



FOR SALE

45th Place - Bldg 7

4550 E. BELL RD. BLDG 7

Phoenix, AZ 85032

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PRESENTED BY:

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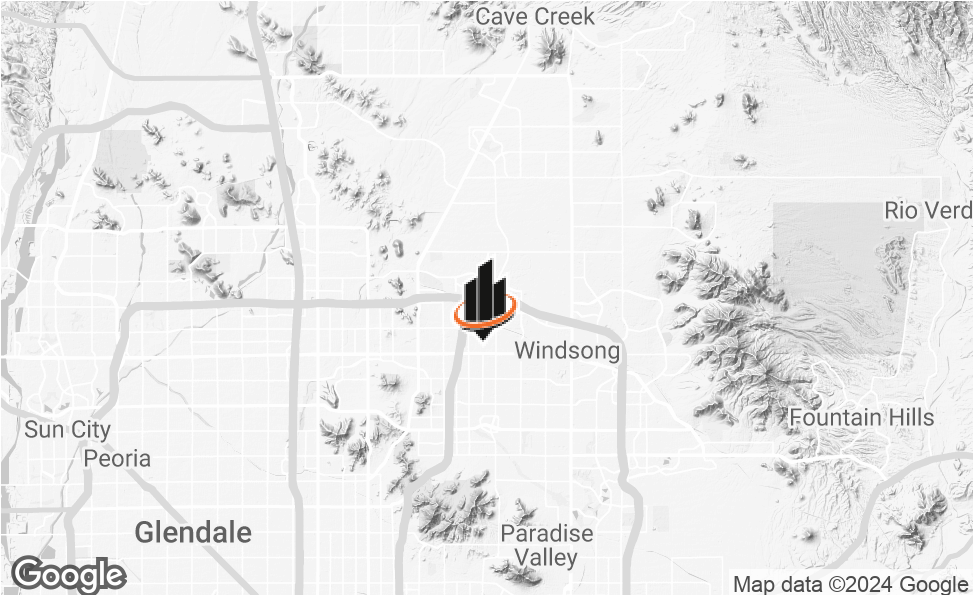
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

PROPERTY SUMMARY

OFFERING SUMMARY

PRICE	\$1,795,000
PRICE/ SF	±\$295
BUILDING SIZE	±6,079
APN	215-18-540,215-18-541, 215-18-542
ZONING	C-O
PARKING	5.30/1,000 SF 8 Covered, Reserved
YEAR BUILT	2007
2024 CAMS	\$1,602.56/Mo.
2023 TAXES	\$13,881.68
HVAC	5 Total AC Units 1 Replaced ±2023 4 Original All Regularly Maintained
ROOF	Association Responsible
FURNITURE	Available Subject to Terms
CO BROKE FEE	2%



