

Industrial Condo - Firebird Suites

7652 E Greenway Road, Suites 108 & 109, Scottsdale AZ 85260

Situated In The Great Scottsdale Airpark Area!
OFFERING MEMORANDUM



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CONTENTS

1. Executive Summary

Investment Summary
Location Summary

2. Property Description

Property Features Aerial
Map
Property Images

3. Demographics

Demographics
Demographic Charts

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ARIZONA REALTY

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01

Executive Summary

Investment Summary

Location Summary

OFFERING SUMMARY

ADDRESS	7652 E Greenway Road, Suites 108 & 109 Scottsdale AZ 85260
COUNTY	Maricopa
MARKET	Phoenix
SUBMARKET	Scottsdale Airpark
OFFERING PRICE	\$754,000
BUILDING SF	2,600 SF
PRICE PSF	\$290.00
CONDO ASSESSMENTS	\$1,200 ANNUALLY P/UNIT
LAND ACRES	0.75
YEAR BUILT	1997
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	I-1, Scottsdale
APN	215-47-113 and 215-47-114

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2021 Population	3,054	77,391	194,430
2021 Median HH Income	\$105,649	\$100,671	\$98,272
2021 Average HH Income	\$157,314	\$134,191	\$138,869



PROPERTY DESCRIPTION

Cook Commercial Partners is pleased to present this fantastic industrial warehouse commercial condo offering located in the heart of the Highly Desirable Scottsdale Airpark Area in North Scottsdale, Arizona. The subject property offers two units for a total of 2,600 square feet of usable space, that was build-to-suit for the current owner making this a great investment for future warehouse or industrial use. 70/30 warehouse to office ratio. The subject property is located in an A+ location, less than one mile from 101 Freeway.

INVESTMENT HIGHLIGHTS

- Industrial Warehouse Commercial Condo Space |Owner-User Or Investment Opportunity
- Annual Condo Assessments: \$1,200 Per Unit, Which Include: Landscaping, Water, Roof & Fire
- Located In The Highly Desirable Scottsdale Airpark Area
- Masonry Construction With 22' Clearance Height
- Property Neighbors Office Parks, Restaurants, Retail & Residential
- Current Build Out Is 70/30 Warehouse to Office Ratio
- Each Unit Has One Roll-Up Door - 10' x 0" x 8' x 0' Ideally Located Less Than One Mile From the 101 Freeway
- Features Of Space Include: Warehouse Downstairs, 2 Offices Upstairs Loft Style, 1 Bathroom, 2 Reserved Parking Spaces, and Loading & Unloading Entry (each unit)

LOCATION HIGHLIGHTS – Phoenix-Mesa-Scottsdale MSA

Market Overview

The Phoenix-Mesa-Scottsdale MSA is comprised of two counties, located in the south-central portion of Arizona. The Phoenix Metro area, Maricopa and Pima Counties, is the second largest MSA by land mass, second only to Riverside-San Bernardino, and has the second lowest population density per square mile of the top 25 MSAs in the U.S.; second again to only Riverside-San Bernardino. Maricopa County itself is over 9,000 square miles, roughly the size of New Hampshire.

Economy

Phoenix plays a prominent role in the economy of the Southwestern region of the country, serving as a financial, communications, and transportation hub. Phoenix's economy is moving beyond its traditional reliance on single-family construction and retirees.

It has become a magnet for the relocation of manufacturing and professional services firms. As a result, the surge of new residents is providing a boost to jobs in the retail, hospitality, construction, and healthcare sectors. This trend is likely to continue for at least the near future.

