

±2,400 SF Fully Leased Building



1717 West Latham
Phoenix, Arizona 85007

NAIHorizon

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naihonorizon.com

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Property & Location Highlights

NAI Horizon is pleased to exclusively offer for sale a fully leased industrial asset. This ±2,400 SF building has been leased to the same tenant for years. Current lease may be modified or kept as-is. Very little landlord responsibilities in regards to upkeep and maintenance. For the owner/user buyer, this property may be delivered vacant. Please do not disturb tenant. Drive by or appointment viewing only.

- ±2,400 SF Building
- Easy Conversion to Multi Tenant
- Long Term Tenant
- Covered Parking
- 7% Cap Rate
- A-1 Zoning
- ± 14,040 SF lot
- 100% Leased
- Fenced Yard
- Industrial Trade Area
- Close to I-17
- Close to Grand Ave.
- Close to I-10
- Minutes to Downtown Phoenix
- Near Rail Yard



Sale Price: \$425,000 (\$177.08/SF)

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Property Aerial



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Area Businesses



Food City

Food City, with a more-than-60-year reputation of service to the Hispanic community in Arizona, Food City carries aisles of traditional Mexican foods along with items found in a traditional grocery store. The community-focused grocery store is known for holding car seat and water safety events, mobile dental clinics, back-to-school immunizations, backpack giveaways and other cultural celebrations.



Circle K

Circle K Stores are owned by Alimentation Couche-Tard, the largest convenience store operator in Canada. We are recognized for our strong food service brands, Simply Great Coffee, and of course our icy cold, flavour abundant Frosters.

Our innovative store design and merchandising is second to none. Plus, we're committed to providing the kind of comfortable and convenient shopping experience that will keep our customers coming back – whether that's in-store seating to enjoy a beverage or a meal, or quick service when you're on the go. We're here when and where our customers need us.



Jack In The Box

Westin Hotels & Resorts is an American upscale hotel chain owned by Marriott International. As of December 31, 2018, the Westin Brand has 223 hotels with 82,153 rooms in multiple countries.



Hilton Hotels

Hilton Worldwide Holdings Inc., formerly Hilton Hotels Corporation, is an American multinational hospitality company that manages and franchises a broad portfolio of hotels and resorts. Founded by Conrad Hilton in May 1919, the corporation is now led by Christopher J. Nassetta



Dollar General

Dollar General Corporation is an American chain of variety stores headquartered in Goodlettsville, Tennessee. As of January 2020, Dollar General operates 16,278 stores in the continental United States. The company began in 1939 as a family-owned business called J.L. Turner and Son in Scottsville, Kentucky, owned by James Luther Turner and Cal Turner. In 1955, the name changed to Dollar General Corporation and in 1968 the company went public on the New York Stock Exchange. Fortune 500 recognized Dollar General in 1999 and in 2020 reached #112.[6] Dollar General has grown to become one of the most profitable stores in the rural United States with revenue reaching around \$27 billion in 2019.



Westin Hotels

Jack in the Box is an American fast-food restaurant chain founded February 21, 1951, by Robert O. Peterson in San Diego, California, where it is headquartered. The chain has over 2,200 locations, primarily serving the West Coast of the United States. Restaurants are also found in selected large urban areas outside the West Coast, including Phoenix, Denver, Albuquerque, El Paso, Dallas-Fort Worth, Houston, Austin, San Antonio, Baton Rouge, Nashville, Charlotte, St. Louis, Indianapolis, and Cincinnati as well as one in Guam



McDonald's

McDonald's is the world's largest restaurant chain by revenue,[10] serving over 69 million customers daily in over 100 countries[11] across 37,855 outlets as of 2018.[12] [13] Although McDonald's is best known for its hamburgers, cheeseburgers and french fries, they feature chicken products, breakfast items, soft drinks, milkshakes, wraps, and desserts. In response to changing consumer tastes and a negative backlash because of the unhealthiness of their food,[14] the company has added to its menu salads, fish, smoothies, and fruit. The McDonald's Corporation revenues come from the rent, royalties, and fees paid by the franchisees, as well as sales in company-operated restaurants.

