

FOR SALE OR LEASE
6% CAP NNN 10 year investment

**14804 N CAVE CREEK
RD PHOENIX, AZ 85032**



480-323-6072 Alex Kim

OFFERING DETAILS

SALE PRICE

\$15,294,000

LOT SIZE

±30,730 SF

BUILDING SIZE

Total: ±25,490 SF
Basement: ±7,618 SF
1st Floor: ±7,618 SF
2nd Floor: ±10,254 SF

ZONING

C-2

PARCELS

214-68-071, 214-68-072 &
214-68-073

PARKING

29 Uncovered Spaces
12 Covered Spaces
7 Under Building Spaces

PROPERTY HIGHLIGHTS

- North Phoenix Office Building
- Cave Creek Rd Frontage
- Mountain Views
- Covered Parking
- Dock High Roll Up Door
- Fully Finished Basement with Audio/Visual Studio



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

PROPERTY PHOTOS



PROPERTY PHOTOS



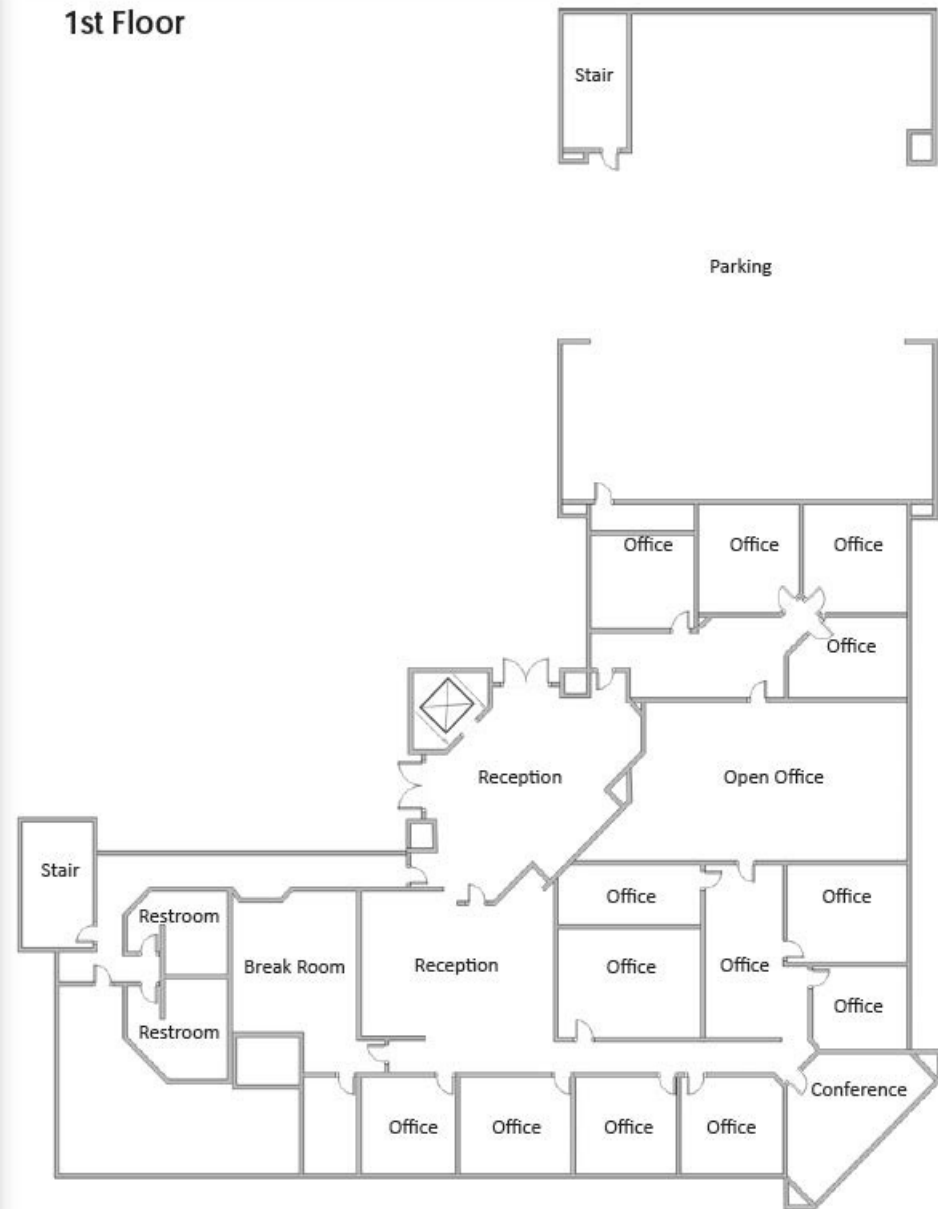
14804 N CAVE CREEK RD PHOENIX, AZ 85032

Particulars	Amount	Comments
annual Rental Income	\$917,640	
CAM Charges	\$0	NO CAM
Property Tax	\$25,364	NNN
Landscaping	\$5,400	NNN
Trash	\$1,499	NNN
Electricity	\$23,287	NNN
Total Expenses 2024	\$55,550	
NOI	\$917,640	