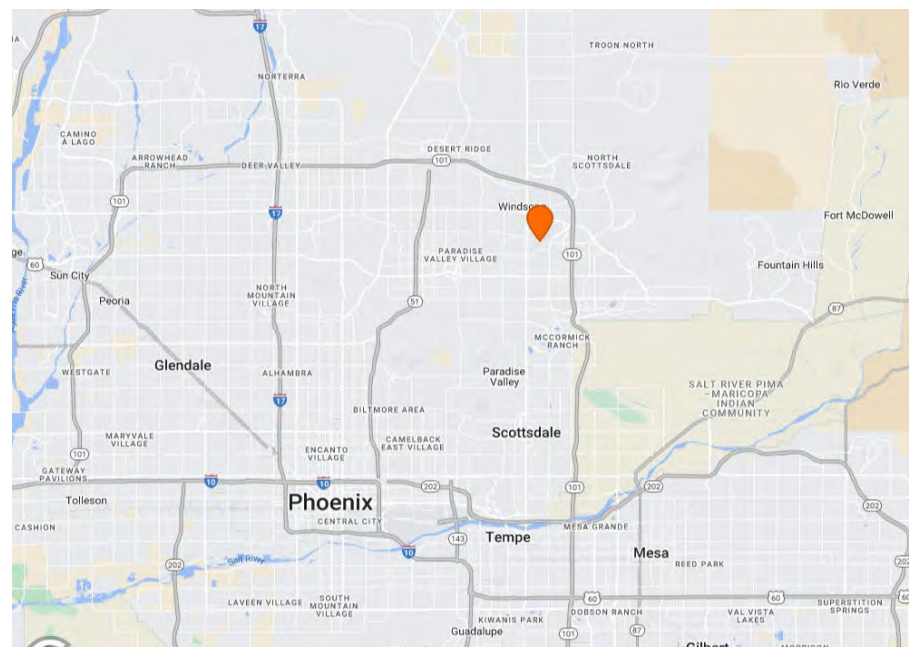
The tech sector in the MSA, referred to as the 'Silicon Desert' (of course) employs roughly 5 percent of the workforce. Phoenix is actively peeling away tech firms from the West Coast cities due to the significantly lower costs of living and doing business, and the quality-of-life perks that go along with it. These low costs have also incentivized financial and business services firms to open up back-office operations in the MSA. Along with a preferable environment to incentive corporate expansion, Phoenix boasts a strong knowledge base from its university system.

Phoenix Metro has more than 300,000 students attending one of their universities at any time – 6.4 percent of the total population in the MSA. Arizona State University, the largest university campus in the MSA was named the 'Most Innovative School in America' four years in a row by U.S. News & World Report. Phoenix is also home to Maricopa Community Colleges, one of the largest community college systems in the U.S. A majority of students in the university system wish to stay in Arizona as the tech sector expands and high-paying jobs await them in the local workforce.

Growth

At the turn of the century, Phoenix was one of the fastest growing MSAs in the nation, fueled by housing and construction, then the great recession hit and almost knocked the "Valley of the Sun" out of its economic groove for good. But this region rose from the ashes now boasting a more diversified economy with some of the strongest economic and population growth in the U.S. The U.S. Census indicates that Phoenix ranked fifth out of the top 25 MSAs for domestic migration in 2016-2017.

Moody's Analytics estimates a current job growth rate of 2.4 percent, resulting in just under 100,000 jobs added through year-end 2018. The low cost of doing business in Phoenix is not likely to change in the near future, which should continue to spur growth in the MSA.