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Area Businesses



Kimpton Hotels

The Kimpton Hotel & Restaurant Group, LLC is a San Francisco, California, based hotel and restaurant brand owned by the Intercontinental Hotels Group. Founded in 1981 by Bill Kimpton and led by Chief Executive Officer Mike DeFrino, the group was the largest chain of boutique hotels in the United States in 2011.



Arizona Diamondbacks

The Arizona Diamondbacks, often shortened as the D-backs, are an American professional baseball team based in Phoenix, Arizona. They compete in Major League Baseball as a member of the National League West division. The team plays its home games at Chase Field, formerly known as Bank One Ballpark



University Of Arizona

One of the largest public institutions in its state, the University of Arizona in Tucson offers students a wide range of activities and academic opportunities, including three levels of intramural sports and more than 30 fraternities and sororities, among many other student organizations.



Talking Stick Resort and Arena

Talking Stick Resort is a luxury hotel and casino resort located on the Salt-River Pima Maricopa Indian Reservation near Scottsdale, Arizona. The hotel tower, which was designed by FFKR Architects, has 15 stories and stands at 200 feet and six inches.

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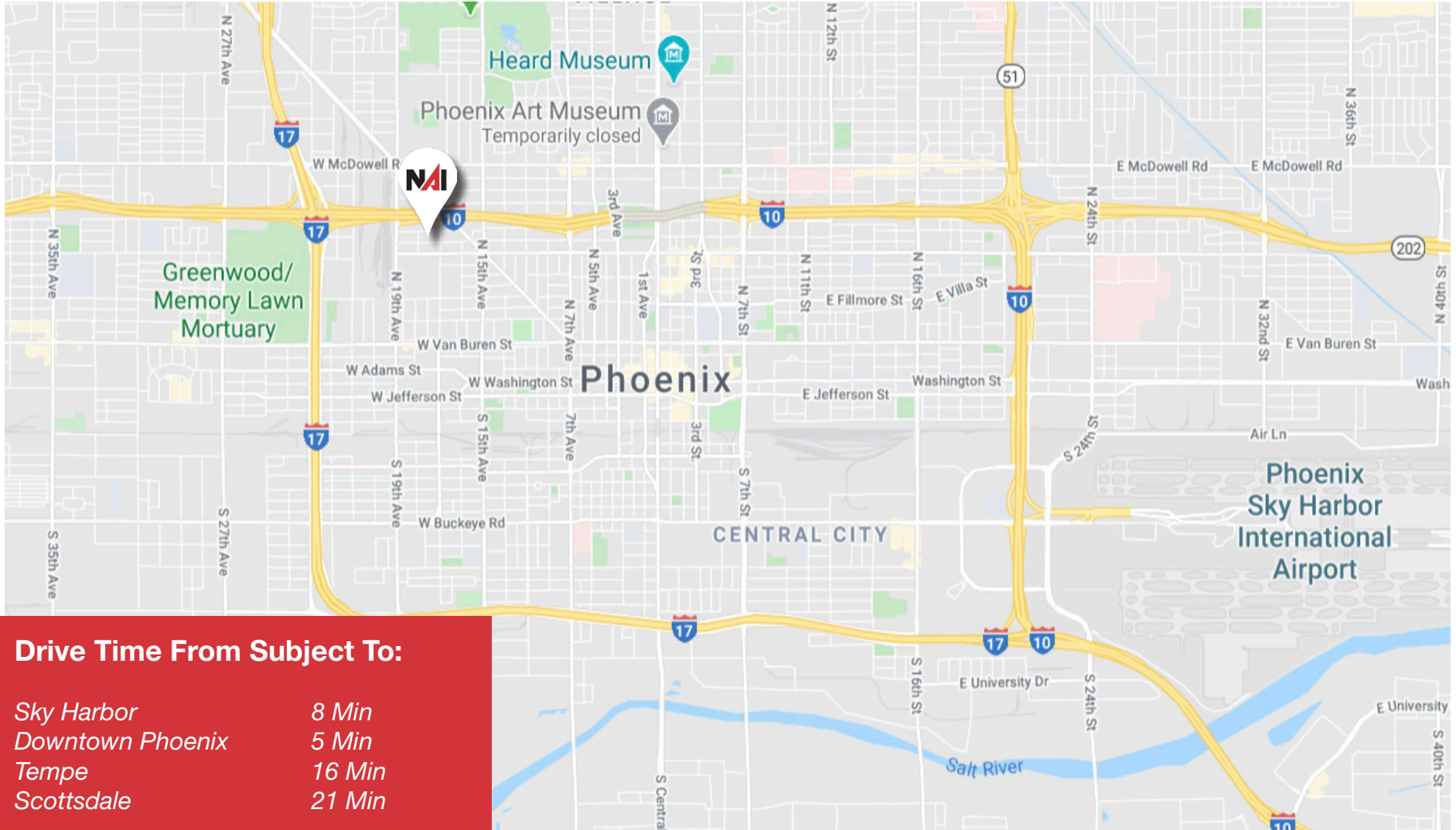
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Proximity Map



