

OFFICE COMPLEX FOR SALE

5702, 5710 & 5716 N. 19th Avenue - Phoenix, AZ

Ideal Owner /User Opportunity

\$1,250,000



HIGHLIGHTS

- 6,736 SF Comprised of 3 Buildings
- Leases Expire 7/31/2023
- Across from Christown/Spectrum Mall
- Part of 19th NORTH Corridor
- Steps from light rail station
- Seller occupies suite 5702 and can vacate to create opportunity for owner/user buyer

NATALIE JAAFAR
ASSOCIATE
P. 602.386.5710
EMAIL: njaafar@zellcre.com

JENNIFER GABRYCH
ASSOCIATE
P. 602.386.5692

EMAIL: jgabrych@zellcre.com

ZELL
COMMERCIAL REAL ESTATE SERVICES



EXECUTIVE SUMMARY

Price	\$1,250,000
NOI	\$91,900
Cap Rate	7.4%
Location	5702, 5710 & 5716 N. 19th Avenue Phoenix, AZ 85015
Terms	Cash at Closing
Land Area	±22,849 SF
Building Area	<u>6,736 SF - 3 Buildings:</u> 5702 ±2,500 SF 5710 ±1,724 SF 5716 ±2,512 SF
Parking	27 Spaces (1/250)
Zoning	R-5 (City of Phoenix)
Occupancy	100%



ZELL
COMMERCIAL REAL ESTATE SERVICES

NATALIE JAAFAR
ASSOCIATE
P. 602.386.5710

EMAIL: njaafar@zellcre.com

JENNIFER GABRYCH
ASSOCIATE
P. 602.386.5692

EMAIL: jgabrych@zellcre.com

2020 DEMOGRAPHICS

Population:

1 Mile	26,715
3 Mile	212,577
5 Mile	512,610

Avg. HH Income:

1 Mile	\$56,905
3 Mile	\$66,620
5 Mile	\$66,454

Traffic Counts:

	VPD
N 19th Ave	46,122
W Bethany Home Rd	77,333

INVESTMENT PROFESSIONALS

NATALIE JAAFAR
ASSOCIATE
P. 602.386.5710
EMAIL: njaafar@zellcre.com

JENNIFER GABRYCH
ASSOCIATE
P. 602.386.5692
EMAIL: jgabrych@zellcre.com