02

Property Description

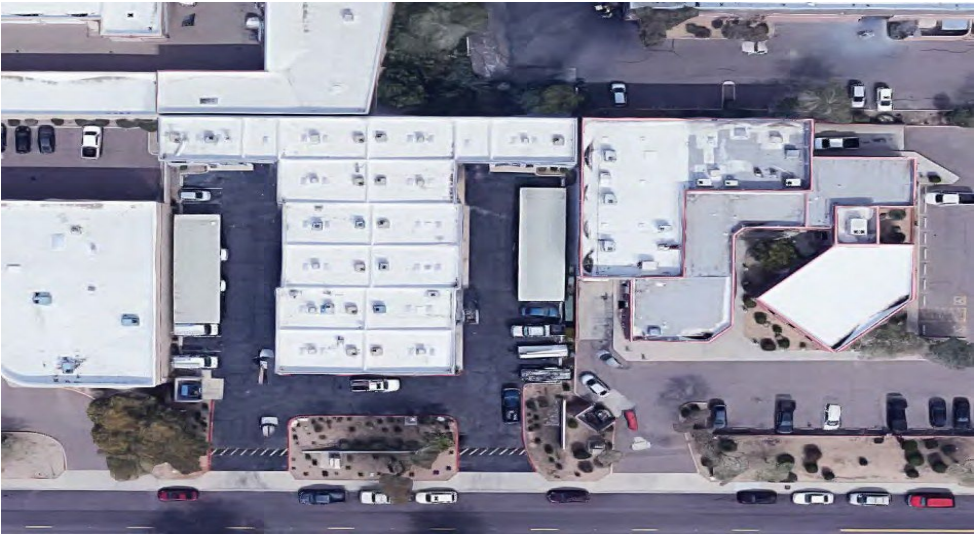
Property Features

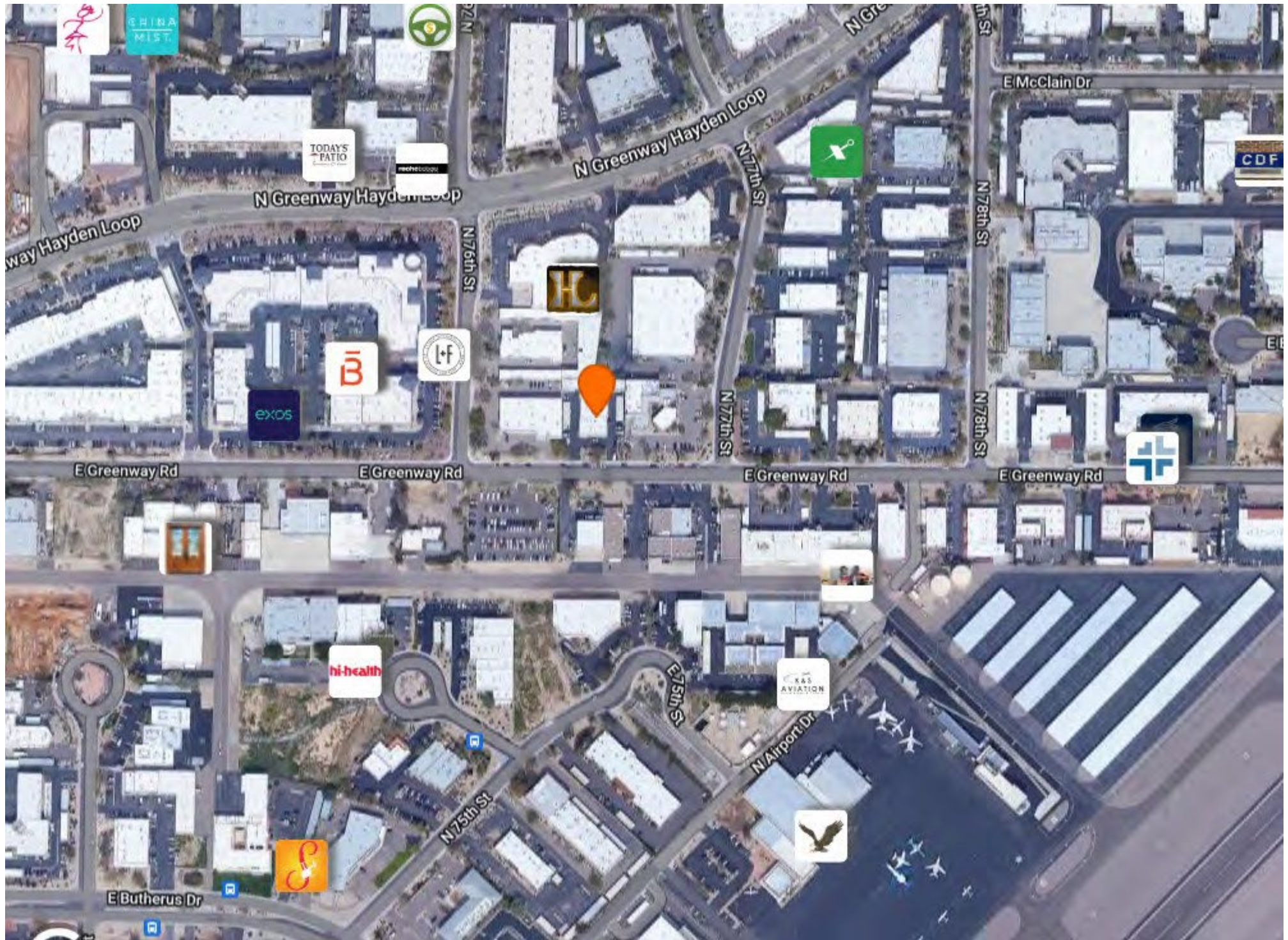
Aerial Map

Property Images

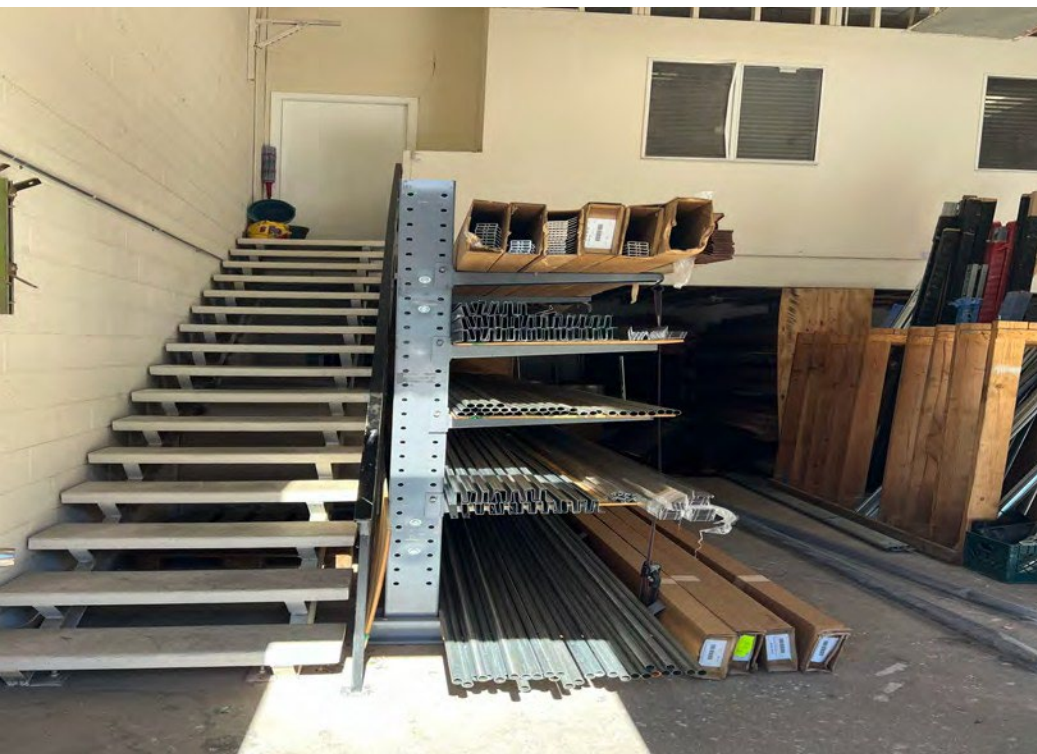
PROPERTY FEATURES

BUILDING SF	2,600
LAND SF	32,670
LAND ACRES	0.75
YEAR BUILT	1997
# OF PARCELS	2
ZONING TYPE	I-1, Scottsdale
BUILDING CLASS	B
TOPOGRAPHY	City
LOCATION CLASS	Suburban
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	2 units
NUMBER OF PARKING SPACES	Ample
PARKING RATIO	I-1, Scottsdale
STREET FRONTAGE	Greenway Parkway
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
DRIVE INS	10' x 0" x 8' x 0'
POWER	400 AMPS











