

CAMELBACK 91 | FOR SALE

9021 W. CAMELBACK RD., PHOENIX, AZ 85037

SEC OF 91ST AVE. & CAMELBACK RD.



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Property Description:

Property Address:	9021 W. Camelback Rd. Phoenix, AZ 85308
Property type:	Retail Strip Center
No. Stories:	One (1)
No. Buildings:	One (1)
Building Area:	4,281 SF
Land Area:	0.58 Acres
Year Built:	2005
Zoning:	PSC
APN:	102-19-971



Copper Canyon High School

Area Highlights:

- Less than 1 mile from Loop 101 Freeway
- 2 blocks from Westgate Entertainment District
- Across the street from Copper Canyon High School
- East of SEC of 91st Ave. & Camelback Rd.
- 32,000 cars per day at the intersection

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91st & CAMELBACK

Rent Roll

TENANT	SQ FT	RPSF	PER MONTH NN	LEASE TERM
Barber	895	\$ 22.61	\$ 1,686.10	16-Nov
Moble	1707	\$ 21.00	\$ 2,987.00	16-Nov
The Market	1679	\$ 16.51	\$ 2,310.00	18-Mar
Hot Dog Stand			\$ 350.00	17-Feb
TOTAL			\$ 7,333.10	\$ 87,997.20
EXPENSES			\$ (3,000.00)	\$ (36,000.00)
NOI			\$ 4,333.10	\$ 51,997.20
Purchase Price			\$ 650,000.00	8% Cap



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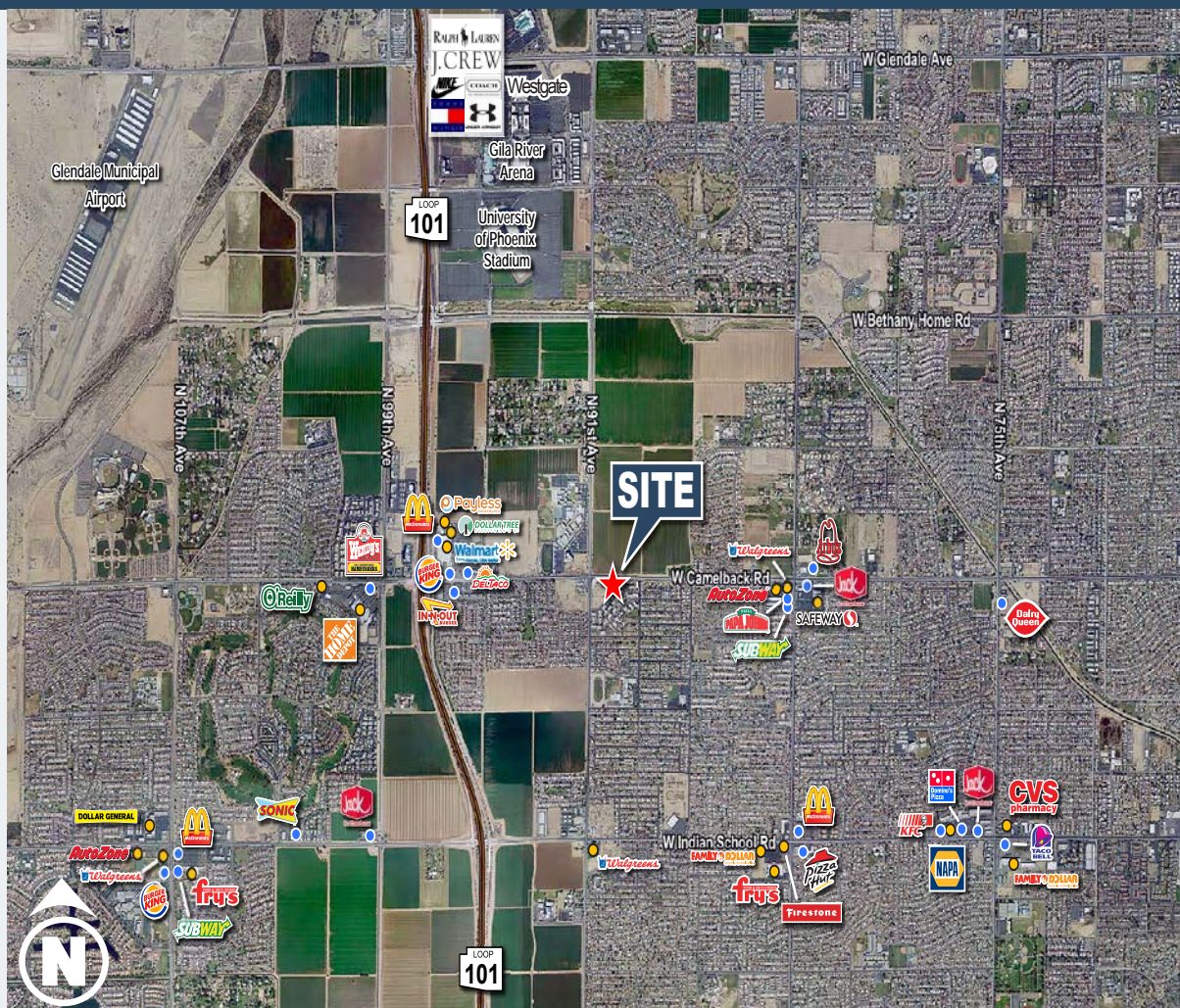
SEC OF 91ST AVE. & CAMELBACK RD.

DEMOGRAPHICS

2014	1 Mile	3 Mile	5 Mile
Population	12,410	132,165	324,504
Median Household Income	\$62,621	\$48,602	\$43,158
Median Age	28.2	27.7	28.2

NEARBY RETAIL

Walmart	WESTGATE RETAIL:
Payless	AMC Theaters
Dollar Tree	Just Sports
McDonald's	Buffalo Wild Wings
Wendys	Cold Stone
Burger King	Johnny Rockets
In-N-Out Burger	Kabuki
Del Taco	
Papa Johns	TANGER OUTLETS:
Subway	Raulph Lauren
Jack-in-the-Box	J.CREW
Arby's	NIKE
Safeway	Tommy Hilfiger
Walgreens	Coach
Auto Zone	Under Armour



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