



FOR SALE

STABILIZED MULTI-TENANT STRIP ACROSS
FROM BANNER ESTRELLA HOSPITAL

AMBERLEA MARKETPLACE

2755 N 91ST AVENUE
PHOENIX, AZ 85307

LEVROSE
COMMERCIAL REAL ESTATE



SEAN LIEB
PARTNER
slieb@levrose.com
602.491.9295

TREVOR WHITE
ADVISOR
twhite@levrose.com
480.508.7449

PROPERTY DETAILS

SALE PRICE	\$3,447,129
NOI	\$213,722
BUILDING SIZE	±8,855 SF
LOT SIZE	±1.13 AC
OCCUPANCY	100% Leased
ZONING	PSC, Phoenix
PARCEL	102-37-014
CAP RATE	6.2%



PROPERTY SUMMARY

Positioned in the Loop 101/I-10 submarket of West Phoenix, this suburban property offers excellent visibility with $\pm 21,596$ VPD on Thomas Rd and $\pm 18,857$ VPD on 91st Ave. Located at a signalized intersection with a dedicated turn lane, it sits directly across from Banner Estrella Medical Facility and just minutes from the Arizona Cardinals Stadium and Westgate Entertainment District. Featuring a stabilized, long-term tenant mix with strong internet presence, this site combines prime accessibility and high-traffic exposure within the thriving Phoenix-Mesa-Scottsdale market.

HIGHLIGHTS

- $\pm 21,596$ VPD on Thomas Rd and $\pm 18,857$ VPD on 91st Ave
- Located across the street from Banner Estrella Medical Facility
- Minutes from Arizona Cardinals Stadium and Westgate Entertainment District
- Property is located at a signalized intersection with a dedicated turn lane
- Stabilized, Long Term & Internet Resident Tenant Mix



SUITE	TENANT NAME	SQFT	PRO RATA SHARE	LEASE START	LEASE END	NEXT RENT INCREASE	RENT CHARGES	ANNUAL RENT SQFT	OPERATION CHARGES	ANNUAL	TOTAL CHARGES	OPTIONS
100-200	Gus's Pizza	3,488	41.23%	2012	6/30/28	6/23/26	\$7,299.90	\$25.11	\$5,009.48	\$42.35	\$12,890.57	No Options
150-160	Song Lynn Restaurant	2,378	28.11%	2007	6/30/27	6/30/2027*	\$4,630.50	\$23.37	\$-	\$23.37	\$4,630.50	No Options
130	Rise and Shine Tax Services	1,193	14.10%	2019	8/30/29	7/1/26	\$2,260.56	\$22.74	\$1,456.85	\$37.39	\$3,916.19	No Options
140	Lux Nail	1,400	16.55%	2009	1/30/30	1/30/30	\$3,619.21	\$31.02	\$1,485.57	\$43.76	\$5,338.06	1 - 5 Year
TOTALS	--	8,459	--	--	--	--	\$17,810.17	--	\$7,951.90	--	\$26,775.32	--

RENT ROLL

POSSIBLE RENT

TOTAL POSSIBLE RENT	\$17,810.17
VACANCY RENT	\$-
OCCUPIED UNIT RENT	\$17,810.17
NUMBER OF UNITS	4
VACANT UNITS	0
OCCUPIED SQUARE FOOTAGE	8,459
OCCUPANCY PERCENTAGE	100.00%

UNDERWRITING

TOTAL RENTAL INCOME	\$213,722.04
EXPENSES (PROPTAX)	\$35,899.3
EXPENSES (INSURANCE)	\$4,564.0
EXPENSES(MANAGEMENT FEE)	\$12,159.0
EXPENSES (CAM)	\$46,396.00
GROSS INCOME	\$321,303.84
EXPENSES	\$99,018.28
TOTAL RENTAL INCOME	\$222,285.56
ANNUAL RESERVE FEE	\$8,563.52
NOI	\$213,722.04

