Price: \$750.000 Price/SF: **\$258.62** Cap Rate:

Center Type: Freestanding Sale Status: Active Days on Market: 1,021 Sale Conditions: Sale Type: Investment

Center Size: 2.900 SF % Leased: 100.0% Land Area: 0.23 AC

Year Built: 1966 Zoning: C-2, Phoenix Stories: 1

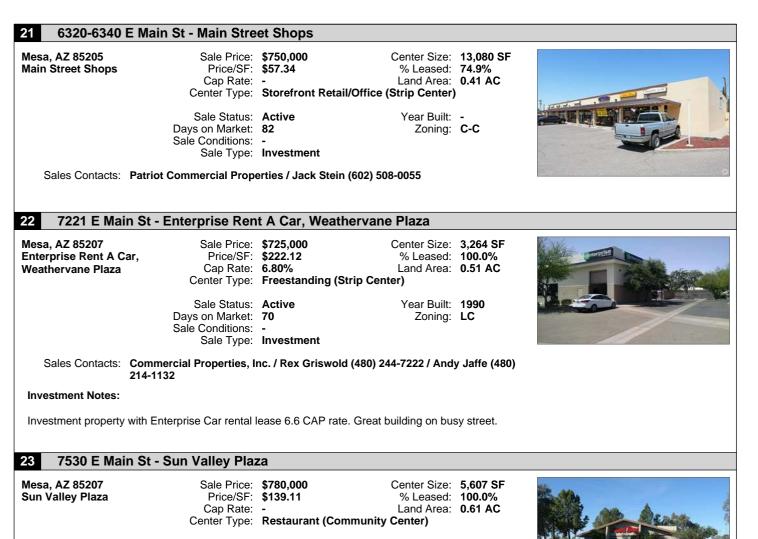


Sales Contacts: Terrence A. Plas Real Estate Company, Inc / Terrence A. Plas (602) 499-3908

#### 20 3955 E Main St

Mesa, AZ 85205	Sale Price: Price/SF: Cap Rate:	\$53.33	Center Size: % Leased: Land Area:	96.0%
	Center Type: Sale Status: Days on Market: Sale Conditions: Sale Type:	Active 896	Year Built: Zoning: Stories: <b>r/User</b>	C-3
Sales Contacts:	Commercial Properties, I 214-1132	nc. / Rex Griswold (480	) 244-7222 / And	y Jaffe (480)





Year Built: 1989

Zoning: C-2, Mesa

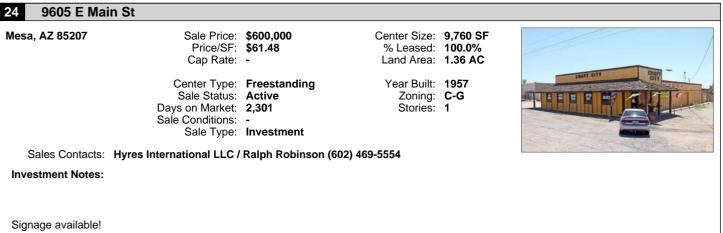
Sale Status: Active Days on Market: 329 Sale Conditions: Business Value Included Sale Type: Investment

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

**Investment Notes:** 

Asian Restaurant. Owner/Agent.





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: Price/SF: Cap Rate:	\$288.60	Center Size: % Leased: Land Area:	100.0%
	Sale Status: Days on Market: Sale Conditions:		Stories:	C-3, Mesa
Sales Contacts	Realty One Group Inc. / (	Geoffrey Adams (602) 740	8428 / Ed Sha	lahi (602) 20

Sales Contacts: Realty

cts: 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 McKellins Rd - Shell

Mesa, AZ 85201 Shell	Sale Price: Price/SF: Cap Rate:	\$387.37	Center Size: % Leased: Land Area:	100.0%	22.50
	Center Type: Sale Status: Days on Market: Sale Conditions:	183	Year Built: Zoning: Stories:	C-2, Mesa	
		- Investment			- 20 - 3
Sales Contacts:	Commercial Plus LLC/ Co Joseph Balbona (480) 39		. / Leona Voltz (480)	391-8800 X3 /	
Investment Notes:					
	or Owner / Operator with Mu				
Available Individual	lly or as a Package with 1-2	Other Shell Stations	3		
HIGHLIGHTS					
	as Station with Convenience	Store & Car Wash			
+ Shell Branded Ga + Cap Rate 6.5% w	as Station with Convenience vith Opportunities to Increase	e Rent - Includes Te			
+ Shell Branded Ga + Cap Rate 6.5% w + Good Opportunity + Includes Real Est	vith Opportunities to Increase y for Owner / Operator with N tate	e Rent - Includes Te Aultiple Profit Cente	rs		
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#### 8601 S Priest Dr - Warner Village - Bldg G, Warner Village Office Condominiums, Unit 102 & 104 27

Tempe, AZ 85284 Warner Village - Bldg G, Warner Village Office Condominiums	Price/SF: Cap Rate: Sale Conditions:	2,939 SF \$237.84 -	Sale Status: Days On Market: Floor #: Unit #:	538
	Building Type: RBA: % Leased: Land Area:	6,001 SF 75.7%	Year Built: Typ Floor Size: Stories:	6,001 SF

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

## Investment Notes:

- Single-Story Offi ce 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	Price/SF: Cap Rate: Sale Conditions:	6,626 SF \$112.44 6.80%	Sale Status: Days On Market: Floor #: Unit #:	55 1
	Center Type: Center Size: % Leased: Land Area:	100.0%	Year Built:	2007 RCC, Tempe

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 Type: Freestanding

Sale Type: Investment

Sale Status: Active

Days on Market: 16

Sale Conditions: -

Center Size: 3,644 SF % Leased: 100.0% Land Area: 0.11 AC

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.



#### 718 W Southern Ave 30

Phoenix, AZ 85041	Sale Price: Price/SF: Cap Rate:	\$125.00	Center Size: % Leased: Land Area:	100.0%
	Sale Status: Days on Market: Sale Conditions:	783	Year Built: Zoning: Stories:	C-2



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 Price/SF: \$159.11 Cap Rate: 7.54%

Center Type: Restaurant Sale Status: Active Days on Market: 205 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 excercising their 3 year option.





Center Size: 3,771 SF

% Leased: 100.0%

Land Area: 0.59 AC

Year Built: 1976

Stories: 1