



Price

\$3,756,860 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.



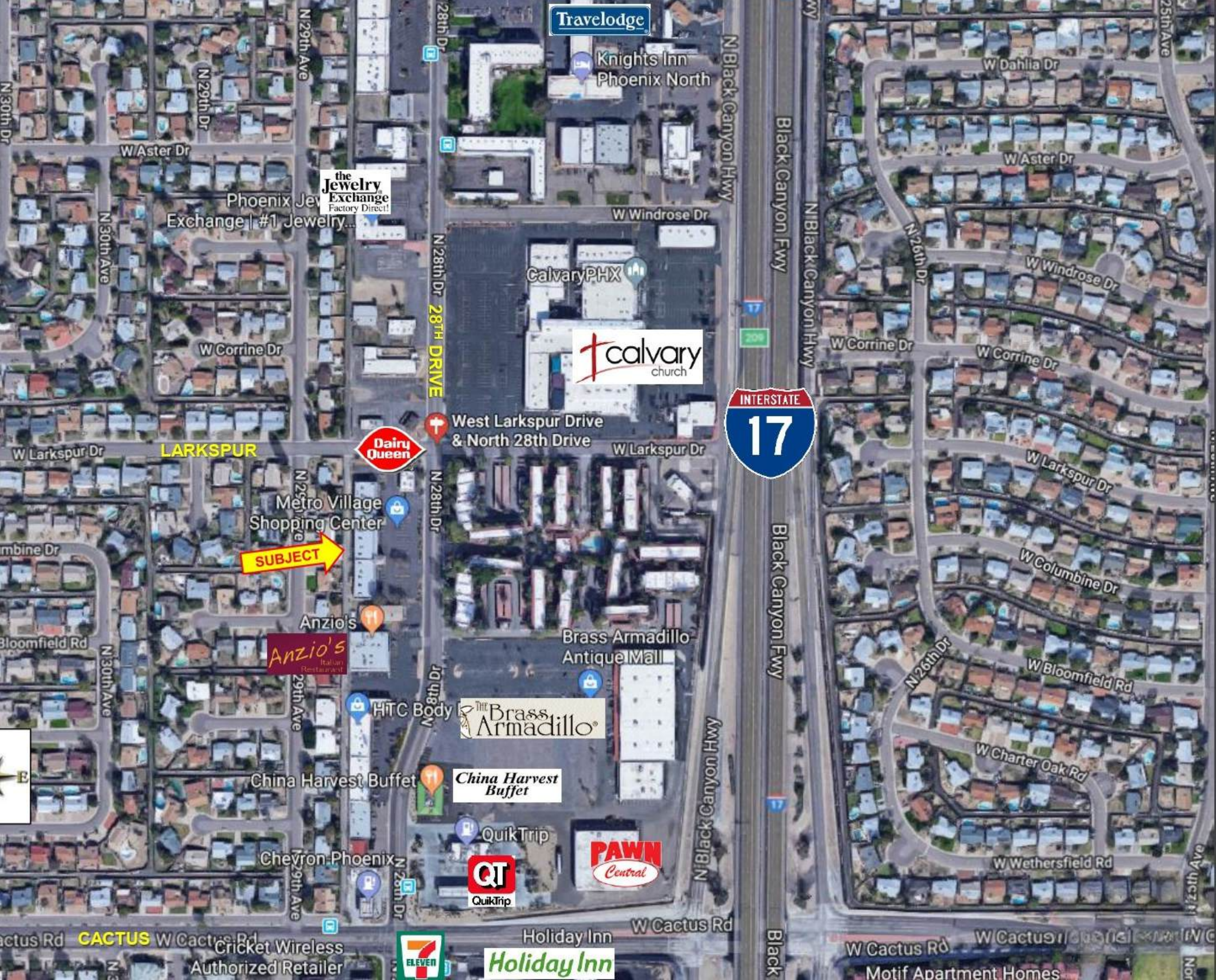












Travelodge

Knights Inn
Phoenix North

the
Jewelry
Exchange
Factory Direct!

Phoenix Jew
Exchange | #1 Jewelry...

