

FOR SALE

PLAZA IN THE PARK

4900 N LITCHFIELD RD | BLDG 2 | SUITES C-1 & C-2

LITCHFIELD PARK, AZ 85340



±3,366

TOTAL PROPERTY
SQUARE FEET

100%

LEASED

7.5%

CAP
RATE



ZONING
C-N

2000

YEAR
BUILT



RETAIL CENTER
MULTI-TENANT

Phill Tomlinson
D 480.522.2800
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Locally Owned. Globally Connected. CFPAC International

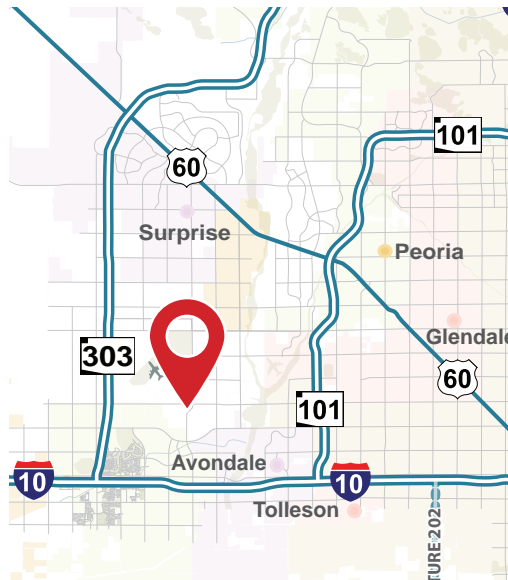
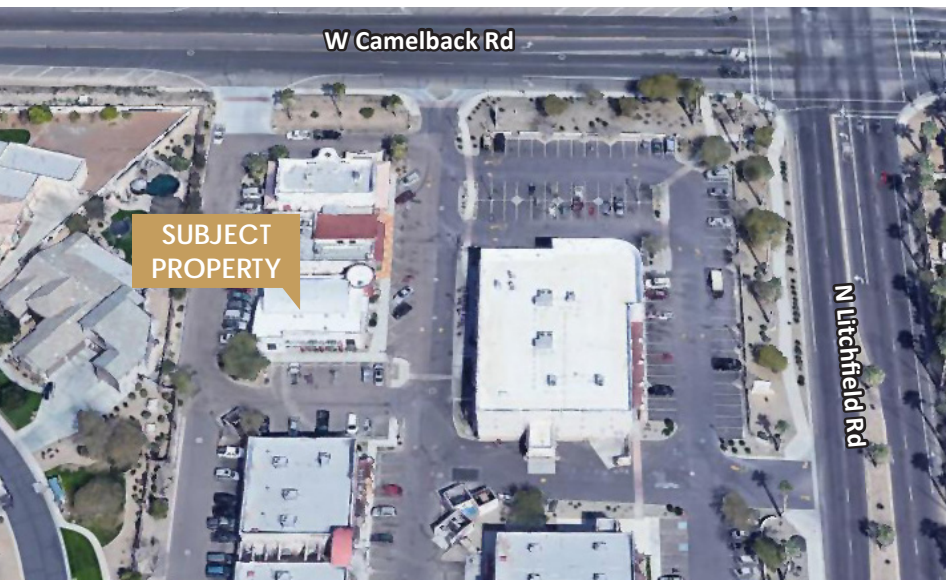
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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PROPERTY OVERVIEW

Sale SF:	±3,366 SF
Asking Price:	\$1,600,000
Cap Rate:	7.5%
NOI:	\$120,000
APN:	501-68-926
Type:	Retail Center Multi-Tenant
Year Built:	2000
Zoning:	C-N
Parking:	5/1,000 RSF

Exclusive Contact:
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Projected Investment Pro-forma

Modification Date:	October 1, 2019
Project Name:	Plaza in the Park - Building C
Address:	4900 Litchfield Road, Litchfield Park AZ 85340
Info:	Two-Tenant Medical / Office Building
Unit SF:	3,366

