

FOR SALE



STABILIZED MULTI-TENANT STRIP ACROSS
FROM BANNER ESTRELLA HOSPITAL

AMBERLEA MARKETPLACE
2755 N 91ST AVENUE
PHOENIX, AZ 85307

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%





2755 N 91ST | PHOENIX, AZ 85307

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 Resturant | 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% |

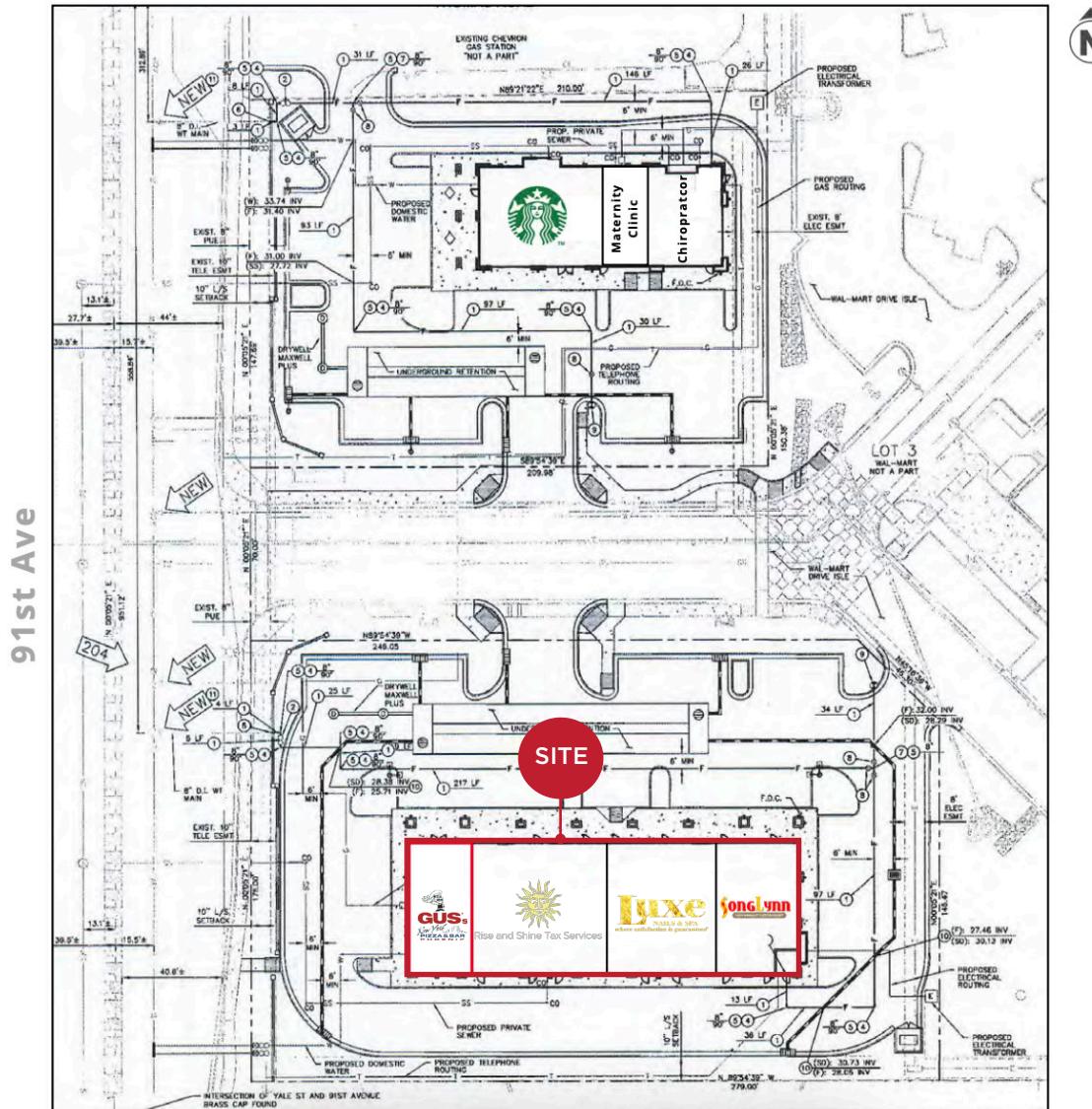
UNDERWRITING

| | |
|---------------------------------|--------------|
| 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

