



Offering Memorandum



Rose Garden Center

21035 N CAVE CREEK RD #5C, PHOENIX, AZ 85024

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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

ROSE GARDEN CENTER

21035 N CAVE CREEK RD #5C
PHOENIX, AZ 85024

OFFERING SUMMARY

SALE PRICE:	\$499,500 (\$319.81 PSF)
LEASE RATE:	\$20.50 SF/yr (NNN)
NNN RATE:	± \$6.26 PSF
BUILDING SIZE:	1,651 SF
APN:	213-10-035
PARKING:	4 / 1,000 SF
ZONING:	C-2
ASSOCIATION:	Rose Garden Center (\$397.54 Monthly)
2025 TAXES:	± \$3,065.14

PROPERTY SUMMARY

SVN Desert Commercial Advisors, as the sole representative of the Owner, is pleased to offer for sale or lease 21035 N Cave Creek Rd #5C, a single-story office property in North Phoenix. The suite totals ±1,651 SF and includes a large reception area, one en-suite restroom, four offices, a large bullpen area, a conference room, and a break room. With open exposed ceilings in the common area this suite is plug and play for many small businesses.



INTERIOR PHOTOS



INTERIOR HIGHLIGHTS

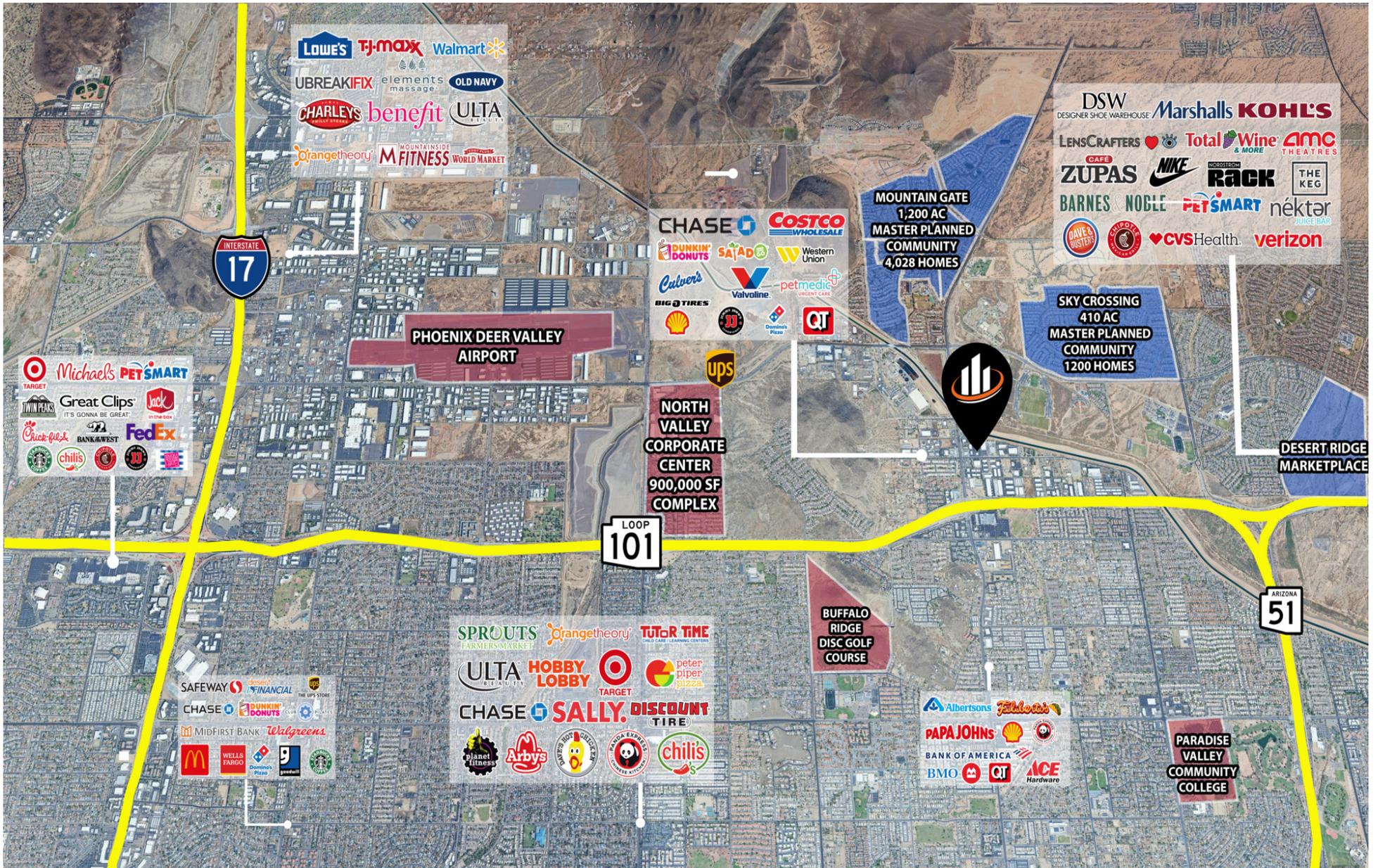
- › - Three Private Interior offices
- › - Long bullpen area
- › - Interior break room
- › - Private interior bathroom
- › - Large reception area at front entrance
- › - Southern Exposure provides ample natural light at entrance
- › - Modern updated interior with exposed ceiling lines and modern LED lighting



FLOORPLAN



RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,988	91,809	233,655
AVERAGE AGE	40	39	40
AVERAGE AGE (MALE)	39	38	39
AVERAGE AGE (FEMALE)	42	40	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3,435	37,333	95,581
# OF PERSONS PER HH	2.3	2.5	2.4
AVERAGE HH INCOME	\$112,833	\$121,806	\$118,050
AVERAGE HOUSE VALUE	\$502,616	\$458,809	\$493,014

Demographics data derived from AlphaMap

