

Carefree Executive Office Building and Adjacent .25 Acre Land for Sale
7405 NW Nonchalant Avenue



Located in the Heart of Carefree
Adjacent to Future 97-Room
Hampton Inn

Exclusively represented by:

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Summary

7405 E Nonchalant Avenue is an executive office building with seven (7) office suites, each with its own restroom, with an entrance in the common hallway. The adjacent commercial land is included. Located in the heart of Carefree near the future Hampton Inn.

Year Built
2017

Availability	
Office Building	2,567 sf
Commercial Land	10,601 sf

Sale Price
\$795,000.00

Occupancy
0%



Lease Schedule

PROPERTY NAME:		7405 NW Nonchalant, Carefree AZ							May 16, 2019		
Suite	Tenant	Approx. Sq. Ft.	Rate	Annual Rent	Lease Start	Lease Exp.	Rent Increase	Increase Date(s)	Options	Expense Reimb.	Miscellaneous
101	Vacant Est Size	332								\$0	
102	Est Size	332								\$0	
103	Vacant Est Size	332									
104	Vacant Est Size	332									
105	Vacant Est Size	332									
106	Vacant Est Size	332									
107	Vacant Est Size	332									
	Cimmon Area	243									
	TOTALS	2,567		\$0							

Gross Scheduled Income:	\$ -	Gross Income	\$0.00
Vacancy: 0%	\$ -	Main & Repair	\$ (513.00) Estimated at \$0.20PSF
Adjusted Gross:	\$ -	Property taxes	\$ (730.00)
Square Feet Leased:	0	Insurance	\$ (625.00) Estimated at \$0.25 PSF
Vacant Square Feet	2,567	Water	\$ (811.00) Total Expenses
Net Leaseable Square Feet:	2,324	Sewer	\$ (1,275.00) \$5,866
Vacancy (in square feet):	100.00%	Electric	\$ (912.00) \$2.29 PSF
		Management	\$ (1,000.00)
		NOI	-\$5,866.00

This information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property.



