

7530 E Nonchalant Avenue | Carefree, AZ



FOR SALE: Owner/User Office Building With Income

Matt Schrauth

D 480 423 7953

C 602 684 6209

matt.schrauth@avisonyoung.com

2720 E Camelback Road

Suite 150

Phoenix, AZ 85016

avisonyoung.com

Year Built

1997

Building Size

3,915 sf

Land Size

9,635 sf

Sale Price

\$595,000 (\$151.98/sf)

Current NOI

\$39,503 (estimated)

Lease Rate

\$15.33, Gross

Operating Expenses

\$5.35/sf

Parking

12 spaces

Zoning

C



Lease Schedule

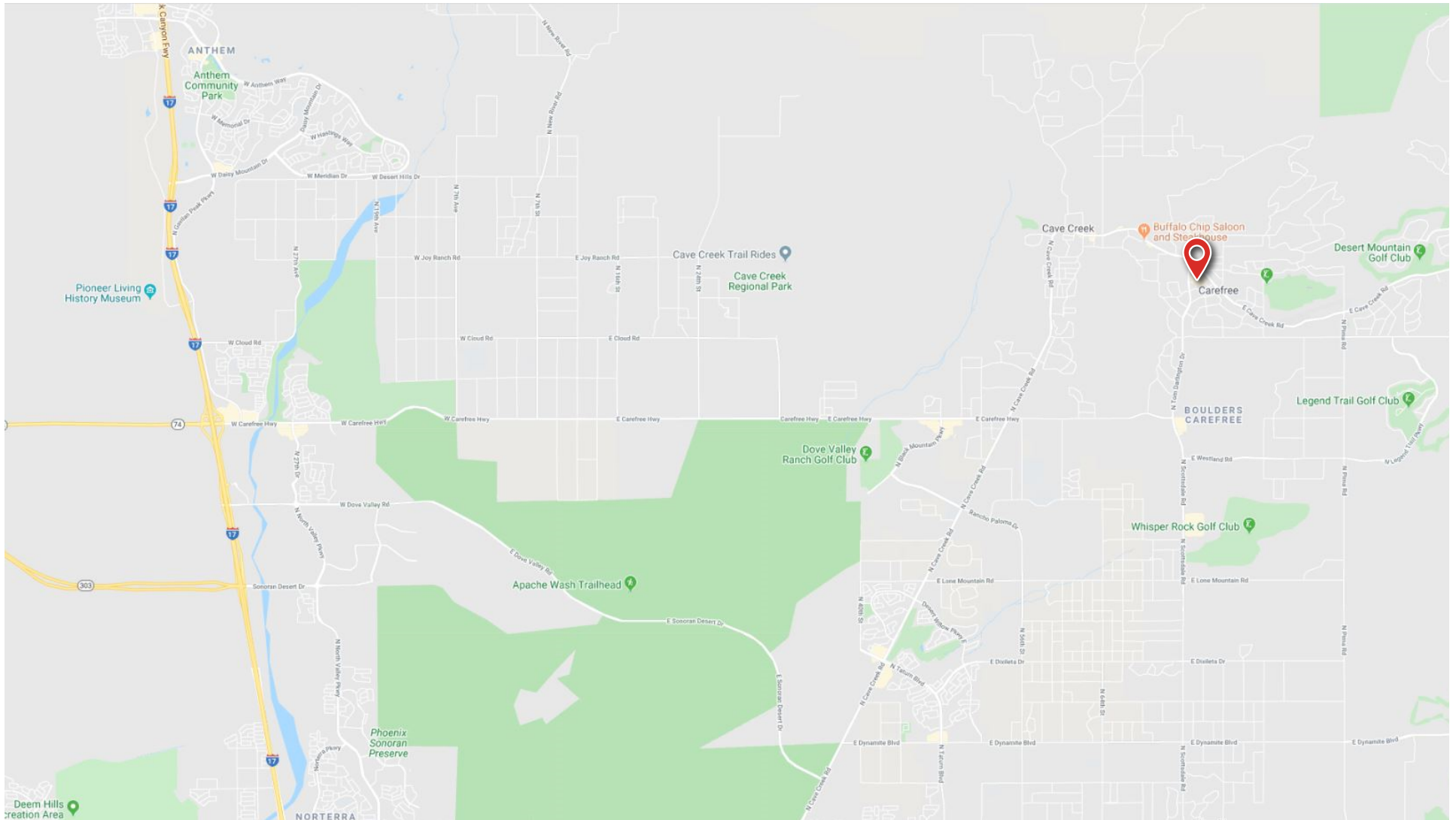
Suite	Tenant	Approx. Sq. Ft.	Rate	Annual Rent	Lease Start	Lease Exp.	Rent Increase	Increase Date(s)	Options	Expense Reimb.	Miscellaneous
1	Doppler Systems.	3,915	15.33 MG	\$60,000	1/1/20	12/31/24	2% Annually	January	N	\$0	Tenant has been in the property since 1998. If wanted by a buyer the lease can be terminated with 90 days of notice after the earnest money becomes non-refundable or the tenant may remain in a portion of the building.
	TOTALS	3,915		\$60,000							