CalvaryPHX

calvary
church

West Larkspur Drive
& North 28th Drive

Dairy
Queen

LARKSPUR

Metro Village
Shopping Center

SUBJECT

Anzio's

Anzio's
Italian
Restaurant

Brass Armadillo
Antique Mall

HTC Body

THE Brass
Armadillo®

China Harvest Buffet

China Harvest
Buffet

QuikTrip

QT
QuikTrip

PAWN
Central

Chevron Phoenix

Holiday Inn

Holiday Inn

Cricket Wireless
Authorized Retailer

7
ELEVEN

INTERSTATE
17

Black Canyon Hwy

Black Canyon Hwy

Black

W Cactus Rd

W Cactus Rd

Motif Apartment Homes

W Dahlia Dr

W Aster Dr

W Windrose Dr

W Corrine Dr

W Corrine Dr

W Larkspur Dr

W Columbine Dr

W Bloomfield Rd

W Charter Oak Rd

W Wethersfield Rd

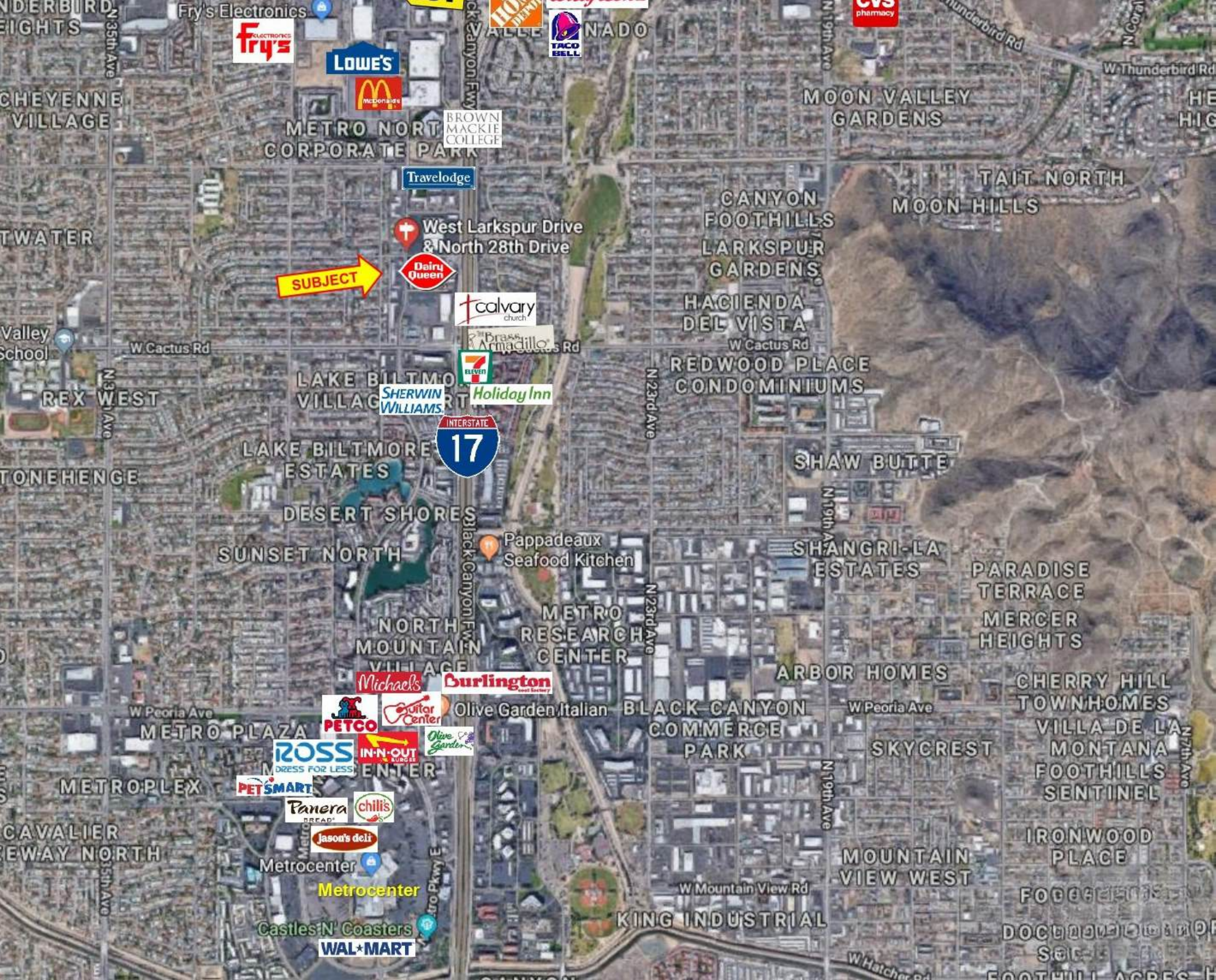
W Cactus Rd

CACTUS

W Cactus Rd

N 30th Ave

N 30th Ave



SUBJECT

West Larkspur Drive
& North 28th Drive



Pappadeaux
Seafood Kitchen



Metrocenter

Metrocenter

Castles N' Coasters





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

12456 N
28TH DRIVE
MCR: 1693-14

149-21-031

SUBJECT

Dairy Queen

149-21-032

1 3 8 4	3 3 1 8	1 1 0 6	1 3 8 4	1 1 0 6	1 1 0 6	8 3 0	1 3 8 4	1 3 8 4	8 3 0	1 1 0 6	2 4 9 0
26	28	34	36	38	40	42	44	46	48	50	52

