

METRO VILLAGE

12426-12452 North 28th Drive Phoenix, AZ 85029

Vibrant value add retail center

\$3,750,000 Million



METRO VILLAGE

 480-323-6072 Alex Kim



Pricing

Price

\$3,750,000 Million

Particulars	Amount	Comments
Annual Rent	\$250,231.68	
Cam Charges	\$0.00	No HOA
Property Tax	\$24,634.90	
Landscaping	\$2,400.00	tenant cam
Trash	\$7,991.40	tenant cam
Electricity	\$15,447.50	tenant cam
Total Expenses 2024	\$50,473.80	
landlord expenses	\$24,634.90	
NOI	\$225,596.78	

Property Overview

Building Area:	17,428 sq. ft.
Parcel #:	149-21-031
Zoning:	C-1, City of Phoenix
Land Area:	61,796 sq. ft. (1.419 acres)
Owned Parking:	74 spaces (4.25 per 1,000)
Year Built:	1979/ Remodeled 2004

Demographics (2022)

	1-mile	3-miles	5-miles
Population:	23,367	169,115	471,940
Avg. Household Inc.:	\$58,702	\$66,652	\$72,778
Total Households:	9,291	63,859	182,897
Complete demographics are available upon request.			

This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.



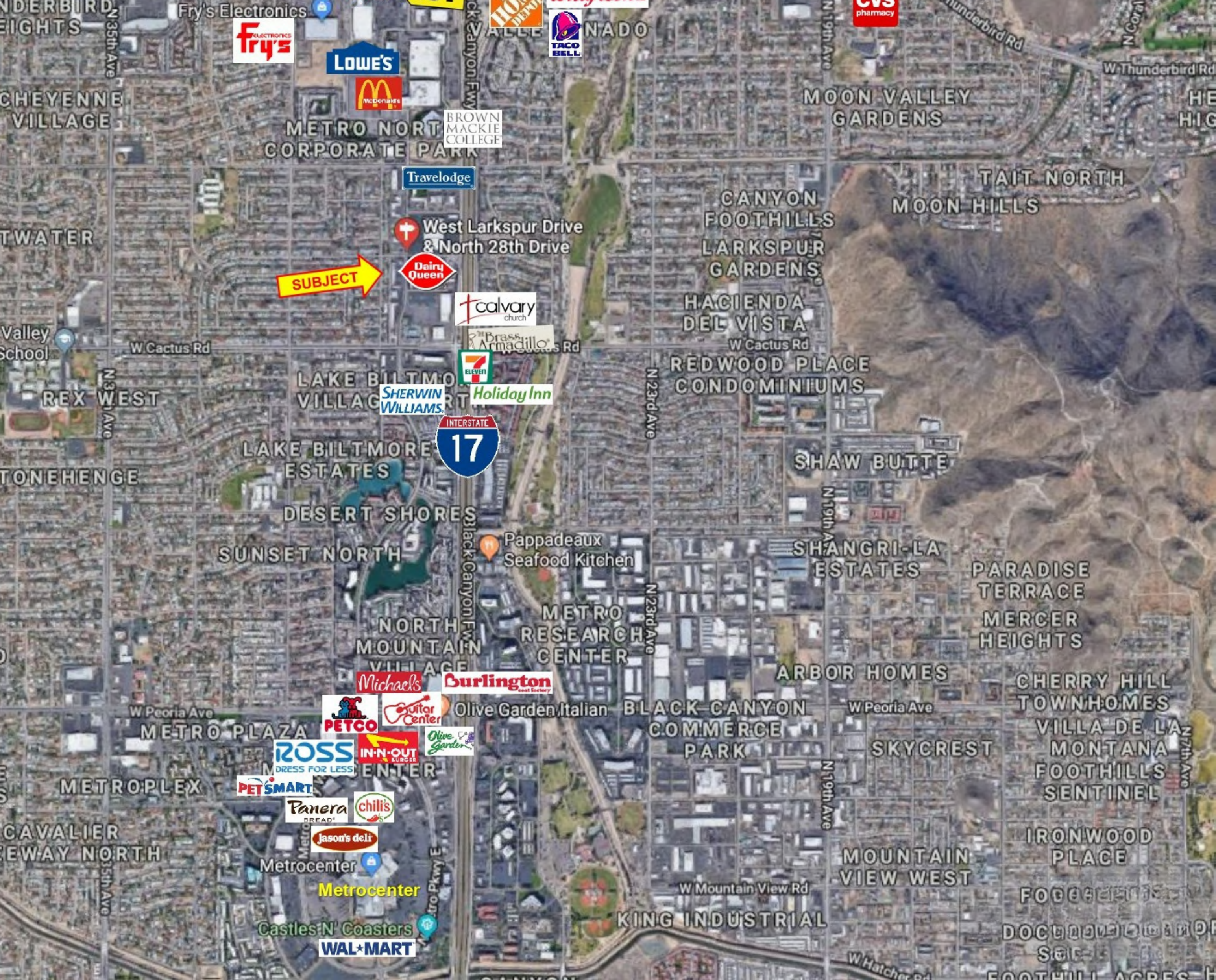


DQ is not included









Fry's Electronics
Fry's

LOWE'S

McDonald's

METRO NORTH
CORPORATE PARK
BROWN MACKIE COLLEGE

Travelodge

West Larkspur Drive
& North 28th Drive

Dairy Queen

SUBJECT

calvary church

Brasserie Armadillo

7 ELEVEN

Holiday Inn

SHERWIN WILLIAMS

INTERSTATE
17

Burlington

Michaels

PETCO

Guitar Center

Olive Garden Italian

ROSS
DRESS FOR LESS

IN-N-OUT
BURGERS

Olive Garden

PETSMART

Panera
BREAD

chili's

Jason's deli

Metrocenter

Metrocenter

Castles N' Coasters

WAL*MART