Purchase Price	Salon - \$1,448/mo (\$15.13/sf NNN)
\$1,600,000	Dentist - \$8,555.22/mo (\$46.84 NNN) <i>Dentist to sign a new 5 Year Lease at COE</i>

Cap Rate	
7.5%	Cap Rates in Area the Area are 6.2% - 7.25%

Price Per SF	
\$475.34	Avg Price Per SF in Litchfield: \$393/sf / Avg Cap Rate 6.4%

TOTAL RENTS:	\$137,260.96 (Based on Rent Roll + Parking)
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Expenses (Nets)	\$17,260.96
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Total Expenses	\$17,260.96
Net Operating Income	\$120,000.00



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.



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Neighboring Businesses

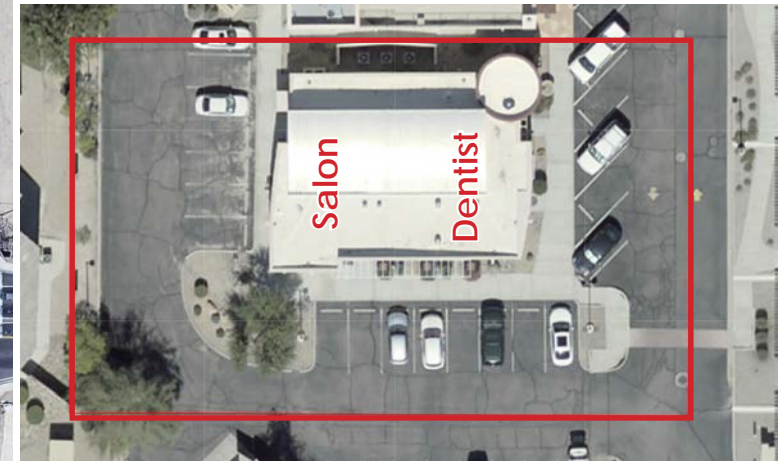


AVAILABILITY INFORMATION

Suites: C-1 & C-2
Leased: C-1: ±1,174 SF / 100% Salon
C-2: ±2,192 SF / 100% Dentist

Sale Price: \$1,600,000
Cap Rate: 7.5%

APN: 501-68-926



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LITCHFIELD PARK, AZ 85340

Litchfield Park

- Named Best City in Arizona by Movoto in 2013
- Most distinguished neighborhood in the Southwest Valley
- The historic 80-year old Wigwam Golf Resort is located in the heart of the City of Litchfield Park
- Award-winning schools and friendly neighborhoods
- Community library, parks, pools and tennis courts are open to the public
- Litchfield Park Festival of the Arts is one of the largest fall art festivals in the Valley with over 100,000 visitors expected to attend this year
- Annual 4th of July Fireworks show at the Wigwam Golf Resort
- Annual "Christmas in the Park" parade with marching bands, craft show, snow park, chance to visit Santa Claus, and live entertainment
- Award-winning free concerts held on the Wigwam Golf Resort front lawn four times per year
- Bachelor's Degrees: 26% (Highest in West Valley)
- Graduate Degrees: 20.4% (Highest in West Valley)
- Median Household Income: \$97,848 (3rd Highest in State)

Area

- Pebble Creek Adult Community
- Luke Air Force Base recently was chosen as a finalist for the training base for the F-35, which will bring \$125-\$150 million in construction-related projects
- Wildlife World Zoo & Aquarium, Reptile Petting Zoo
- White Tanks Regional Park
- West Valley is home to nine Major League Baseball teams for spring training
- NASCAR races at Phoenix International Raceway
- Free two-day event at Luke Air Force Base every other year with aerial demonstration, military aircraft ground display, exhibits and attractions with over 100,000 people attending each day

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THE CITY OF
Litchfield Park

DISCOVER THE PARK



Luke Air Force Base



Wigwam Golf Resort



Wildlife World Zoo



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