03

Demographics

Demographics

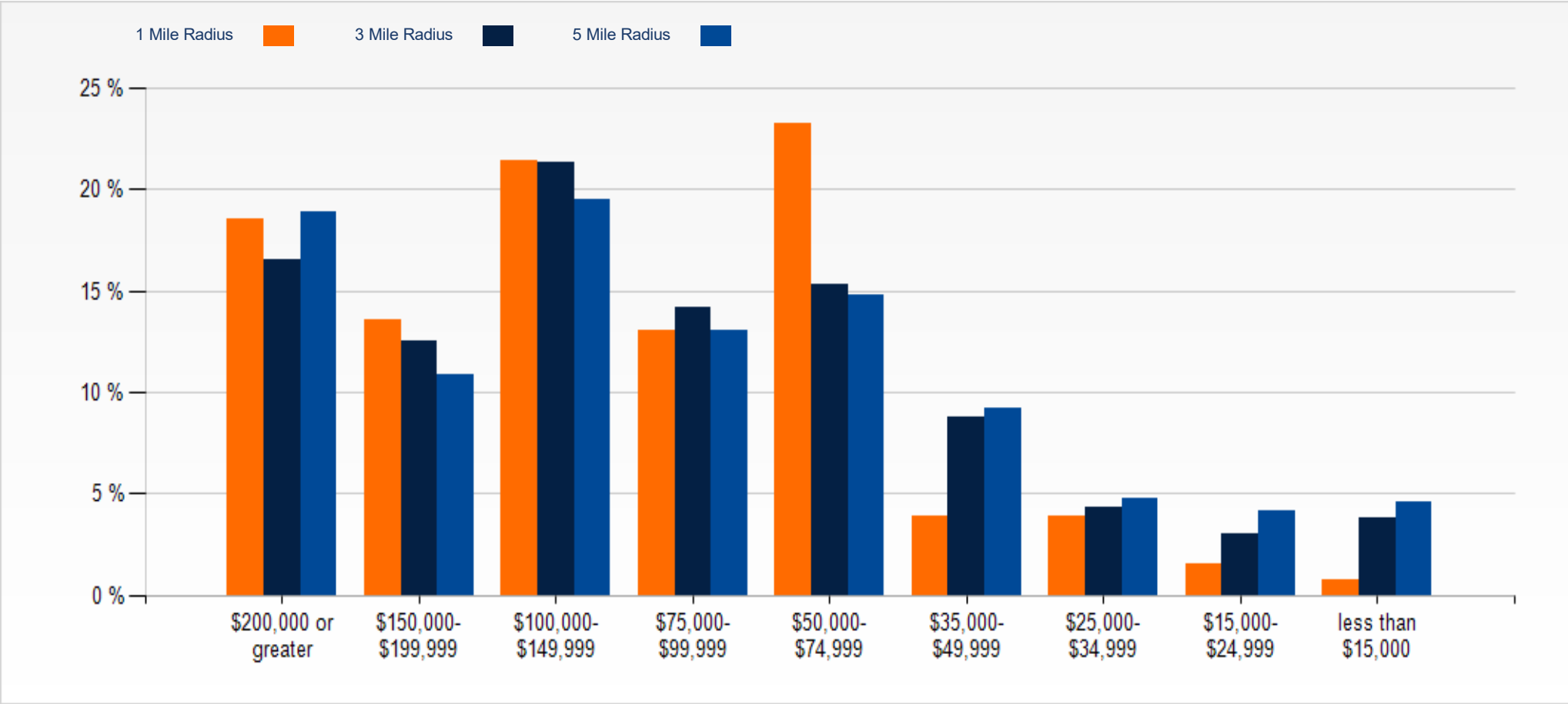
Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	56	60,939	165,449
2010 Population	92	64,639	169,983
2021 Population	3,054	77,391	194,430
2026 Population	4,110	86,366	210,168
2021-2026: Population: Growth Rate	30.60 %	11.10 %	7.85 %
2021 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	10	1,362	3,955
\$15,000-\$24,999	20	1,085	3,636
\$25,000-\$34,999	51	1,543	4,148
\$35,000-\$49,999	51	3,128	7,986
\$50,000-\$74,999	305	5,441	12,811
\$75,000-\$99,999	171	5,038	11,326
\$100,000-\$149,999	281	7,584	16,858
\$150,000-\$199,999	178	4,465	9,429
\$200,000 or greater	243	5,872	16,349
Median HH Income	\$105,649	\$100,671	\$98,272
Average HH Income	\$157,314	\$134,191	\$138,869