CANYON
FOOTHILLS
LARKSPUR
GARDENS

HACIENDA
DEL VISTA

REDWOOD PLACE
CONDOMINIUMS

SHAW BUTTE

SHANGRI-LA
ESTATES

ARBOR HOMES

BLACK CANYON
COMMERCE
PARK

SKYCREST

MOUNTAIN
VIEW WEST

KING INDUSTRIAL

TAIT NORTH
MOON HILLS

MOON VALLEY
GARDENS

PARADISE
TERRACE
MERCER
HEIGHTS

CHERRY HILL
TOWNHOMES

VILLA DE LA
MONTANA
FOOTHILLS
SENTINEL

IRONWOOD
PLACE

FOGGY HOLLOW

DOCK HILL

FOOTHILL ACRES



N 29th Ave

W Larkspur Dr

N 28th Dr

149-41-186
185

149-41-185

149-41-184
183

WESTTOWN 2
MCR: 083-44

149-41-183
182

149-41-182
181



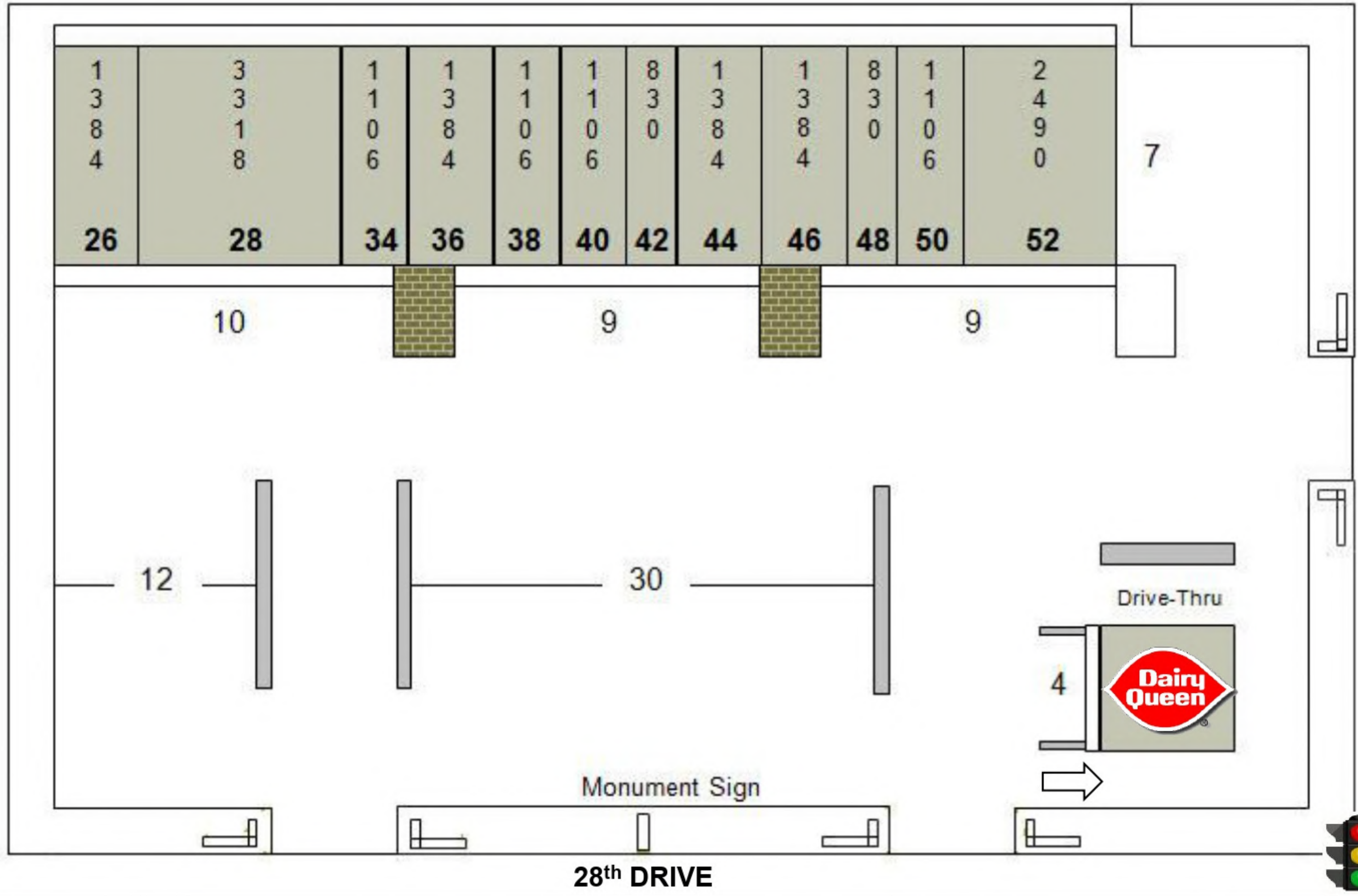
149-21-032

12456 N
28TH DRIVE
MCR: 1693-14

149-21-031

SUBJECT

S0°37'52" E 225.51'



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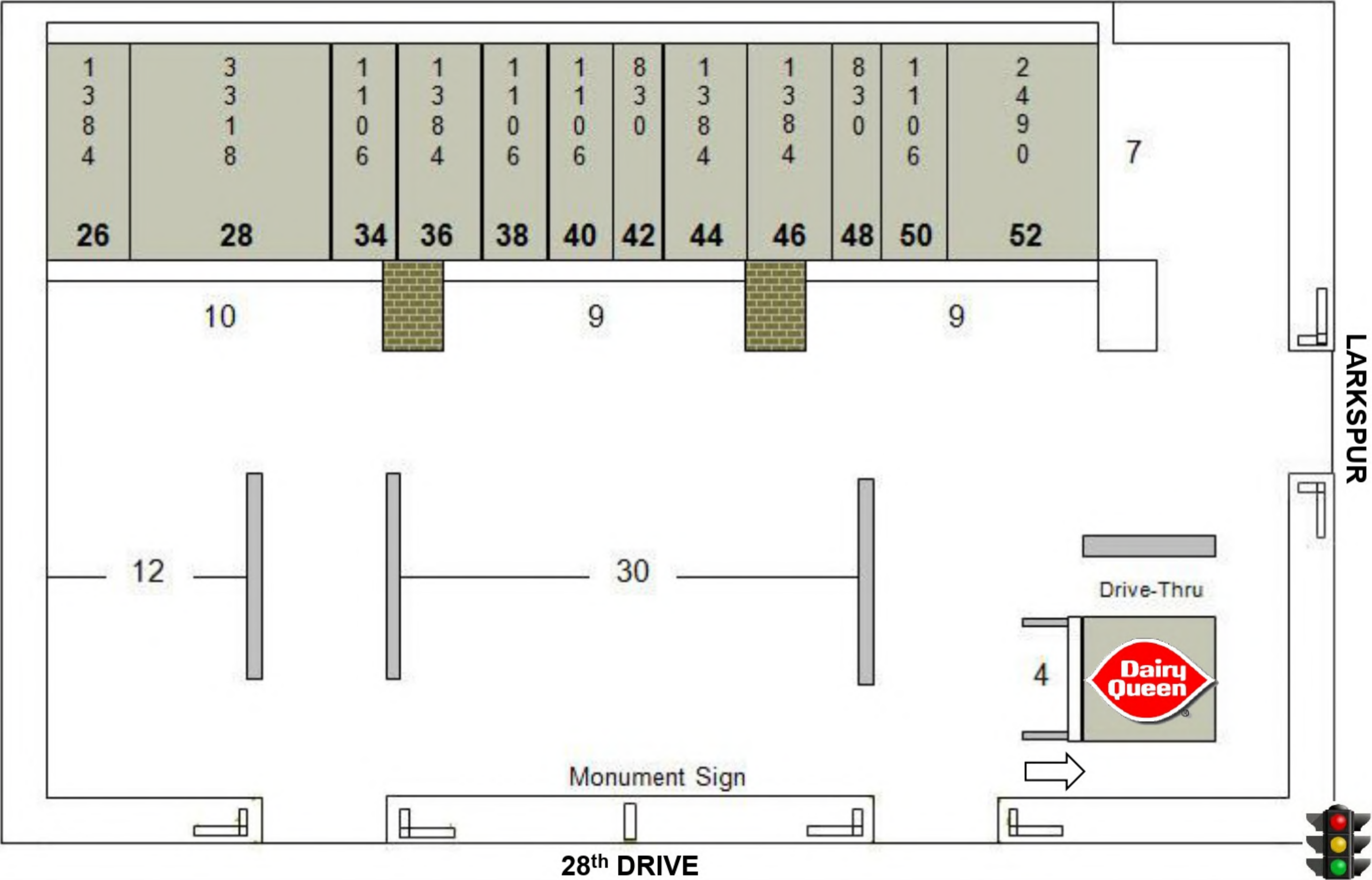