SITE PLAN



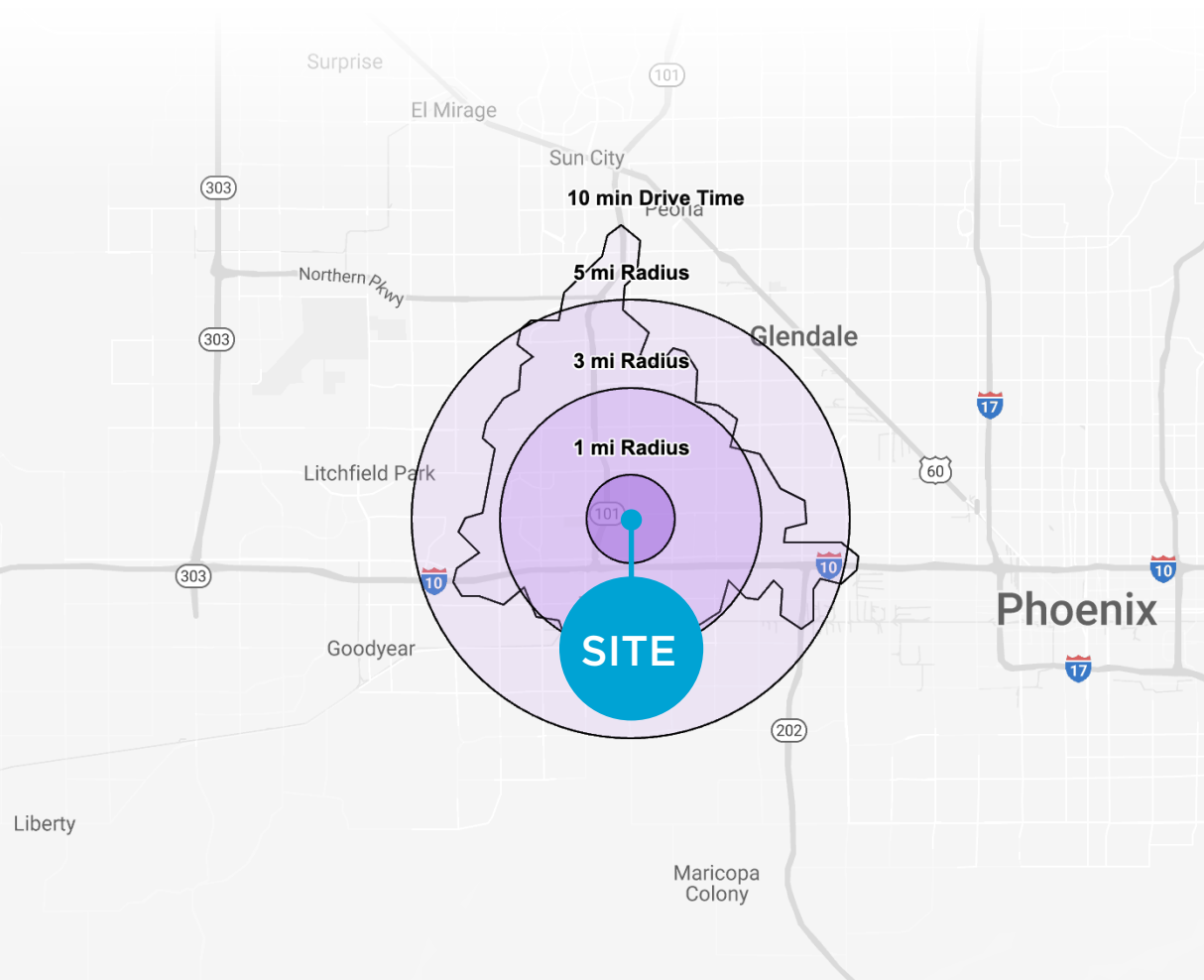


AERIAL OVERVIEW



AERIAL OVERVIEW

DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	21,740	141,536	378,418
2029	23,532	153,239	409,163

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	5,782	41,193	108,950
2029	6,262	44,668	118,034

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$88,345	\$76,720	\$80,386

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$70,093	\$61,803	\$65,069

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	4,236	36,079	72,474

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	663	3,446	6,657

GLENDALE CITY OVERVIEW

Glendale, AZ is rapidly evolving into an entertainment and business hub, driven by billion-dollar projects, major infrastructure upgrades, and strong industrial and housing growth.

KEY ANCHORS

- VAI Resort & Mattel Park: \$1.2B resort with hotels, amphitheater, and theme park.
- Northern Parkway: Regional access expansion through 2027.
- Westgate District: Premier shopping, dining, and entertainment.

LIVE-WORK-PLAY DESTINATION

- Sports & events at State Farm Stadium and Camelback Ranch.
- Industrial growth: Nestlé facility and Aligned Data Centers campus.
- Affordable housing: Juniper Square and 67 Flats.
- Vibrant retail and dining at Westgate.
- Parks, trails, and cultural events like Glendale Glitters.



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

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