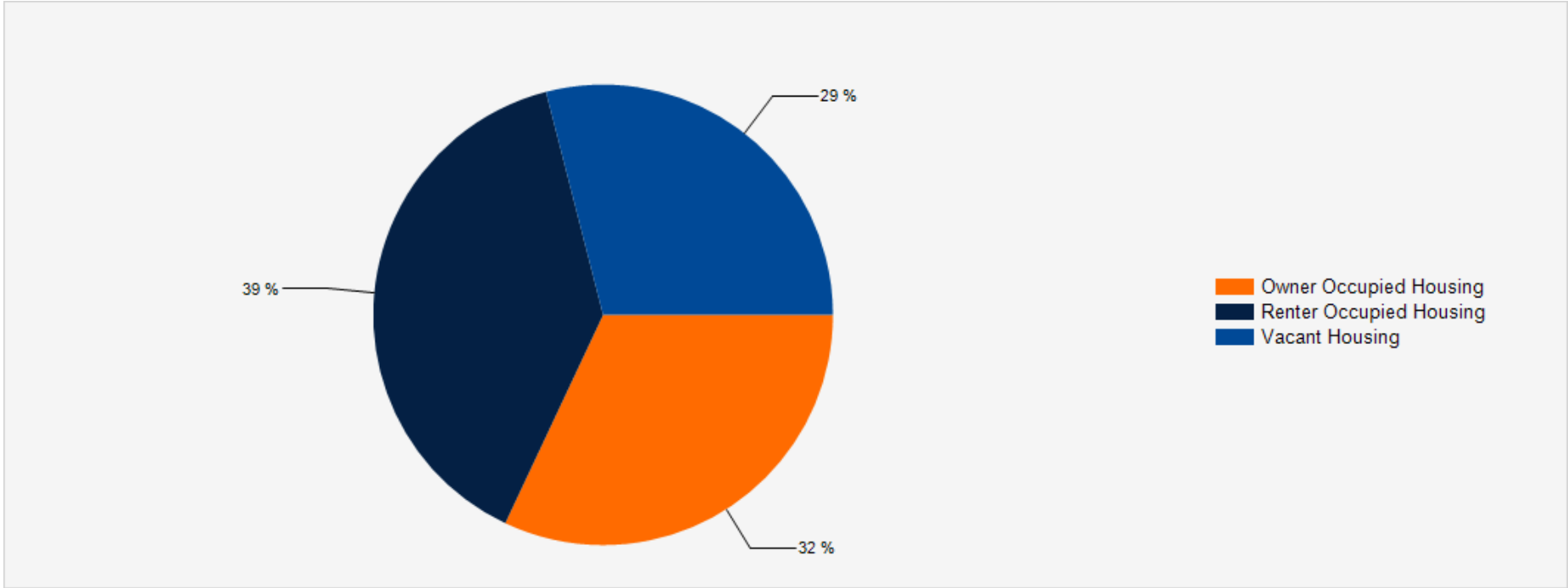
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	62	27,375	74,711
2010 Total Households	40	29,132	74,569
2021 Total Households	1,311	35,519	86,498
2026 Total Households	1,761	39,664	93,599
2021 Average Household Size	2.28	2.15	2.22
2000 Owner Occupied Housing	8	17,691	48,742
2000 Renter Occupied Housing	9	7,161	18,570
2021 Owner Occupied Housing	595	19,687	55,426
2021 Renter Occupied Housing	716	15,832	31,072
2021 Vacant Housing	524	5,191	12,519
2021 Total Housing	1,835	40,710	99,017
2026 Owner Occupied Housing	599	20,783	58,870
2026 Renter Occupied Housing	1,162	18,881	34,729
2026 Vacant Housing	536	5,237	12,794
2026 Total Housing	2,297	44,901	106,393
2021-2026: Households: Growth Rate	30.40 %	11.15 %	7.95 %