7

10

9

9

12

30

Drive-Thru

4

Dairy Queen

Monument Sign

28th DRIVE



METRO VILLAGE



METRO VILLAGE

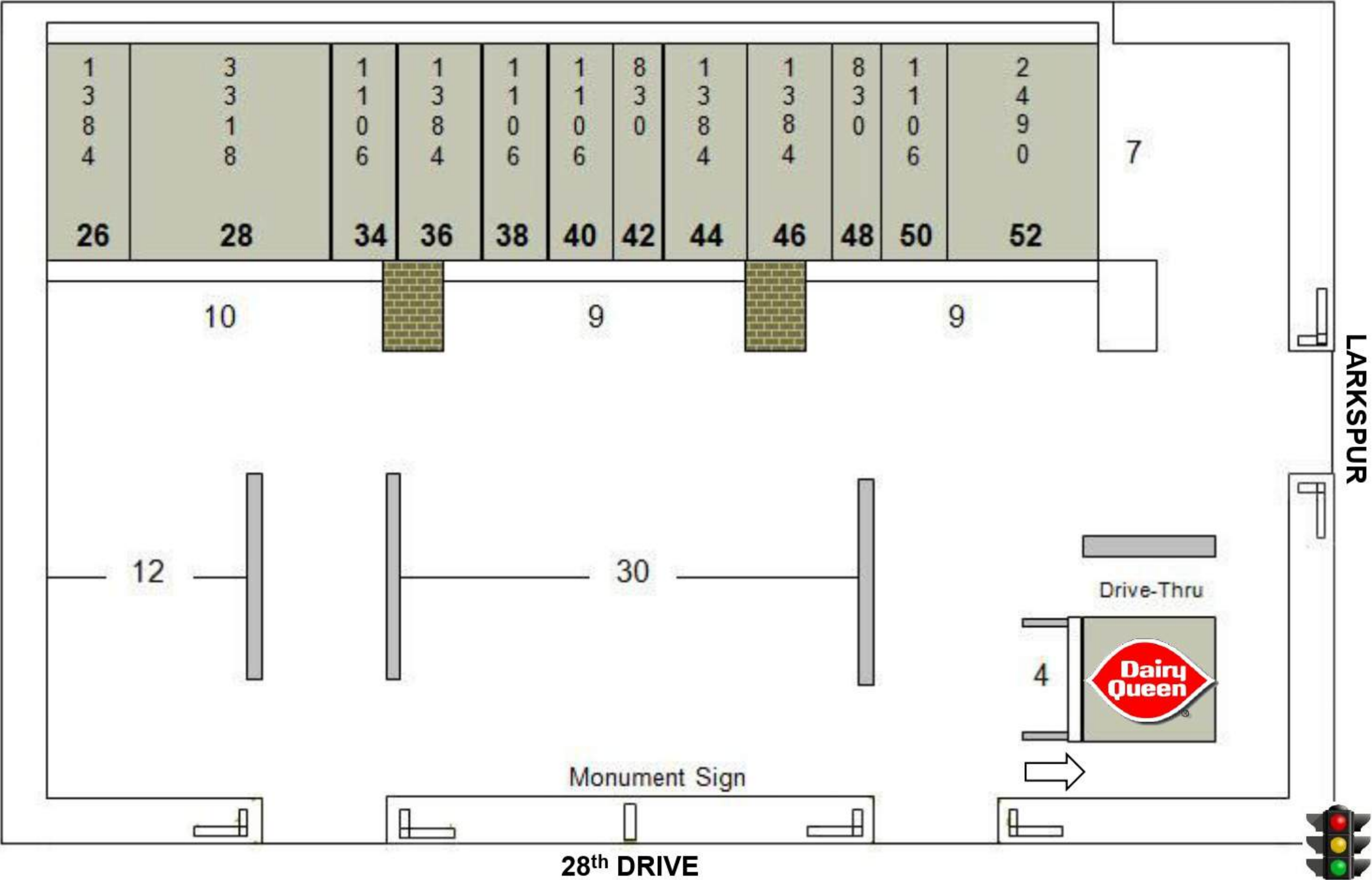


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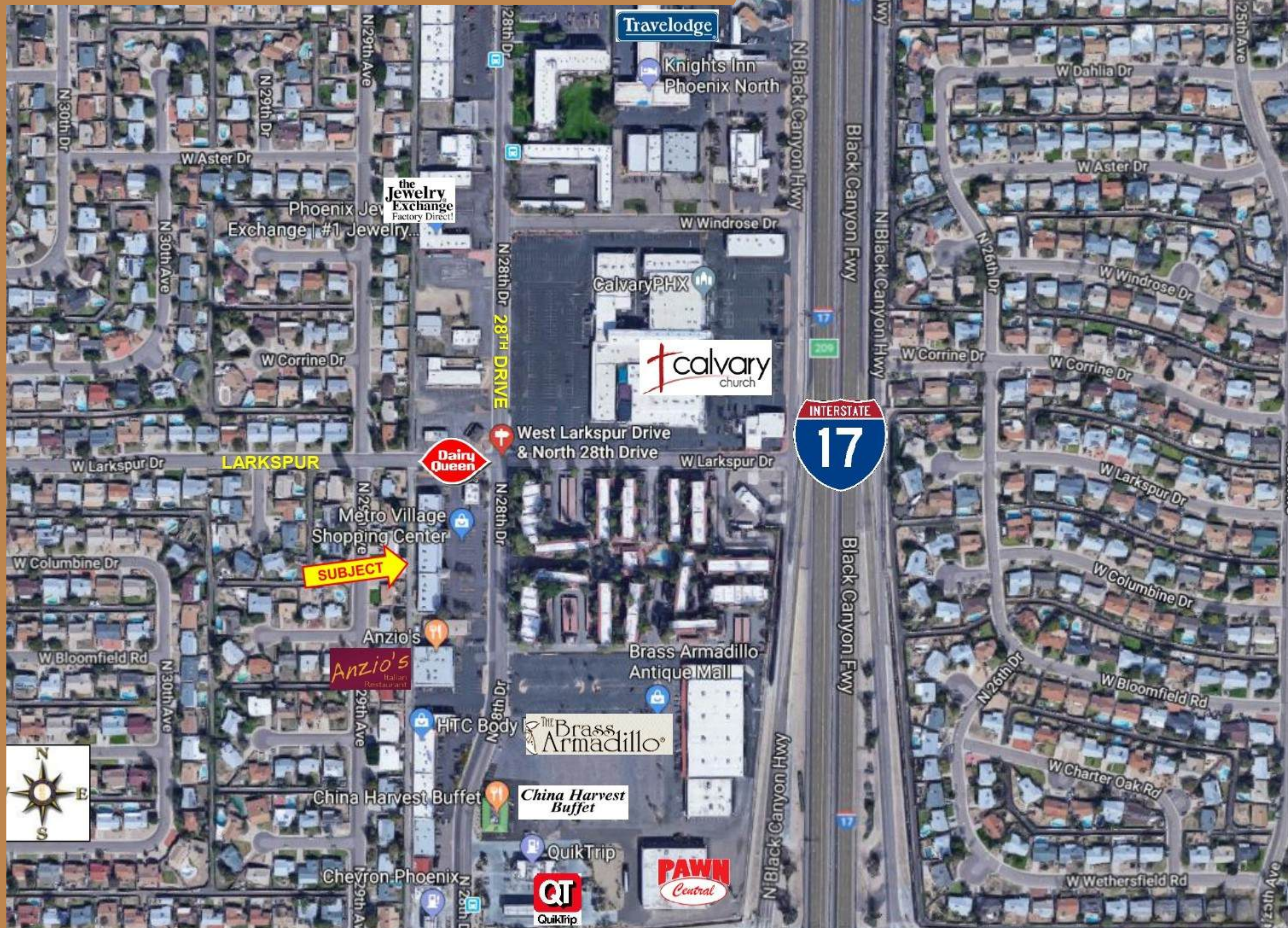