Gross Scheduled Income:	\$60,000	2019 Expenses	Main & Repairs	\$339.00	Gross Income	\$60,000.00
Vacancy 0%	<u> </u>		Cleaning	\$1,650.00	Expenses	\$20,947.00
Adjusted Gross:	\$60,000		Insurance	\$1,369.00	Net Operating Income	\$39,503.00
Square Feet Leased:	3,915		Landscape	\$2,685.00		
Vacant Square Feet	0		Taxes	\$4,500.00		
Net Leaseable Square Feet:	3,915		Utilities	\$10,404.00		
Vacancy (in square feet):	0.00%		Total	\$20,947.00 (\$5.35 PSF)		

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.







7530 E Nonchalant Ave			
Carefree, AZ 85377			
	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2019)	1,701	14,757	35,103
Projected Population (2024)	1,845	16,163	38,278
Census Population (2010)	1,426	12,375	28,032
Census Population (2000)	1,243	8,727	17,584
Projected Annual Growth (2019 to 2024)	144 1.7%	1,406 1.9%	3,175 1.8%
Historical Annual Growth (2010 to 2019)	275 1.8%	2,382 1.8%	7,071 2.2%
Historical Annual Growth (2000 to 2010)	183 1.5%	3,648 4.2%	10,448 5.9%
Estimated Population Density (2019)	542 psm	522 psm	447 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2019)	873	6,830	15,114
Projected Households (2024)	911	7,193	15,860
Census Households (2010)	720	5,659	11,976
Census Households (2000)	602	3,882	7,522
Estimated Households with Children (2019)	126 14.5%	1,247 18.3%	3,446 22.8%
Estimated Average Household Size (2019)	1.93	2.15	2.32
Average Household Income			
Estimated Average Household Income (2019)	\$141,499	\$167,964	\$169,655
Projected Average Household Income (2024)	\$162,078	\$195,188	\$197,912
Estimated Average Family Income (2019)	\$160,145	\$191,779	\$189,656
Median Household Income			
Estimated Median Household Income (2019)	\$104,709	\$107,530	\$115,748
Projected Median Household Income (2024)	\$121,703	\$122,741	\$131,716
Estimated Median Family Income (2019)	\$114,197	\$119,956	\$129,288
Per Capita Income			
Estimated Per Capita Income (2019)	\$72,713	\$77,769	\$73,062
Projected Per Capita Income (2024)	\$80,095	\$86,885	\$82,017
Estimated Per Capita Income 5 Year Growth	\$7,383 10.2%	\$9,116 11.7%	\$8,955 12.3%
Estimated Average Household Net Worth (2019)	\$1,600,593	\$1,699,632	\$1,842,540
Daytime Demos (2019)			
Total Businesses	211	871	1,329
Total Employees	1,248	6,739	11,823
Company Headquarter Businesses	-	4 0.5%	5 0.4%
Company Headquarter Employees	9 0.7%	30 0.4%	36 0.3%
Employee Population per Business	5.9	7.7	8.9
Residential Population per Business	8.1	16.9	26.4