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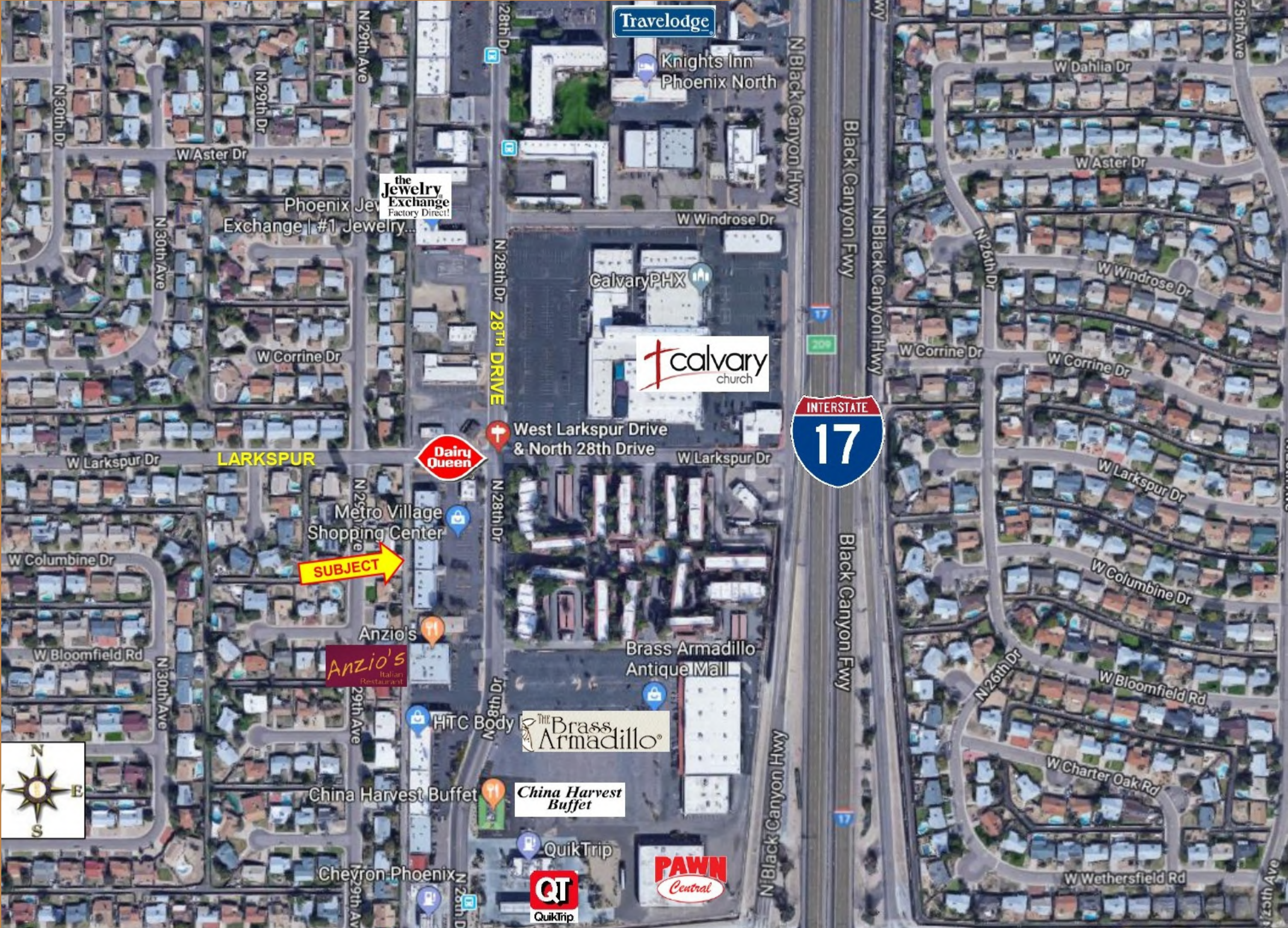
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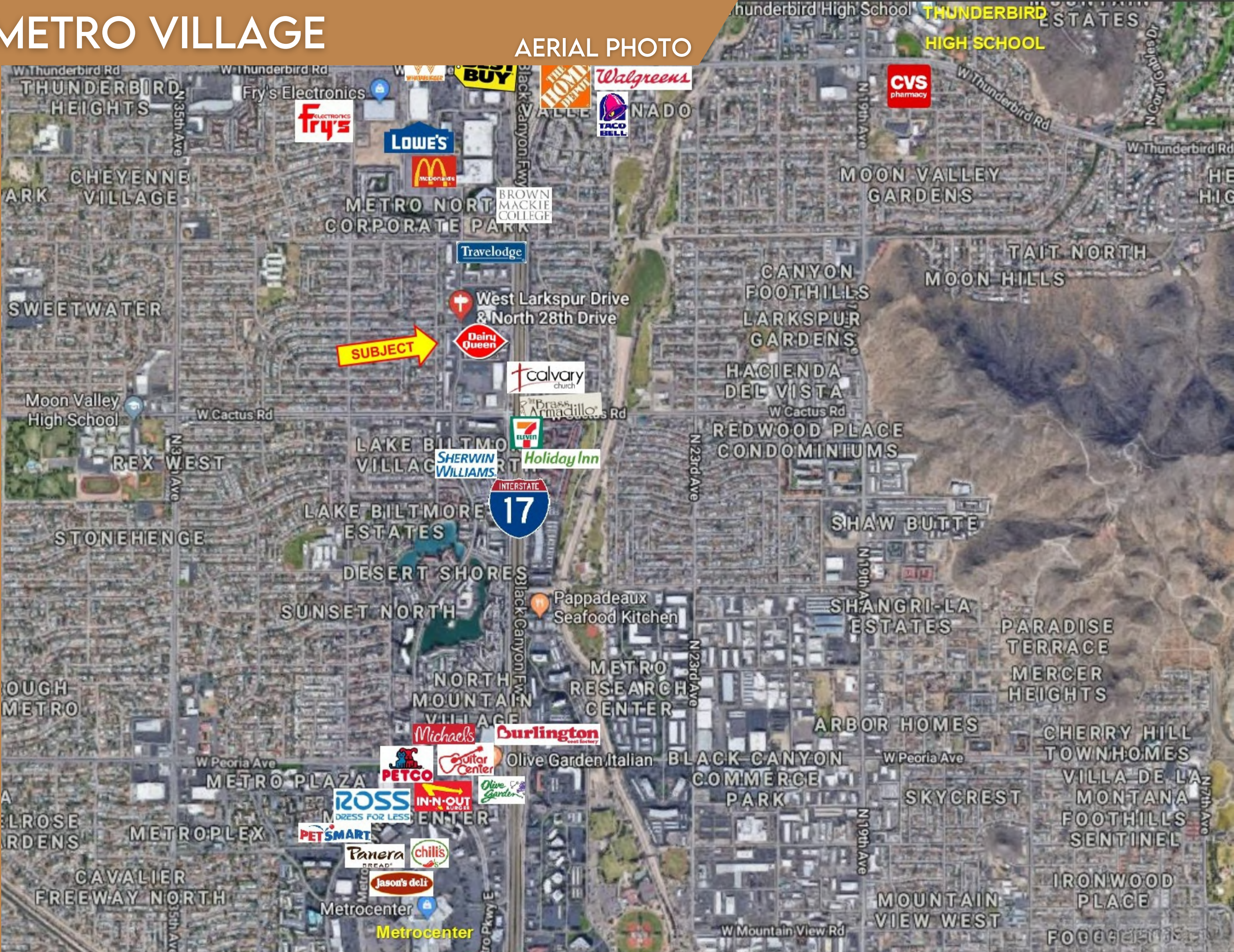
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AERIAL PHOTO



METRO VILLAGE

AERIAL PHOTO



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