METRO VILLAGE



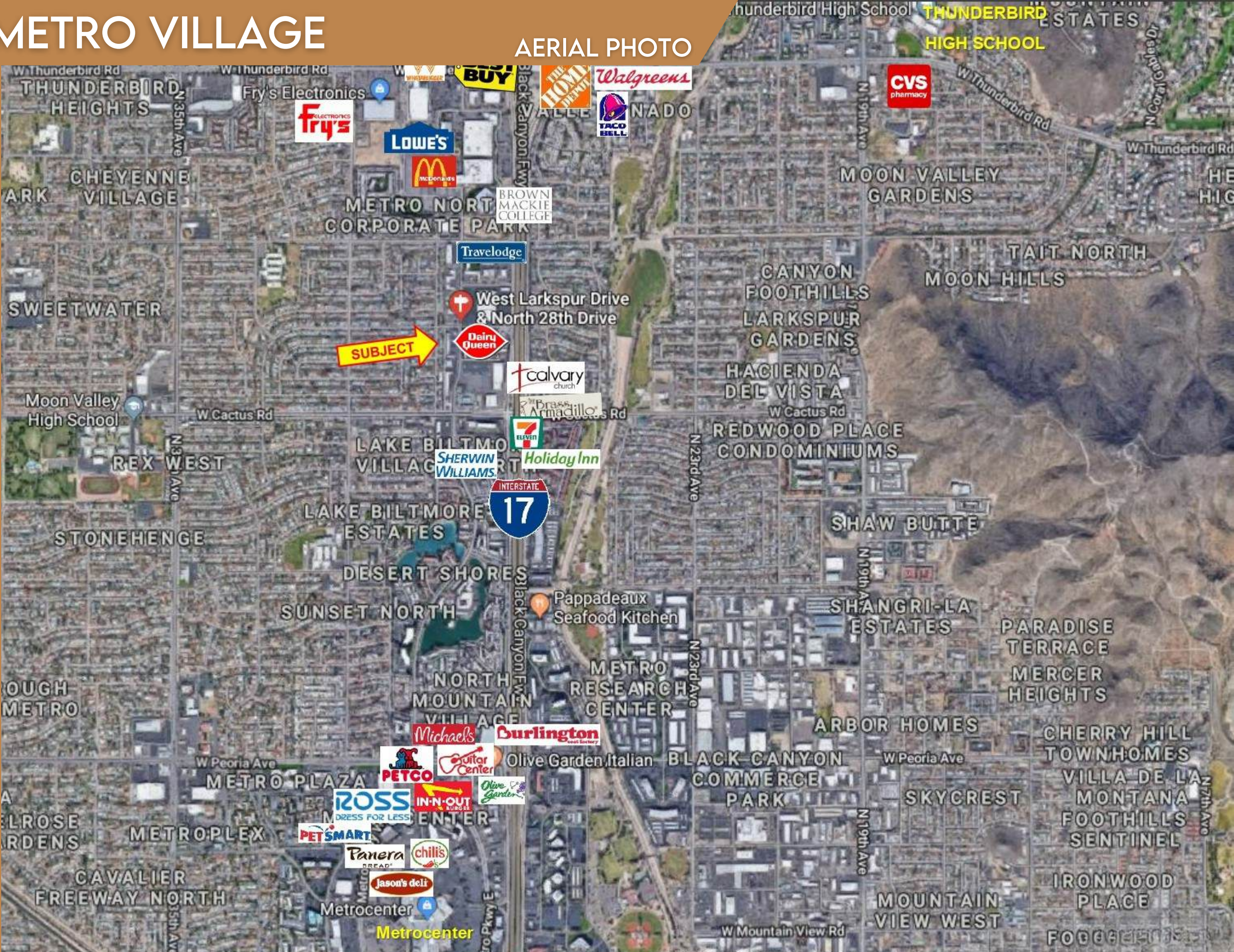


AERIAL PHOTO



METRO VILLAGE

AERIAL PHOTO



149-41-186
185

149-41-185

149-41-184
183

WEST TOWN 2
MCR: 083-44

149-41-183
182

149-41-182
181

149-41-181
180

12456 N
28TH DRIVE
MCR: 1693-14

149-21-032

149-21-031
SUBJECT

195.70

W Larkspur Dr

N 28th Ave

N 28th Dr



BELLAGIO
REAL ESTATE



480-323-6072

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