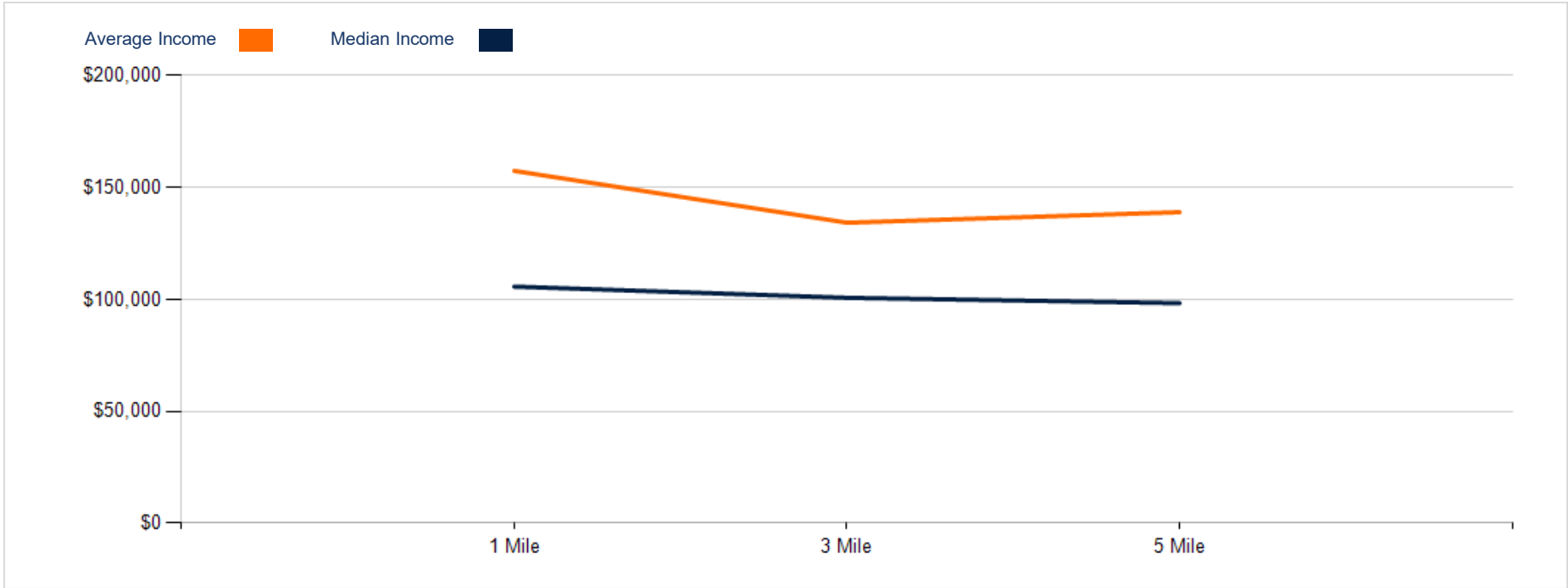
2021 Household Income



2021 Household Occupancy - 1 Mile Radius



2021 Household Income Average and Median



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