

# FOR SALE

## VALUE ADD RETAIL - MIXED USE INVESTMENT OPPORTUNITY



1805 W. VAN BUREN STREET  
214 N. 18TH AVENUE  
PHOENIX, AZ 85007

RETAIL , OFFICE & WAREHOUSE

CINDY MOY-ZHANG  
C: 646.206.0905  
O: 480-610-6500  
cmoyzhangrealestate@gmail.com  
LICENSE # SA701280000

BROOK MILLER  
C: 602-391-7164  
O: 480-610-6500  
brookmiller27@gmail.com  
LICENSE # BR53397400

355 E. GERMANN RD. STE 103 - GILBERT, AZ 8529

**RE/MAX**  
COMMERCIAL®

# FOR SALE

1805 W. VAN BUREN STREET - PHOENIX, AZ 85007  
214 N. 18TH AVENUE - PHOENIX, AZ 85007

## OFFERING SUMMARY

PRICE:	\$1,850,000
BUILDING SIZE:	9,583 ±
PRICE/ SF:	\$193 / SF
APN:	112-01-030 + 112-01-031



## PROPERTY OVERVIEW

LOCATED ALONG ONE OF PHOENIX'S HISTORIC COMMERCIAL COORIDORS, THIS HIGHLY VISIBLE CORNER PROPERTY OFFERS EXCEPTIONAL REPOSITIONING POTENTIAL JUST MINUTES FROM DOWNTOWN PHOENIX, THE STATE CAPITOL, INTERSTATE 10, PHOENIX SKY HARBOR AIRPORT AND THE RAPIDLY EXPANDING GRAND AVENUE ARTS DISTRICT. THIS IS A GREAT OPPORTUNITY FOR AN INVESTOR OR OWNER USER WHILE GENERATING IMMEDIATE CASH FLOW!

## PROPERTY HIGHLIGHTS

- SIGNIFICANT VALUE-ADD OPPORTUNITY
- APPROXIMATELY 9,583 SF SITUATED ON 0.26 ACRE CORNER PARCEL
- FEATURES SIX TENANT SUITES
- RETAIL, RESTAURANT, OFFICE AND FLEX CONFIGURATIONS
- RENOVATED IN 2019
- TWO STORY BUILDING
- EXCELLENT FRONTAGE ON VAN BUREN STREET



ARIZONA STATE CAPITOL

CINDY MOY-ZHANG  
C: 646.206.0905  
O: 480-610-6500  
cmoyzhangrealestate@gmail.com  
LICENSE # SA701280000

BROOK MILLER  
C: 602-391-7164  
O: 480-610-6500  
brookmiller27@gmail.com  
LICENSE # BR53397400

355 E. GERMANN RD. STE 103 - GILBERT, AZ 8529

**RE/MAX**  
COMMERCIAL®

# FOR SALE

1805 W. VAN BUREN STREET - PHOENIX, AZ 85007  
214 N. 18TH AVENUE - PHOENIX, AZ 85007

## STRONG LEASING OPPORTUNITY

COMPARABLE NEIGHBORHOOD RETAIL PROPERTIES ARE ACHIEVING ASKING RENTS AVERAGING APPROXIMATELY \$18.00 NNN.

THIS IS AN INVESTMENT OPPORTUNITY TO ESTABLISH A NEW TENANT MIX WHILE CAPITALIZING ON TODAY'S RENTAL RATES.

THE DEMOGRAPHICS SUPPORT A WIDE RANGE OF NEIGHBORHOOD RETAIL, RESTAURANT, MEDICAL, PROFESSIONAL OFFICE AND SERVICE ORIENTED BUSINESSES.

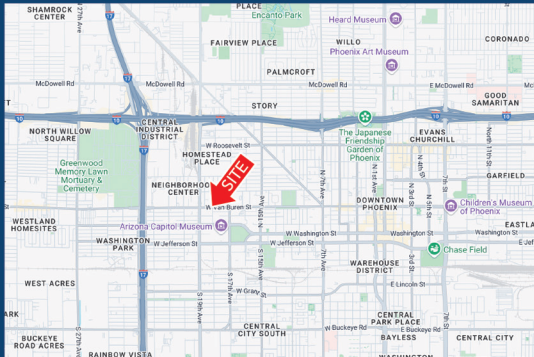
PHOENIX RETAIL RENTS HAVE INCREASED APPROXIMATELY 31% OVER THE PAST FIVE YEARS, WHILE CURRENT ANNUAL RENT GROWTH CONTINUES TO RANK AMONG THE STRONGEST IN THE UNITED STATES.

## CURRENT RENT ROLL

SUITE	START	EXPIRE	APPROX. RENTAL SF	BASE RENT MONTH	\$\$/YR	LEASE TYPE	NNN/YR
1801	---	---	1,449	---	---		---
1803	6/1/26	5/31/28	1,100	\$1,650	\$18	NNN	\$19,800
1805	9/25/25	9/30/27	1,100	\$1,650	\$18	NNN	\$19,800
1807	9/1/25	8/30/27	1,100	\$1,650	\$18	NNN	\$19,800
100	---	---	1,900	---	---		---
200	---	---	1,900	---	---		---
<b>TOTAL</b>			<b>8,549</b>	<b>\$4,950</b>			<b>\$59,400</b>