7530 E Nonchalant Ave				
Carefree, AZ 85377				
	1 mi radius	3 mi radius	5 mi radius	
Race & Ethnicity				
White (2019)	1,513 89.0%	12,978 87.9%	30,829 87.8%	
Black or African American (2019)	34 2.0%	415 2.8%	971 2.8%	
American Indian or Alaska Native (2019)	13 0.8%	84 0.6%	178 0.5%	
Asian (2019)	54 3.2%	463 3.1%	1,171 3.3%	
Hawaiian or Pacific Islander (2019)	-	4 -	18 -	
Other Race (2019)	36 2.1%	394 2.7%	817 2.3%	
Two or More Races (2019)	50 3.0%	418 2.8%	1,119 3.2%	
Not Hispanic or Latino Population (2019)	1,524 89.6%	12,978 87.9%	30,795 87.7%	
Hispanic or Latino Population (2019)	177 10.4%	1,779 12.1%	4,308 12.3%	
Not Hispanic or Latino Population (2024)	1,629 88.3%	13,987 86.5%	33,041 86.3%	
Hispanic or Latino Population (2024)	216 11.7%	2,176 13.5%	5,237 13.7%	
Not Hispanic or Latino Population (2010)	1,387 97.3%	11,853 95.8%	26,795 95.6%	
Hispanic or Latino Population (2010)	39 2.7%	522 4.2%	1,237 4.4%	
Not Hispanic or Latino Population (2000)	1,203 96.8%	8,387 96.1%	16,900 96.1%	
Hispanic or Latino Population (2000)	40 3.2%	340 3.9%	684 3.9%	
Projected Hispanic Annual Growth (2019 to 2024)	39 4.4%	397 4.5%	929 4.3%	
Historic Hispanic Annual Growth (2000 to 2019)	137 18.0%	1,439 22.3%	3,625 27.9%	
Age Distribution (2019)				
Age Under 5	34 2.0%	419 2.8%	1,197 3.4%	
Age 5 to 9 Years	55 3.2%	596 4.0%	1,636 4.7%	
Age 10 to 14 Years	58 3.4%	648 4.4%	1,796 5.1%	
Age 15 to 19 Years	81 4.7%	674 4.6%	1,763 5.0%	
Age 20 to 24 Years	40 2.4%	370 2.5%	963 2.7%	
Age 25 to 29 Years	36 2.1%	382 2.6%	1,012 2.9%	
Age 30 to 34 Years	30 1.7%	406 2.7%	1,121 3.2%	
Age 35 to 39 Years	56 3.3%	618 4.2%	1,685 4.8%	
Age 40 to 44 Years	65 3.8%	723 4.9%	1,950 5.6%	
Age 45 to 49 Years	105 6.1%	962 6.5%	2,484 7.1%	
Age 50 to 54 Years	142 8.3%	1,158 7.8%	2,773 7.9%	
Age 55 to 59 Years	182 10.7%	1,449 9.8%	3,543 10.1%	
Age 60 to 64 Years	219 12.9%	1,734 11.7%	3,944 11.2%	
Age 65 to 74 Years	357 21.0%	3,018 20.5%	6,189 17.6%	
Age 75 to 84 Years	180 10.6%	1,271 8.6%	2,417 6.9%	
Age 85 Years or Over	62 3.7%	329 2.2%	630 1.8%	
Median Age	58.1	54.8	51.9	
Gender Age Distribution (2019)				
Female Population	903 53.1%	7,638 51.8%	18,021 51.3%	
Age 0 to 19 Years	123 13.6%	1,195 15.6%	3,212 17.8%	
Age 20 to 64 Years	480 53.1%	4,210 55.1%	10,404 57.7%	
Age 65 Years or Over	300 33.3%	2,233 29.2%	4,404 24.4%	
Female Median Age	57.5	54.1	51.3	
Male Population	798 46.9%	7,118 48.2%	17,082 48.7%	
Age 0 to 19 Years	105 13.2%	1,142 16.0%	3,180 18.6%	
Age 20 to 64 Years	394 49.4%	3,592 50.5%	9,071 53.1%	
Age 65 Years or Over	299 37.4%	2,384 33.5%	4,832 28.3%	
Male Median Age	58.8	55.6	52.6	