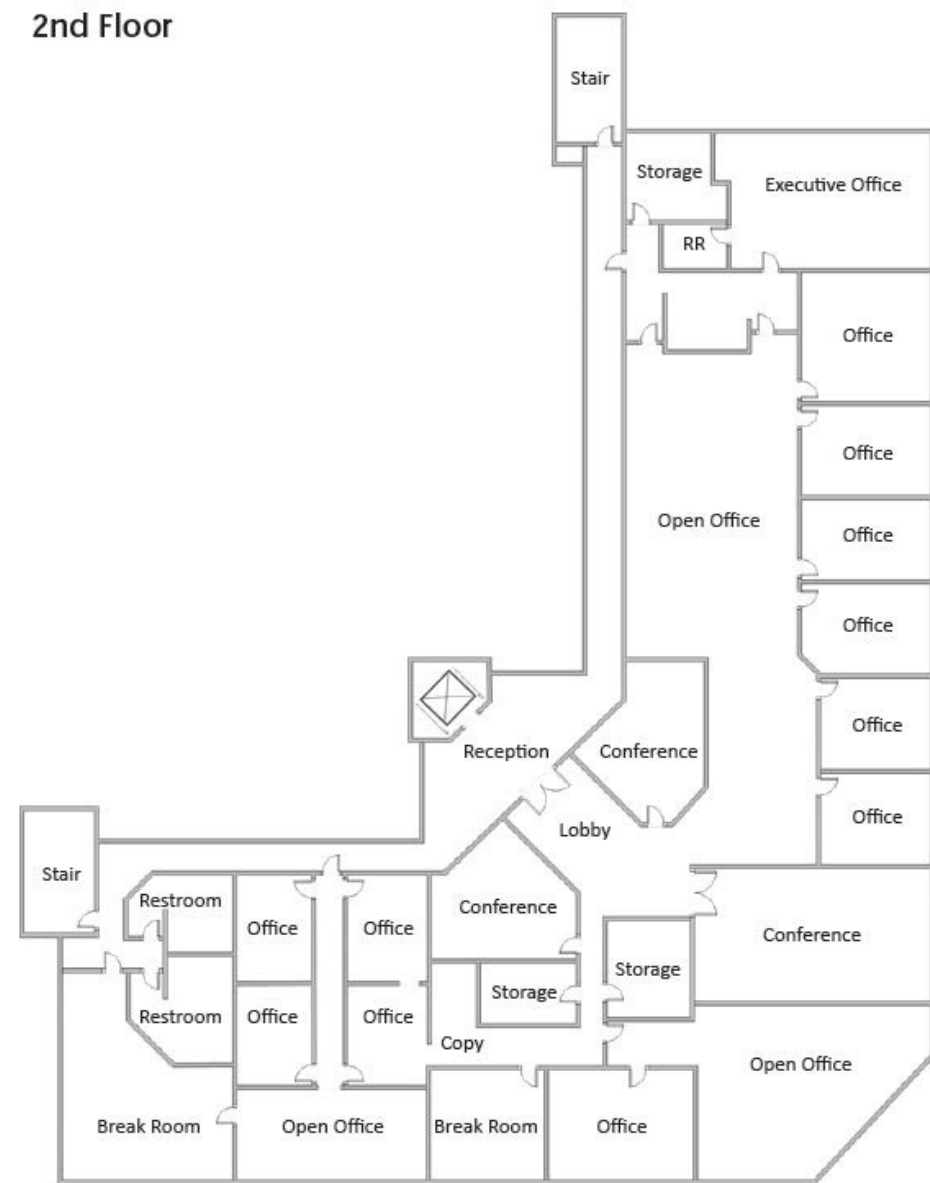


FLOOR PLAN

1st Floor

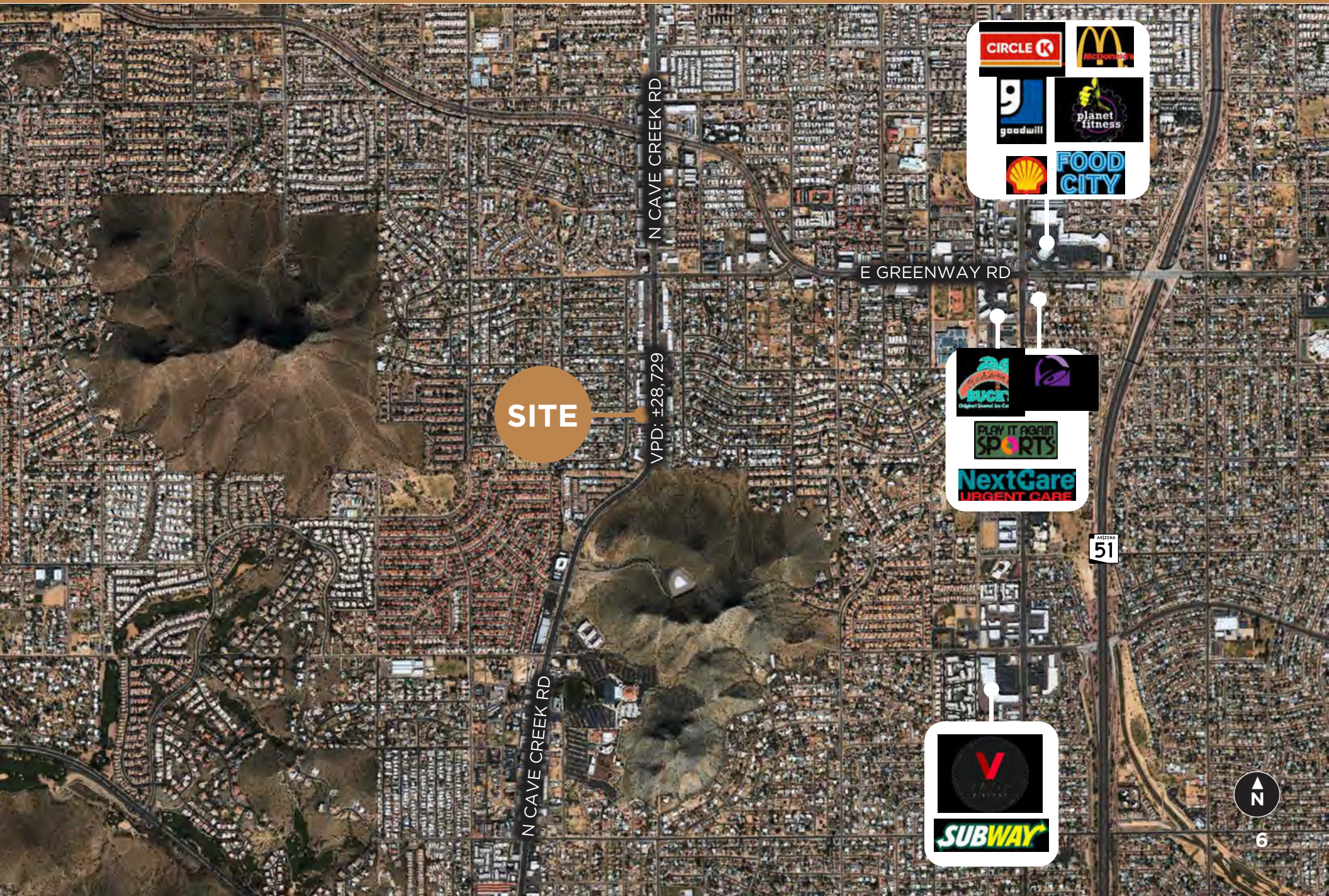


2nd Floor



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AERIAL OVERVIEW



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2023	15,105	136,146	322,549
2028	15,160	136,885	325,624