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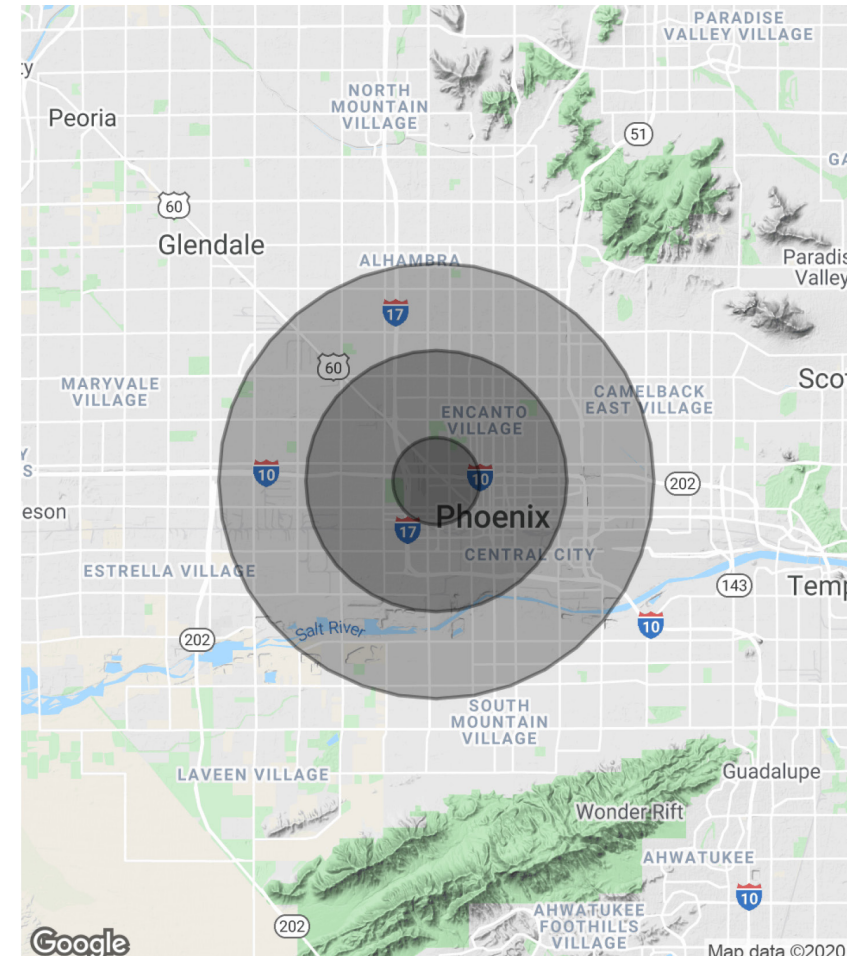
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Property Demographics

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2020			
Population	12,177	146,190	414,635
Households	4,494	49,256	135,804
Owner Occupied Housing Units	1,733	18,746	56,888
Renter Occupied Housing Units	2,760	30,510	78,916
Average Household Income	\$66,916	\$61,706	\$58,638
# of Businesses	1,147	12,258	3,010
# of Employees	24,221	17,961	44,357
2025			
Population	13,092	157,234	446,407
Households	4,853	53,352	146,657



[<Click to View Full Demographic Report>](#)

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