7530 E Nonchalant Ave Carefree, AZ 85377				
	1 mi radius	3 mi radius	5 mi radius	
Household Income Distribution (2019)				
HH Income \$200,000 or More	166 19.0%	1,427 20.9%	3,401 22.5%	
HH Income \$150,000 to \$199,999	103 11.8%	811 11.9%	2,162 14.3%	
HH Income \$100,000 to \$149,999	196 22.5%	1,345 19.7%	2,838 18.8%	
HH Income \$75,000 to \$99,999	118 13.5%	833 12.2%	1,813 12.0%	
HH Income \$50,000 to \$74,999	87 10.0%	796 11.7%	1,678 11.1%	
HH Income \$35,000 to \$49,999	43 4.9%	468 6.8%	1,106 7.3%	
HH Income \$25,000 to \$34,999	85 9.7%	455 6.7%	783 5.2%	
HH Income \$15,000 to \$24,999	74 8.5%	401 5.9%	711 4.7%	
HH Income Under \$15,000	1 0.2%	295 4.3%	623 4.1%	
HH Income \$35,000 or More	713 81.7%	5,680 83.2%	12,998 86.0%	
HH Income \$75,000 or More	583 66.8%	4,416 64.7%	10,214 67.6%	
Housing (2019)				
Total Housing Units	1,096	8,586	18,160	
Housing Units Occupied	873 79.7%	6,830 79.6%	15,114 83.2%	
Housing Units Owner-Occupied	733 84.0%	6,052 88.6%	13,657 90.4%	
Housing Units, Renter-Occupied	140 16.0%	778 11.4%	1,457 9.6%	
Housing Units, Vacant	223 25.5%	1,756 25.7%	3,046 20.2%	
Marital Status (2019)				
Never Married	258 16.6%	1,636 12.5%	4,354 14.3%	
Currently Married	1,028 66.2%	9,222 70.4%	21,233 69.7%	
Separated	28 1.8%	326 2.5%	678 2.2%	
Widowed	154 9.9%	840 6.4%	1,615 5.3%	
Divorced	85 5.5%	1,070 8.2%	2,593 8.5%	
Household Type (2019)				
Population Family	1,312 77.1%	12,446 84.3%	30,683 87.4%	
Population Non-Family	370 21.7%	2,264 15.3%	4,362 12.4%	
Population Group Quarters	20 1.2%	47 0.3%	58 0.2%	
Family Households	545 62.4%	4,918 72.0%	11,533 76.3%	
Non-Family Households	328 37.6%	1,912 28.0%	3,582 23.7%	
Married Couple with Children	105 10.2%	1,016 11.0%	2,828 13.3%	
Average Family Household Size	2.4	2.5	2.7	
Household Size (2019)				
1 Person Households	288 33.0%	1,594 23.3%	2,892 19.1%	
2 Person Households	451 51.6%	3,774 55.3%	8,075 53.4%	
3 Person Households	71 8.1%	685 10.0%	1,837 12.2%	
4 Person Households	44 5.0%	503 7.4%	1,507 10.0%	
5 Person Households	16 1.8%	193 2.8%	547 3.6%	
6 or More Person Households	3 0.3%	83 1.2%	256 1.7%	
Household Vehicles (2019)				
Households with 0 Vehicles Available	20 2.3%	83 1.2%	179 1.2%	
Households with 1 Vehicles Available	214 24.5%	1,709 25.0%	3,216 21.3%	
Households with 2 or More Vehicles Available	639 73.2%	5,038 73.8%	11,719 77.5%	
Total Vehicles Available	1,811	13,989	32,336	
Average Vehicles Per Household	2.1	2.0	2.1	