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	5,465	56,723	131,468
2028:	5,466	57,016	132,764

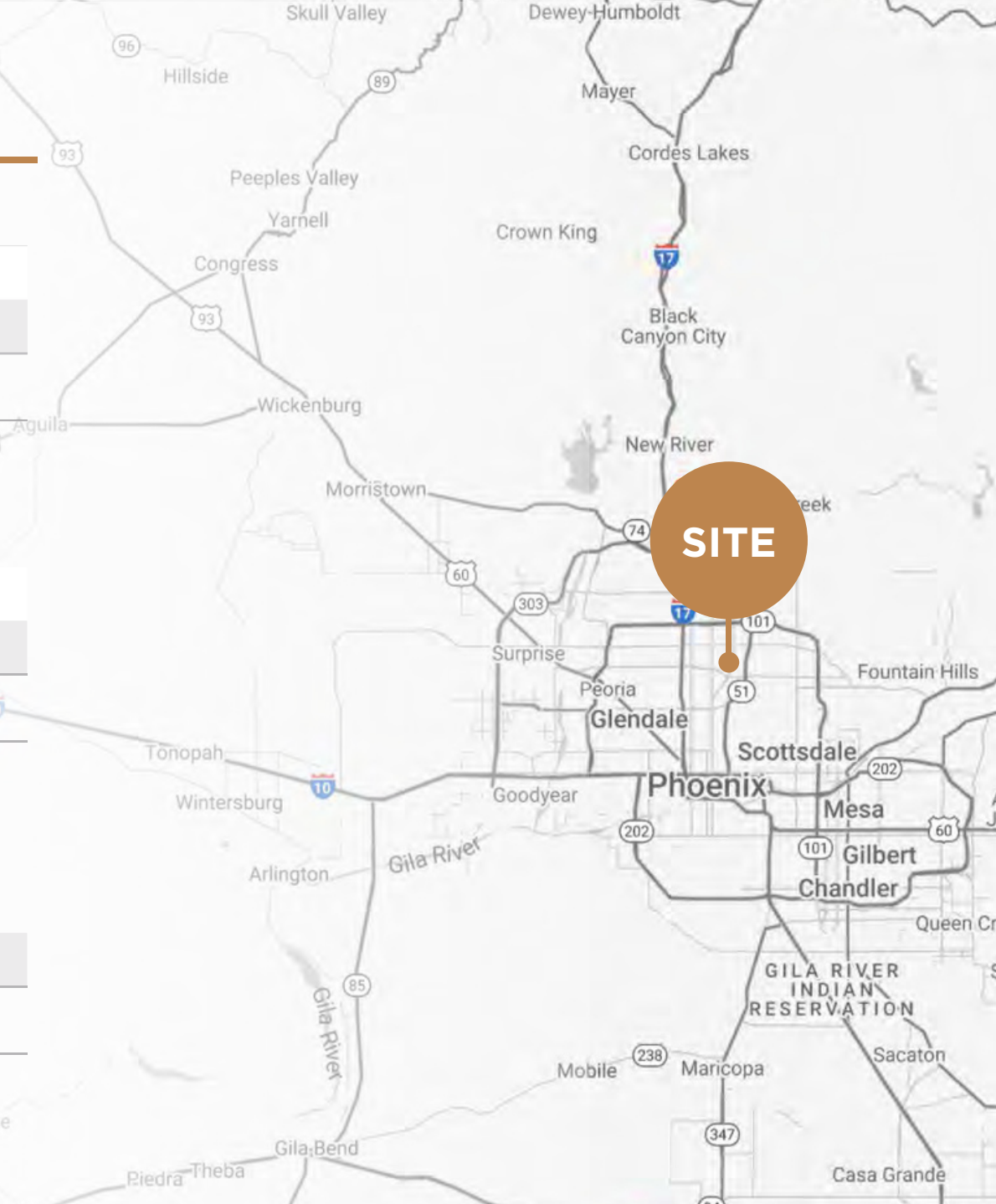


AVERAGE HOUSEHOLD INCOME

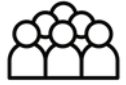
	1 MILE	3 MILES	5 MILES
2023	\$83,189	\$86,392	\$89,823



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PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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