## PROFORMA WITH NEW TENANTS

SUITE	START	EXPIRE	APPROX. RENTAL SF	BASE RENT MONTH	\$\$/YR	LEASE TYPE	NNN/YR
1801	---	---	1,449	\$2,175	\$18	NNN	\$26,100
1803	6/1/26	5/31/28	1,100	\$1,650	\$18	NNN	\$19,800
1805	9/25/25	9/30/27	1,100	\$1,650	\$18	NNN	\$19,800
1807	9/1/25	8/30/27	1,100	\$1,650	\$18	NNN	\$19,800
100	---	---	1,900	\$2,850	\$18	NNN	\$34,200
200	---	---	1,900	\$2,850	\$18	NNN	\$34,200
<b>TOTAL</b>			<b>8,549</b>	<b>\$12,825</b>		<b>NNN</b>	<b>\$153,900</b>



CINDY MOY-ZHANG  
C: 646.206.0905  
O: 480-610-6500  
cmoyzhangrealestate@gmail.com  
LICENSE # SA701280000

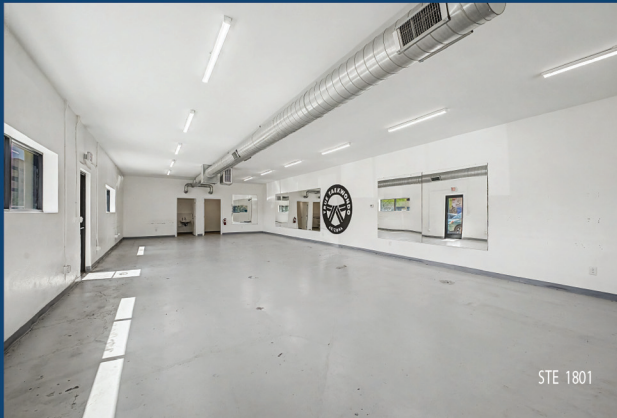
BROOK MILLER  
C: 602-391-7164  
O: 480-610-6500  
brookmiller27@gmail.com  
LICENSE # BR53397400

355 E. GERMANN RD. STE 103 - GILBERT, AZ 8529



# FOR SALE

1805 W. VAN BUREN STREET - PHOENIX, AZ 85007  
214 N. 18TH AVENUE - PHOENIX, AZ 85007



CINDY MOY-ZHANG  
C: 646.206.0905  
O: 480-610-6500  
cmoyzhangrealestate@gmail.com  
LICENSE # SA701280000

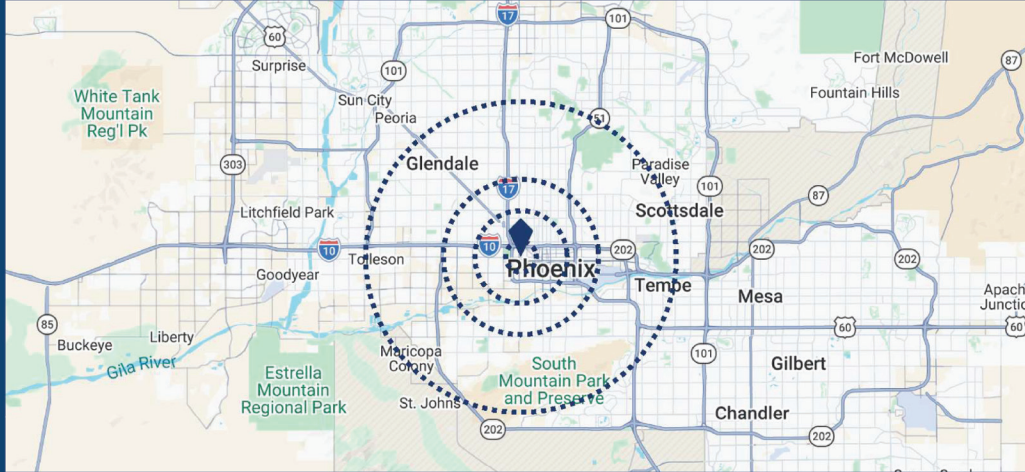
BROOK MILLER  
C: 602-391-7164  
O: 480-610-6500  
brookmiller27@gmail.com  
LICENSE # BR53397400

355 E. GERMANN RD. STE 103 - GILBERT, AZ 8529

**RE/MAX**  
COMMERCIAL®

# FOR SALE

1805 W. VAN BUREN STREET - PHOENIX, AZ 85007  
214 N. 18TH AVENUE - PHOENIX, AZ 85007



## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE	10-MILE
TOTAL POPULATION	13,029	113,888	371,545	1,285,131
AVERAGE AGE	36	35	34	34

HOUSEHOLDS + INCOMES	1-MILE	3-MILE	5-MILE	10-MILE
TOTAL HOUSEHOLDS	4,530	43,784	129,583	452,354
MEDIAN HH INCOME	\$48,419	\$59,377	\$59,785	\$69,407
AVERAGE HH INCOME	\$63,655	\$82,899	\$80,514	\$93,101

CINDY MOY-ZHANG  
C: 646.206.0905  
O: 480-610-6500  
cmoyzhangrealestate@gmail.com  
LICENSE # SA701280000

BROOK MILLER  
C: 602-391-7164  
O: 480-610-6500  
brookmiller27@gmail.com  
LICENSE # BR53397400

355 E. GERMANN RD. STE 103 - GILBERT, AZ 8529

**RE/MAX**  
COMMERCIAL®

# RE/MAX

COMMERCIAL



55 E. GERMANN RD. STE 103 - GILBERT, AZ 8529

CINDY MOY-ZHANG  
C: 646.206.0905  
O: 480-610-6500  
cmoyzhangrealestate@gmail.com  
LICENSE # SA701280000

BROOK MILLER  
C: 602-391-7164  
O: 480-610-6500  
brookmiller27@gmail.com  
LICENSE # BR53397400