PROPERTY DESCRIPTION



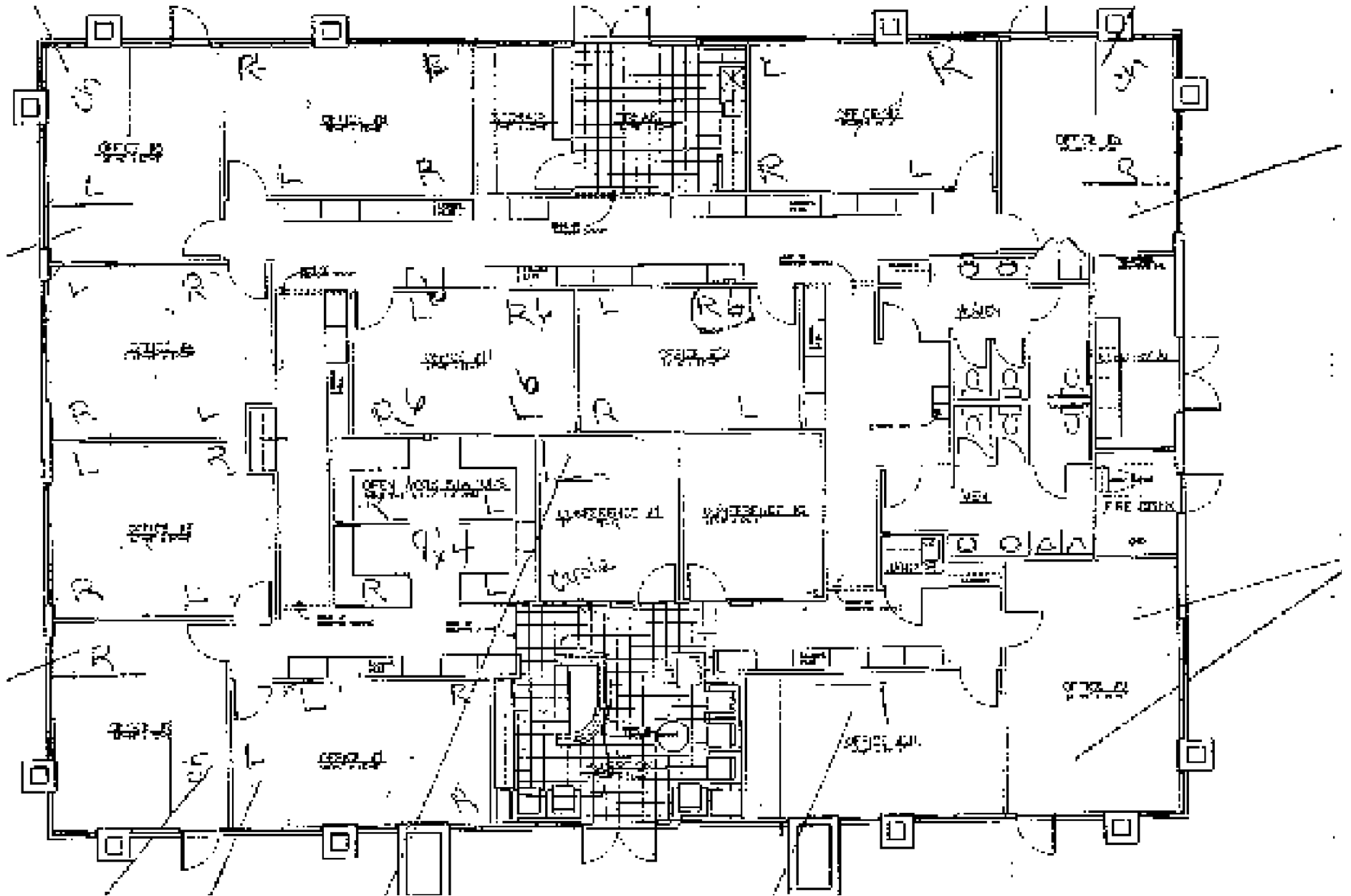
PROPERTY DESCRIPTION

SVN is pleased to present this ±6,079 SF office building to the market in the heart of North Phoenix. The property was built in 2006 and consists of a highly functional office layout with a reception area, multiple private offices along the perimeter of the building, a conference room, a full kitchen, a small open work area, and a men's and women's restroom. Included with the price are 8 covered, reserved parking spaces. The property consists of 5 AC units, 1 replaced in 2023 with the other 4 being the original. The association is responsible for the exterior of the property including roof maintenance. The Seller will consider conveying the furniture as part of the sale of the property subject to the terms.

LOCATION DESCRIPTION

Located on the northwest corner of Tatum Blvd. and Bell Rd., the subject property lies just minutes east of the 51 Freeway and just South of the Loop-101 Freeway. The area surrounding the property offers an abundance of retail amenities including Tatum Point, Kierland Commons, Scottsdale Quarter, and the master-planned redevelopment of the Paradise Valley Mall. In addition, the property is close to four major hospitals: Abrazo Scottsdale, The Mayo Clinic, and two new medical facilities, Banner Health Scottsdale Medical Center on the southwest corner of Hayden Rd and Loop-101, and the HonorHealth Medical Wellness Center on the corner of Loop-101 and Pima Rd.

