

# CAMELBACK 91 | FOR SALE

9021 W. CAMELBACK RD., PHOENIX, AZ 85037

SEC OF 91ST AVE. & CAMELBACK RD.



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## Property Description:

Property Address:	9021 W. Camelback Rd. Phoenix, AZ 85308
Property type:	Retail Strip Center
No. Stories:	One (1)
No. Buildings:	One (1)
Building Area:	4,281 SF
Land Area:	0.58 Acres
Year Built:	2005
Zoning:	PSC
APN:	102-19-971



Copper Canyon High School

## Area Highlights:

- Less than 1 mile from Loop 101 Freeway
- 2 blocks from Westgate Entertainment District
- Across the street from Copper Canyon High School
- East of SEC of 91st Ave. & Camelback Rd.
- 32,000 cars per day at the intersection

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## 91st & CAMELBACK

### Rent Roll

TENANT	SQ FT	RPSF	PER MONTH NN	LEASE TERM
Barber	895	\$ 22.61	\$ 1,686.10	16-Nov
Moble	1707	\$ 21.00	\$ 2,987.00	16-Nov
The Market	1679	\$ 16.51	\$ 2,310.00	18-Mar
<b>TOTAL</b>			<b>\$ 6,983.10</b>	<b>\$ 83,797.20</b>
<b>EXPENSES</b>			<b>\$ (3,000.00)</b>	<b>\$ (36,000.00)</b>
<b>NOI</b>			<b>\$ 3,983.10</b>	<b>\$ 47,797.20</b>
<b>Purchase Price</b>			<b>\$ 600,000.00</b>	<b>8% Cap</b>



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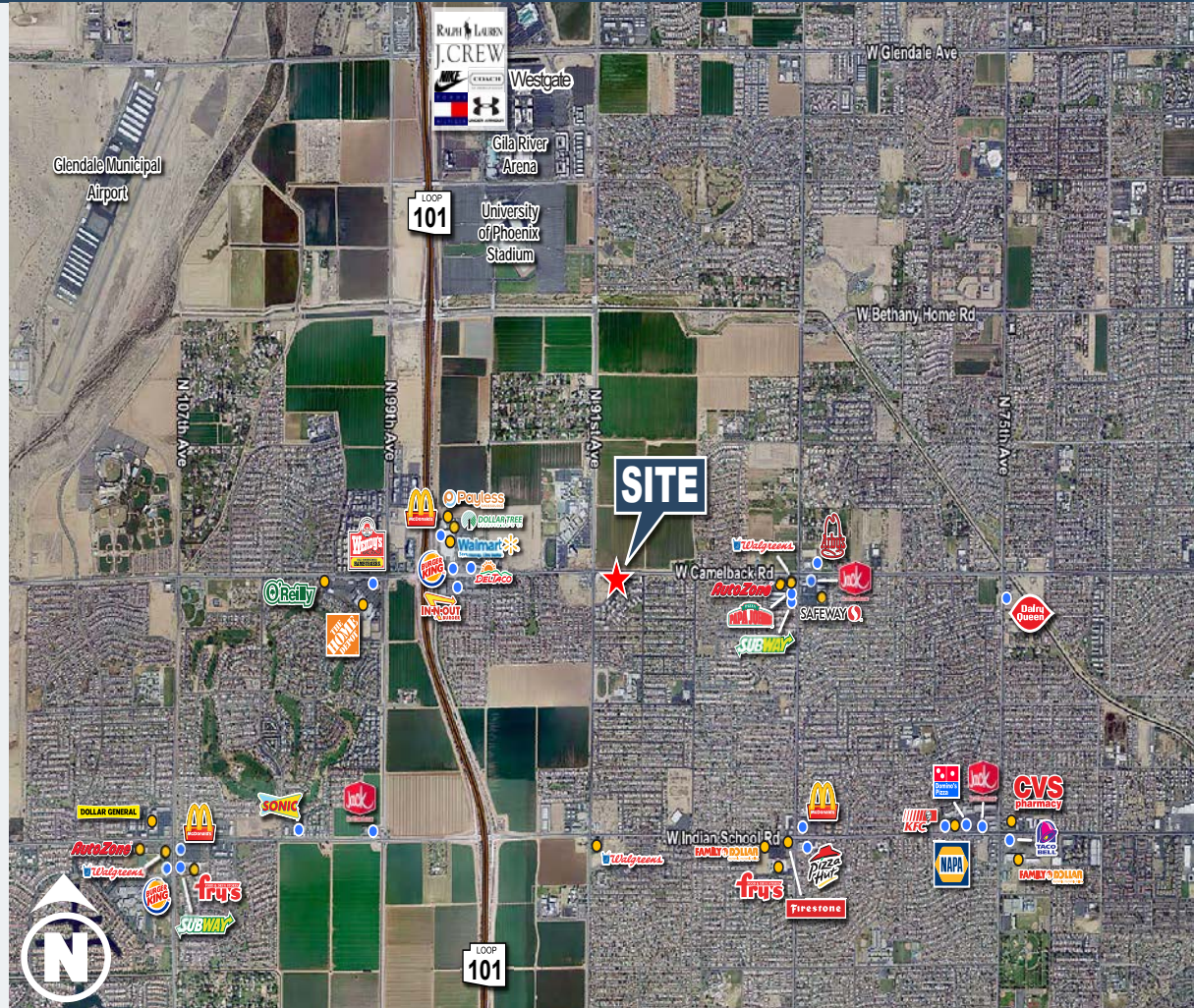
SEC OF 91ST AVE. & CAMELBACK RD.

## DEMOGRAPHICS

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

## NEARBY RETAIL

Walmart	WESTGATE RETAIL:
Payless	AMC Theaters
Dollar Tree	Just Sports
McDonald's	Buffalo Wild Wings
Wendys	Cold Stone
Burger King	Johnny Rockets
In-N-Out Burger	Kabuki
Del Taco	
Papa Johns	TANGER OUTLETS:
Subway	Raulph Lauren
Jack-in-the-Box	J.CREW
Arby's	NIKE
Safeway	Tommy Hilfiger
Walgreens	Coach
Auto Zone	Under Armour



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