

Retail Center For Sale

Camelback 91

9021 West Camelback Rd
Phoenix, AZ

SE Corner of 91st
Ave & Camelback Rd

4,281 SF retail strip center

One-story building on 0.58 acres

Built in 2005

APN 102-19-971

Zoned PSC

Less than one mile from
Loop 101 Freeway

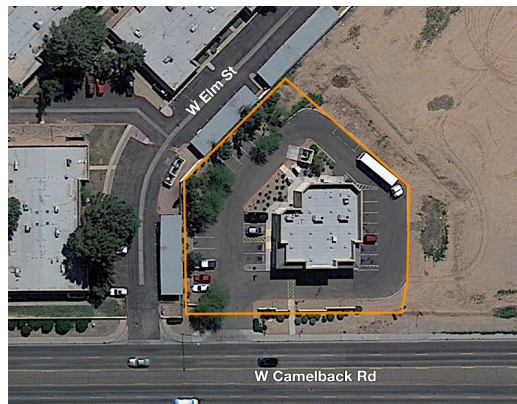
Two blocks from Westgate
Entertainment District

Across the street from Copper
Canyon High School

32,000 cars per day at
intersection



Location



Contact

Jenette Bennett

Vice President

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RENT ROLL				
Tenant	SqFt	RPSF	Per MO NNN	Lease Term
Barber	895	\$22.61	\$1,686.10	16-Nov
Mobile	1,707	\$21.00	\$2,987.00	16-Nov
The Market	1,679	\$16.51	\$2,310.00	18-Mar
Total			\$6,983.10	\$83,797.20

2014 DEMOGRAPHICS			
	1 mile	3 miles	5 miles
Population	12,410	132,165	324,504
Median HH Income	\$62,621	\$48,602	\$43,158
Median Age	28.2	27.7	28.2

EXPENSES		(\$3,000.00)	(\$36,000.00)
NOI		\$3,983.10	\$47,797.20
Purchase Price		\$600,000.00	8% CAP

Contact

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Nearby Retail

Walmart

Payless

Dollar Tree

McDonald's

Wendys

Burger King

In-N-Out Burger

Del Taco

Papa Johns

Subway

Jack-in-the-Box

Arby's

Safeway

Walgreens

Auto Zone

WESTGATE RETAIL:

AMC Theaters

Just Sports

Buffalo Wild Wings

Cold Stone

Johnny Rockets

Kabuki

TANGER OUTLETS:

Ralph Lauren

J.CREW

NIKE

Tommy Hilfiger

Coach

Under Armour



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