SITE PLAN

Thomas Rd



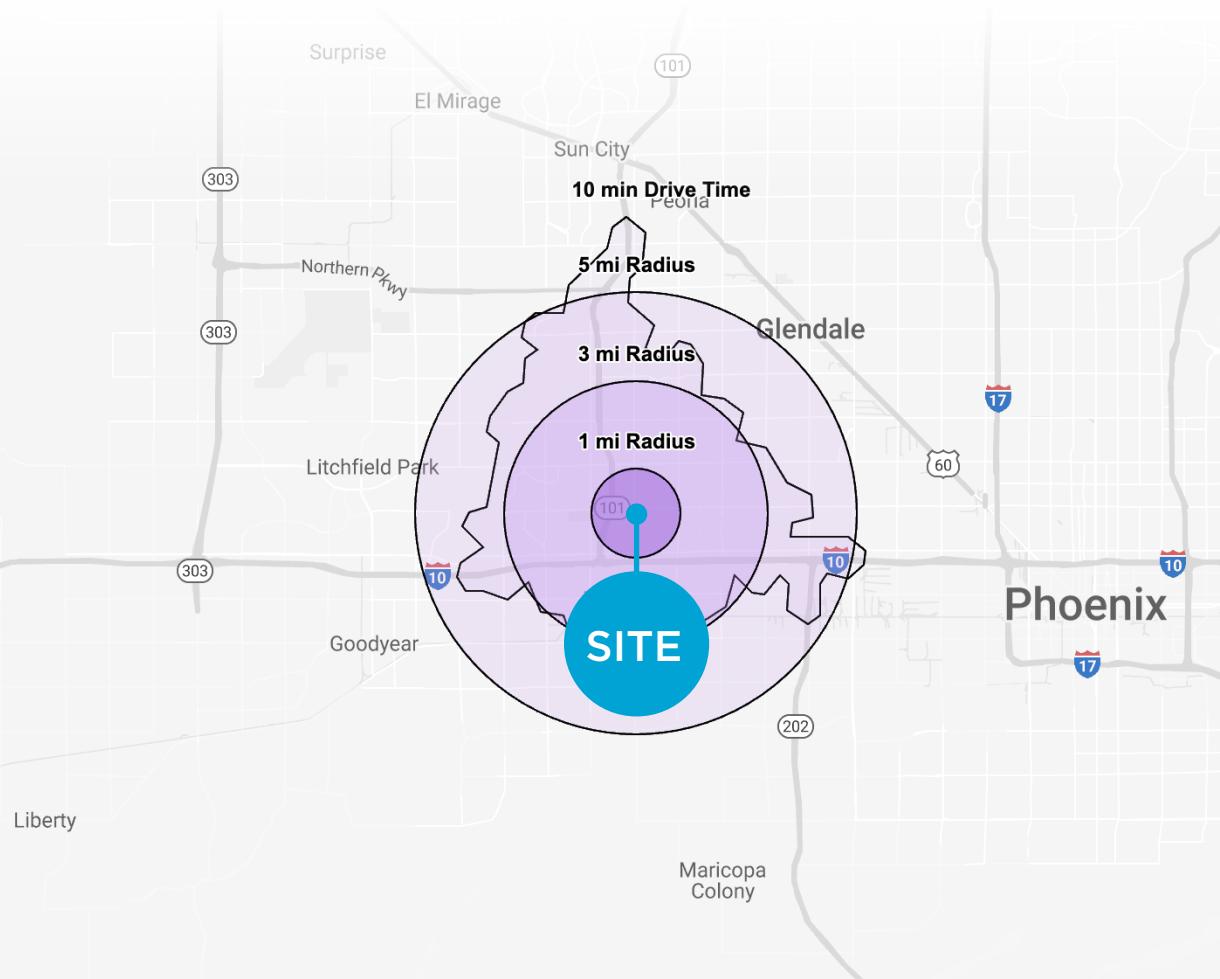


AERIAL OVERVIEW



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

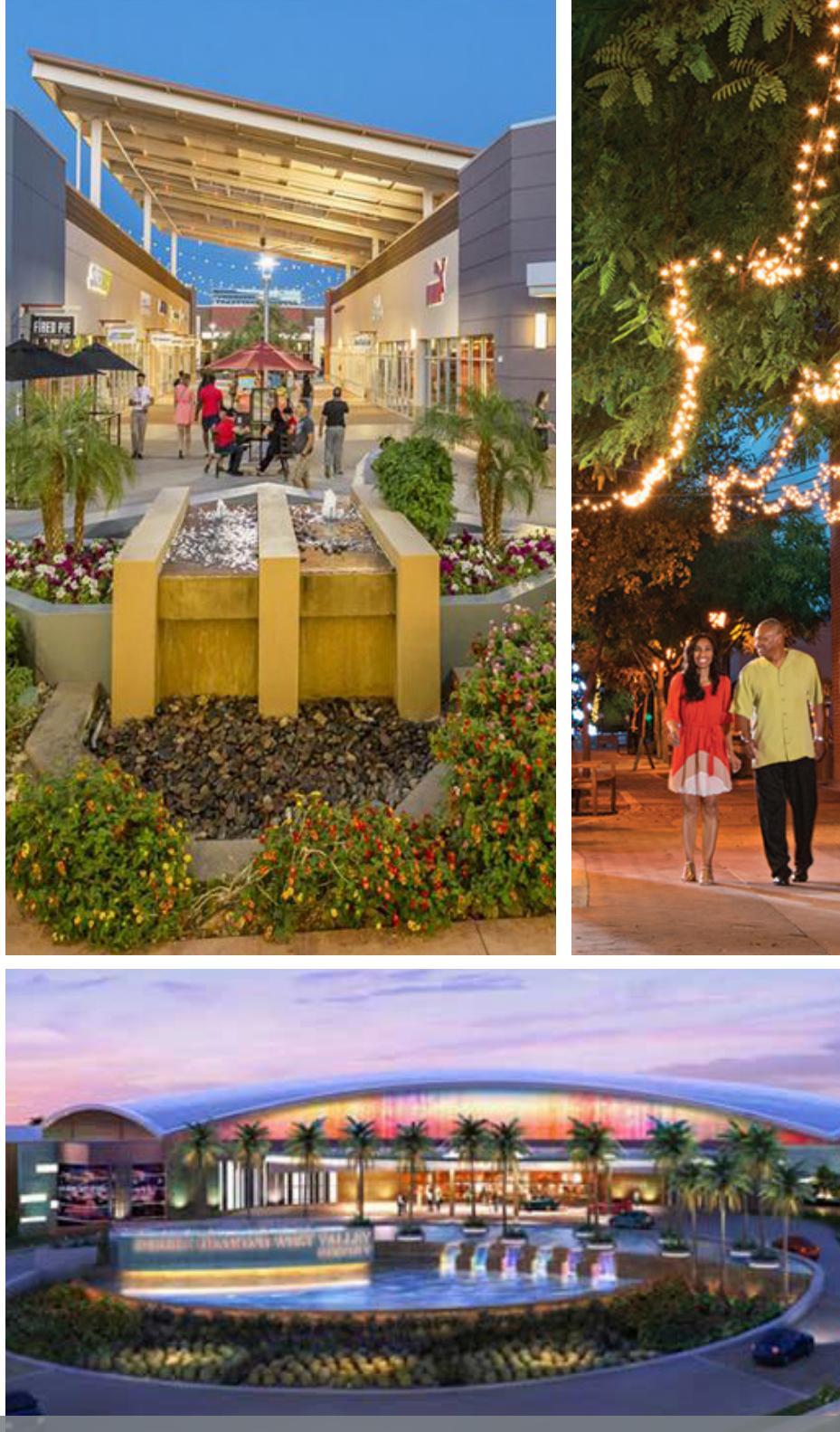
Glendale, AZ is rapidly evolving into an entertainment and business hub, driven by billion-dollar projects, major infrastructure upgrades, and strong industrial and housing growth.

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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