©2020, Sites USA, Chandler, Arizona, 480-491-1112

page 3 of 5

Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

7530 E Nonchalant Ave Carefree, AZ 85377				
	1 mi radius	3 mi radius	5 mi radius	
Labor Force (2019)				
Estimated Labor Population Age 16 Years or Over	1,535	12,920	30,070	
Estimated Civilian Employed	529 34.5%	5,474 42.4%	14,527 48.3%	
Estimated Civilian Unemployed	13 0.8%	179 1.4%	435 1.4%	
Estimated in Armed Forces	-	-	-	
Estimated Not in Labor Force	993 64.7%	7,266 56.2%	15,108 50.2%	
Unemployment Rate	0.8%	1.4%	1.4%	
Occupation (2019)				
Occupation: Population Age 16 Years or Over	529	5,474	14,527	
Management, Business, Financial Operations	200 37.9%	1,587 29.0%	4,376 30.1%	
Professional, Related	105 19.8%	1,283 23.4%	3,289 22.6%	
Service	39 7.4%	558 10.2%	1,586 10.9%	
Sales, Office	142 26.8%	1,579 28.8%	3,959 27.3%	
Farming, Fishing, Forestry	-	12 0.2%	14 -	
Construct, Extraction, Maintenance	34 6.5%	314 5.7%	763 5.2%	
Production, Transport Material Moving	8 1.5%	141 2.6%	541 3.7%	
White Collar Workers	447 84.4%	4,449 81.3%	11,624 80.0%	
Blue Collar Workers	83 15.6%	1,025 18.7%	2,903 20.0%	
Consumer Expenditure (2019)				
Total Household Expenditure	\$77.63 M	\$700.59 M	\$1.56 B	
Total Non-Retail Expenditure	\$41.21 M	\$371.94 M	\$830.95 M	53.1%
Total Retail Expenditure	\$36.42 M	\$328.64 M	\$733.36 M	46.9%
Apparel	\$2.74 M	\$24.87 M	\$55.88 M	3.6%
Contributions	\$2.8 M	\$25.33 M	\$56.8 M	3.6%
Education	\$2.56 M	\$23.73 M	\$54.25 M	3.5%
Entertainment	\$4.53 M	\$41 M	\$91.95 M	5.9%
Food and Beverages	\$11.16 M	\$100.6 M	\$224.22 M	14.3%
Furnishings and Equipment	\$2.8 M	\$25.38 M	\$56.86 M	3.6%
Gifts	\$2.09 M	\$19.18 M	\$43.04 M	2.8%
Health Care	\$6.52 M	\$58.36 M	\$129 M	8.2%
Household Operations	\$3.15 M	\$28.45 M	\$63.64 M	4.1%
Miscellaneous Expenses	\$1.49 M	\$13.45 M	\$30.02 M	1.9%
Personal Care	\$1.04 M	\$9.41 M	\$20.98 M	1.3%
Personal Insurance	\$597.27 K	\$5.44 M	\$12.26 M	0.8%
Reading	\$176.02 K	\$1.58 M	\$3.52 M	0.2%
Shelter	\$16.18 M	\$145.7 M	\$325.5 M	20.8%
Tobacco	\$401.55 K	\$3.55 M	\$7.74 M	0.5%
Transportation	\$13.97 M	\$126.04 M	\$281.36 M	18.0%
Utilities	\$5.41 M	\$48.53 M	\$107.29 M	6.9%
Educational Attainment (2019)				
Adult Population Age 25 Years or Over	1,433	12,050	27,748	
Elementary (Grade Level 0 to 8)	4 0.3%	71 0.6%	282 1.0%	
Some High School (Grade Level 9 to 11)	3 0.2%	108 0.9%	433 1.6%	
High School Graduate	197 13.8%	1,474 12.2%	3,250 11.7%	
Some College	265 18.5%	2,281 18.9%	5,434 19.6%	
Associate Degree Only	92 6.4%	865 7.2%	2,143 7.7%	
Bachelor Degree Only	627 43.8%	4,409 36.6%	9,673 34.9%	
Graduate Degree	245 17.1%	2,842 23.6%	6,533 23.5%	