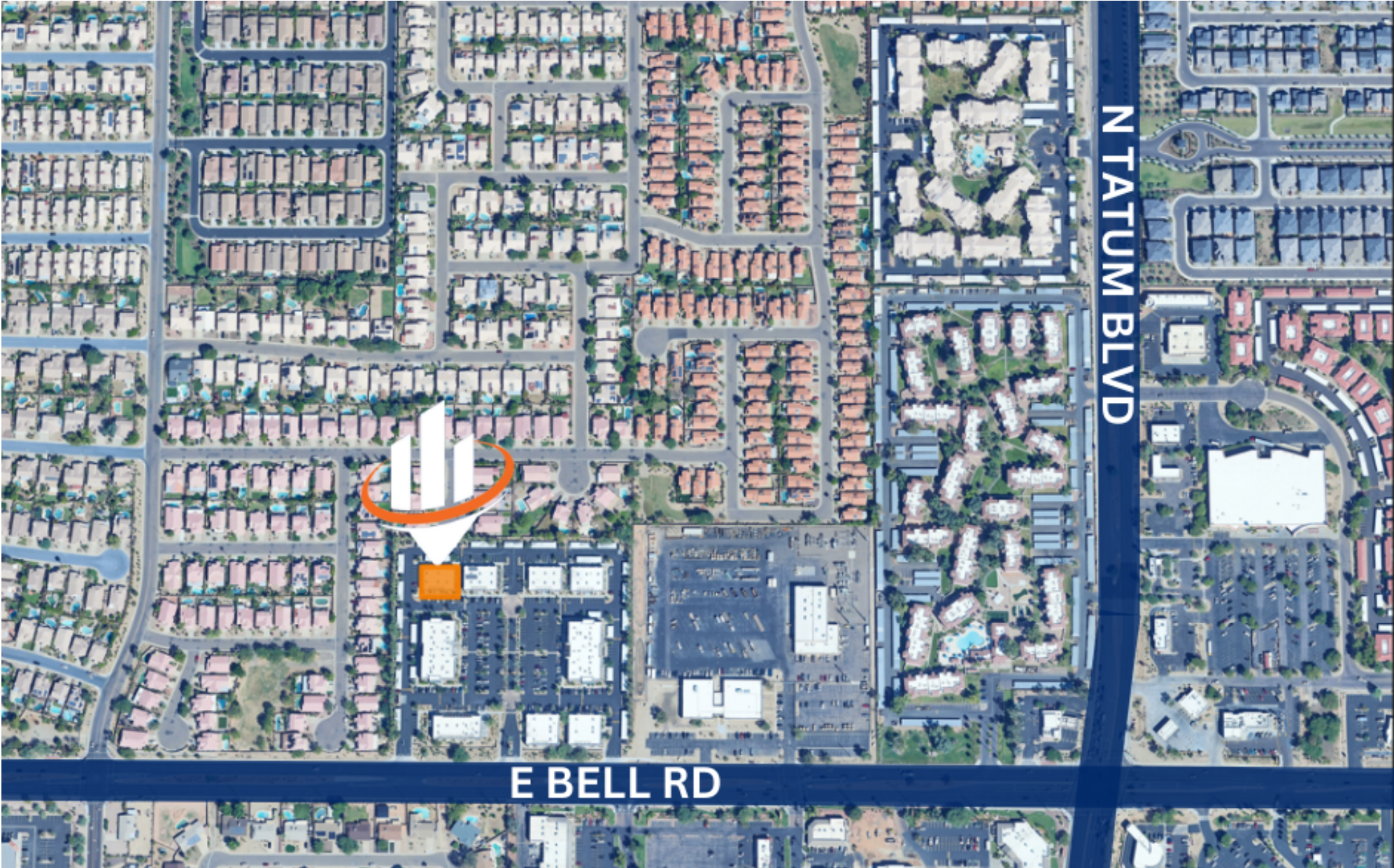
FLOORPLAN



ADDITIONAL PHOTOS



PROPERTY AERIAL



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

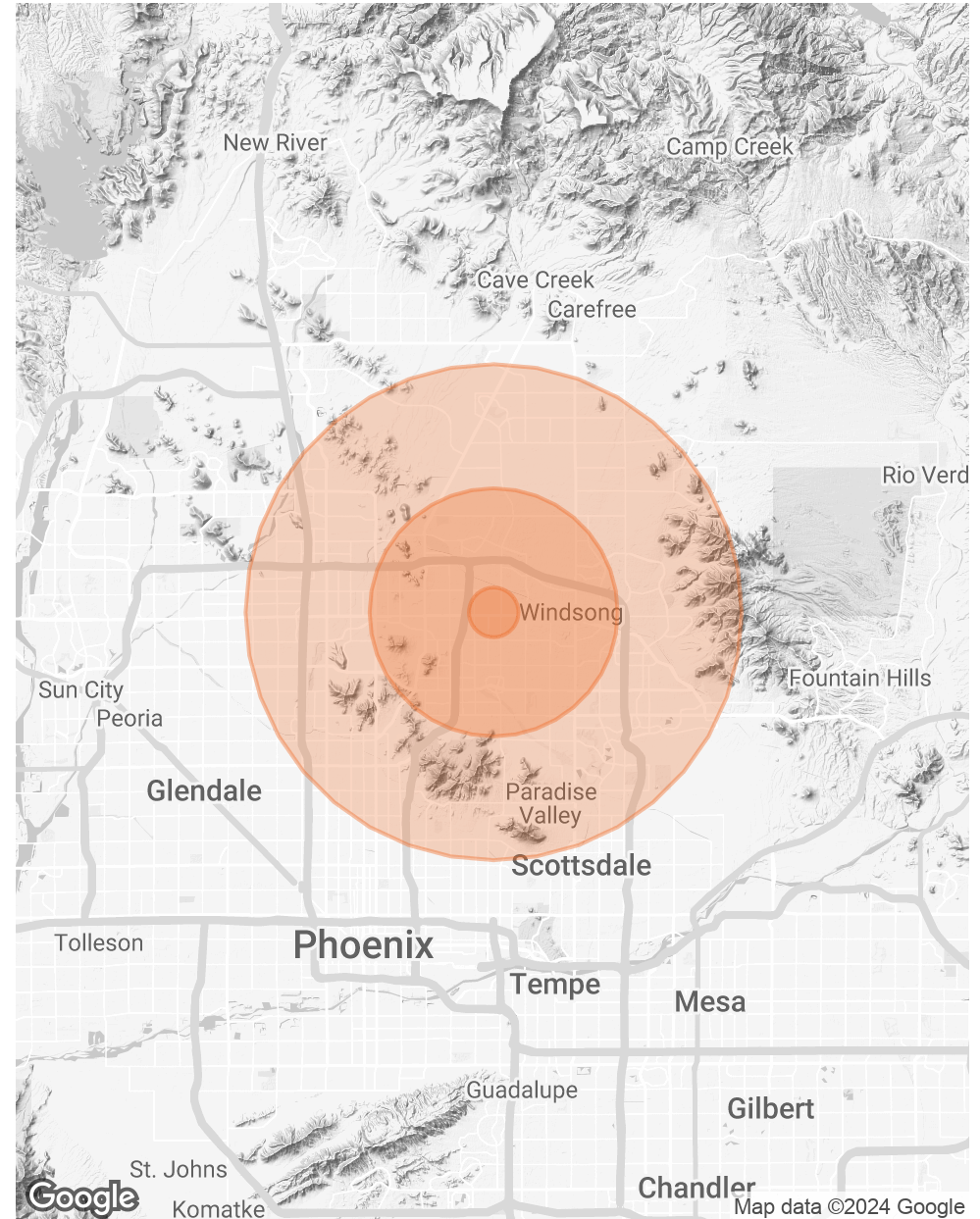
POPULATION

	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	13	215	991
AVERAGE AGE	20.3	22.4	37.4
AVERAGE AGE (MALE)	20.5	22.5	37.4
AVERAGE AGE (FEMALE)	19.9	21.9	36.3

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	2	51	538
# OF PERSONS PER HH	6.5	4.2	1.8
AVERAGE HH INCOME	\$96,981	\$64,727	\$38,885
AVERAGE HOUSE VALUE	\$374,235	\$324,638	\$301,630

2020 American Community Survey (ACS)





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