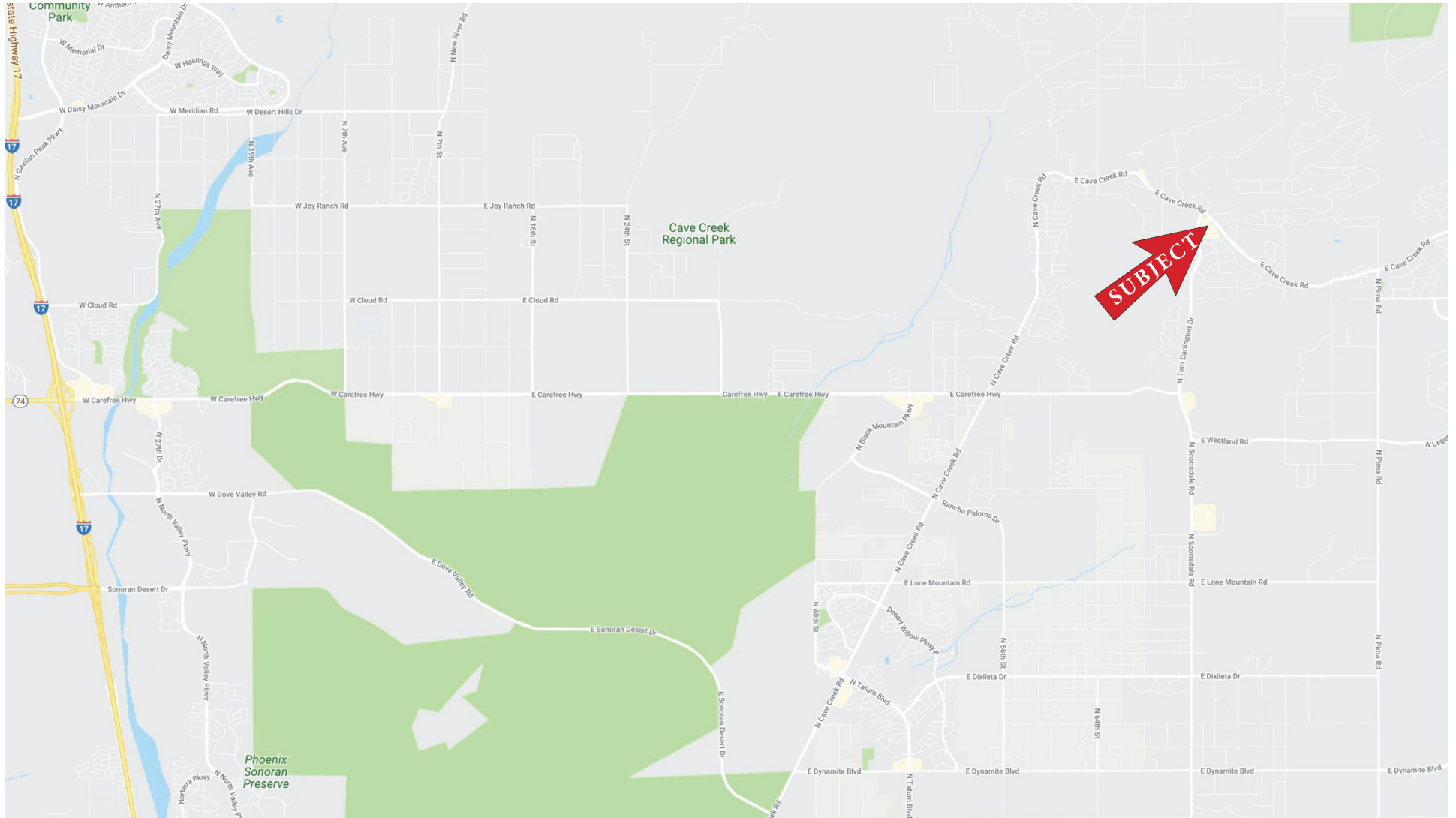
Building Parcel



Land Parcel



Map



Demographics

Radius	1 Mile		3 Mile		5 Mile	
Population						
2023 Projection	1,814		16,009		38,605	
2018 Estimate	1,661		14,522		34,969	
2010 Census	1,380		11,203		26,675	
Growth 2018 - 2023	9.21%		10.24%		10.40%	
Growth 2010 - 2018	20.36%		29.63%		31.09%	
2018 Population by Hispanic Origin	58		643		1,588	
2018 Population	1,661		14,522		34,969	
White	1,594	95.97%	13,877	95.56%	33,161	94.83%
Black	8	0.48%	159	1.09%	336	0.96%
Am. Indian & Alaskan	12	0.72%	56	0.39%	129	0.37%
Asian	35	2.11%	226	1.56%	726	2.08%
Hawaiian & Pacific Island	0	0.00%	3	0.02%	11	0.03%
Other	12	0.72%	200	1.38%	605	1.73%
U.S. Armed Forces	0		0		0	
Households						
2023 Projection	921		6,969		15,942	
2018 Estimate	850		6,360		14,511	
2010 Census	743		5,127		11,451	
Growth 2018 - 2023	8.35%		9.58%		9.86%	
Growth 2010 - 2018	14.40%		24.05%		26.72%	
Owner Occupied	657	77.29%	5,611	88.22%	13,061	90.01%
Renter Occupied	193	22.71%	748	11.76%	1,450	9.99%
2018 Households by HH Income	847		6,359		14,512	
Income: <\$25,000	150	17.71%	674	10.60%	1,176	8.10%
Income: \$25,000 - \$50,000	174	20.54%	841	13.23%	1,686	11.62%
Income: \$50,000 - \$75,000	25	2.95%	653	10.27%	1,521	10.48%
Income: \$75,000 - \$100,000	138	16.29%	780	12.27%	1,743	12.01%
Income: \$100,000 - \$125,000	172	20.31%	784	12.33%	1,748	12.05%
Income: \$125,000 - \$150,000	9	1.06%	511	8.04%	1,577	10.87%
Income: \$150,000 - \$200,000	108	12.75%	737	11.59%	2,037	14.04%
Income: \$200,000+	71	8.38%	1,379	21.69%	3,024	20.84%
2018 Avg Household Income	\$98,456		\$135,875		\$139,961	
2018 Med Household Income	\$88,496		\$107,382		\$116,161	