©2020, Sites USA, Chandler, Arizona, 480-491-1112

page 4 of 5

Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography



7530 E Nonchalant Ave Carefree, AZ 85377	1 mi radius	3 mi radius	5 mi radius
Units In Structure (2019)			
1 Detached Unit	655 91.0%	5,850 103.4%	13,555 113.2%
1 Attached Unit	38 5.3%	338 6.0%	510 4.3%
2 to 4 Units	67 9.3%	239 4.2%	315 2.6%
5 to 9 Units	52 7.2%	135 2.4%	231 1.9%
10 to 19 Units	33 4.6%	75 1.3%	88 0.7%
20 to 49 Units	10 1.4%	75 1.3%	103 0.9%
50 or More Units	14 1.9%	53 0.9%	88 0.7%
Mobile Home or Trailer	3 0.4%	61 1.1%	213 1.8%
Other Structure	-	3 -	10 -
Homes Built By Year (2019)			
Homes Built 2010 or later	22 3.1%	487 8.6%	1,602 13.4%
Homes Built 2000 to 2009	163 22.6%	2,014 35.6%	5,162 43.1%
Homes Built 1990 to 1999	235 32.7%	2,224 39.3%	4,420 36.9%
Homes Built 1980 to 1989	183 25.4%	878 15.5%	1,785 14.9%
Homes Built 1970 to 1979	181 25.1%	732 12.9%	1,289 10.8%
Homes Built 1960 to 1969	63 8.7%	326 5.8%	563 4.7%
Homes Built 1950 to 1959	3 0.4%	102 1.8%	200 1.7%
Homes Built Before 1949	23 3.1%	68 1.2%	94 0.8%
Home Values (2019)			
Home Values \$1,000,000 or More	139 22.6%	654 13.3%	1,273 11.9%
Home Values \$500,000 to \$999,999	320 52.1%	2,715 55.4%	5,895 55.1%
Home Values \$400,000 to \$499,999	47 7.7%	1,015 20.7%	2,368 22.1%
Home Values \$300,000 to \$399,999	15 2.5%	477 9.7%	1,541 14.4%
Home Values \$200,000 to \$299,999	86 14.0%	443 9.0%	984 9.2%
Home Values \$150,000 to \$199,999	26 4.2%	159 3.2%	350 3.3%
Home Values \$100,000 to \$149,999	3 0.4%	85 1.7%	228 2.1%
Home Values \$70,000 to \$99,999	16 2.5%	56 1.1%	78 0.7%
Home Values \$50,000 to \$69,999	-	18 0.4%	37 0.3%
Home Values \$25,000 to \$49,999	2 0.3%	9 0.2%	34 0.3%
Home Values Under \$25,000	3 0.5%	42 0.9%	97 0.9%
Owner-Occupied Median Home Value	\$720,703	\$622,829	\$608,823
Renter-Occupied Median Rent	\$1,092	\$1,199	\$1,352
Transportation To Work (2019)			
Drive to Work Alone	615 75.7%	5,219 71.2%	12,369 70.6%
Drive to Work in Carpool	115 14.2%	651 8.9%	1,549 8.8%
Travel to Work by Public Transportation	6 0.7%	62 0.8%	159 0.9%
Drive to Work on Motorcycle	-	7 -	45 0.3%
Walk or Bicycle to Work	7 0.9%	82 1.1%	215 1.2%
Other Means	17 2.1%	72 1.0%	213 1.2%
Work at Home	52 6.4%	1,241 16.9%	2,967 16.9%
Travel Time (2019)			
Travel to Work in 14 Minutes or Less	209 25.8%	1,197 16.3%	2,374 13.6%
Travel to Work in 15 to 29 Minutes	76 9.3%	1,159 15.8%	3,541 20.2%
Travel to Work in 30 to 59 Minutes	107 13.1%	1,673 22.8%	5,018 28.6%
Travel to Work in 60 Minutes or More	102 12.5%	487 6.6%	1,099 6.3%
Average Minutes Travel to Work	21.9	27.4	29.1

©2020, Sites USA, Chandler, Arizona, 480-491-1112

page 5 of 5

Demographic Source: Applied Geographic Solutions 10/2019, TIGER Geography

