

INDIAN SCHOOL PROFESSIONAL PLAZA

9150 W INDIAN SCHOOL RD STE 108-109, PHOENIX AZ 85037 | OFFICE CONDO

INVESTMENT SALE



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Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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EXECUTIVE SUMMARY

Property Description	Office Condo For Sale - Investment sale w/ 4 tenants in 4 separate suites.
Location	9150 W Indian School Rd, Suites 108 & 109 Phoenix AZ 85037
Office SF	±2,542 SF
Project Near	91st Ave. & Indian School Rd.
Zoning	C-1
APN	102-18-880, 881
Year Built	2005
Parking Ratio	5.20/1000
Sale Price	\$675,000



PROPERTY HIGHLIGHTS

- Building Signage
- Conveniently Located just East of Loop 101 Freeway on Indian School Rd.
- Close to Banner Estrella Medical Center, West Valley Medical Center, and Cancer Treatment Centers of America
- Common Area Restrooms

INVESTMENT HIGHLIGHTS

- Two Units Broken into 4 Suites
- Fully Leased with 4 Tenants
- NOI = \$43,882.14
- Cap Rate = 6.50%
- Shorter Term Leases: 1 -2 Year Terms
 - 108A - Real Estate Company
 - 108C - Global Immigration Group
 - 109A - Financial Planner
 - 109B - CPA Office

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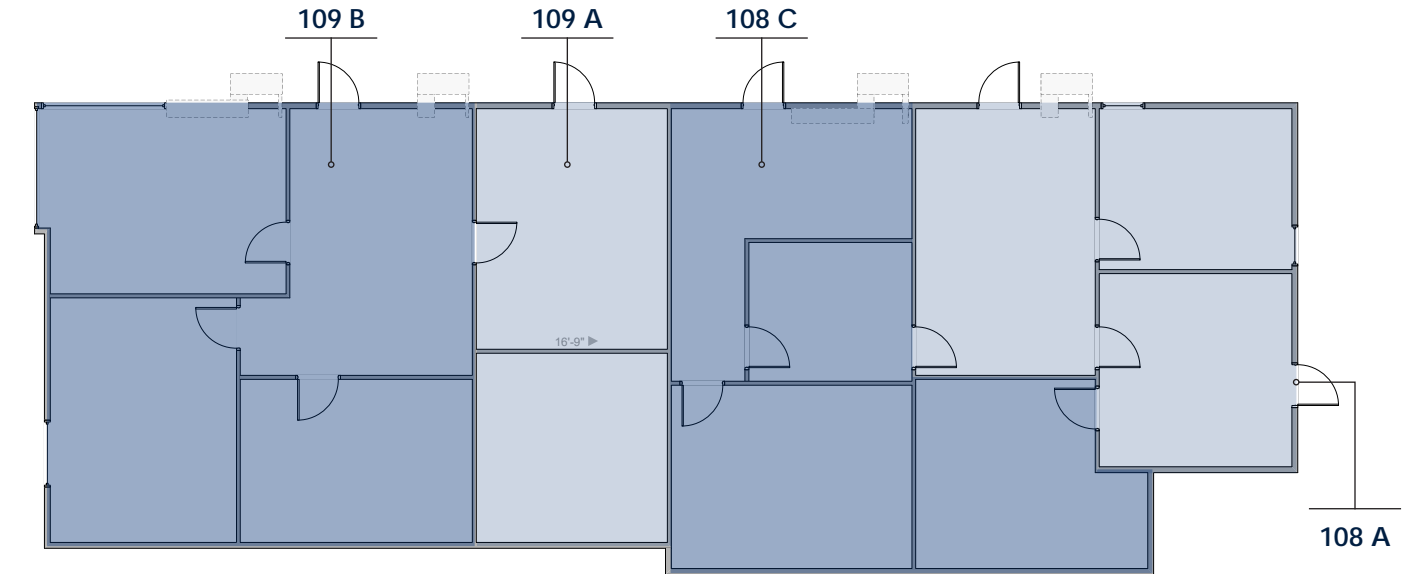


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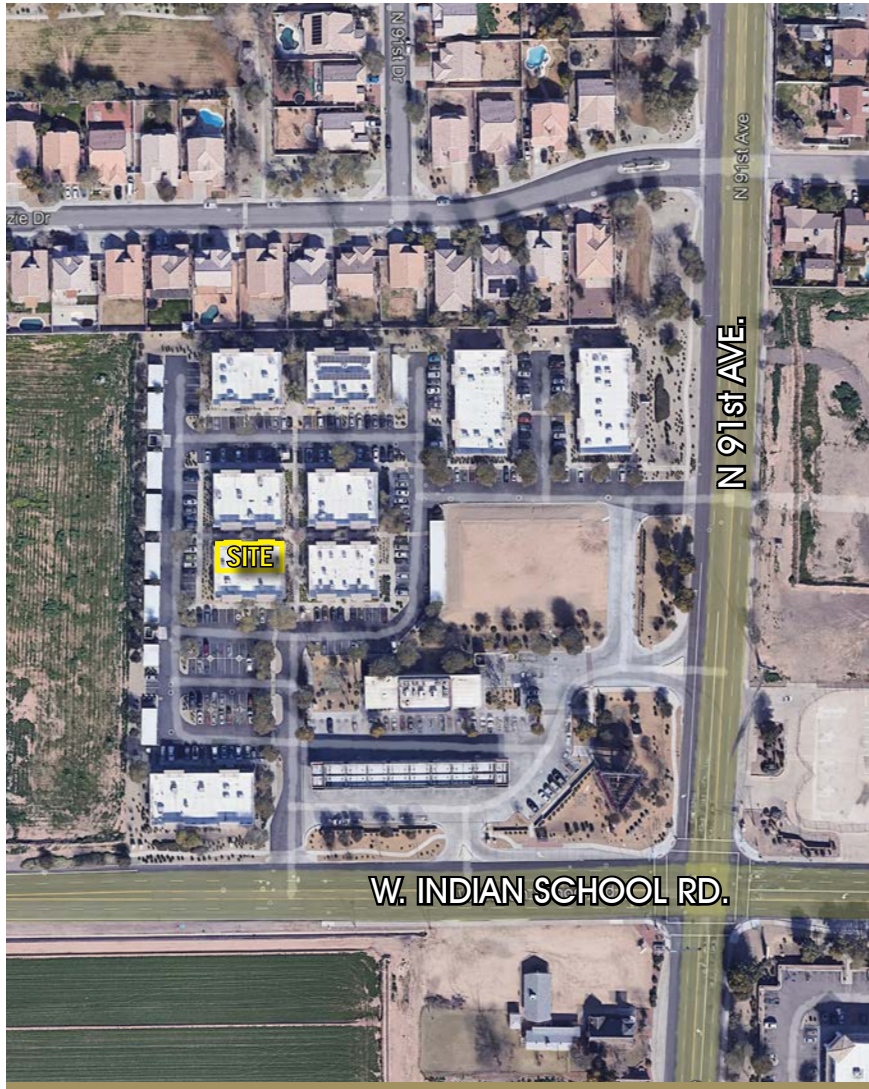
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 **COMMERCIAL PROPERTIES INC.**
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DEMOGRAPHIC SUMMARY

9150 West Indian School Road, Phoenix, Arizona, 85037

Ring of 5 miles

KEY FACTS

359,260

Population



107,010

Households

29.3

Median Age

\$51,179

Median Disposable Income

EDUCATION

25%

No High School Diploma



30%

High School Graduate



30%

Some College



15%

Bachelor's/Grad/Prof Degree

INCOME



\$58,683

Median Household Income



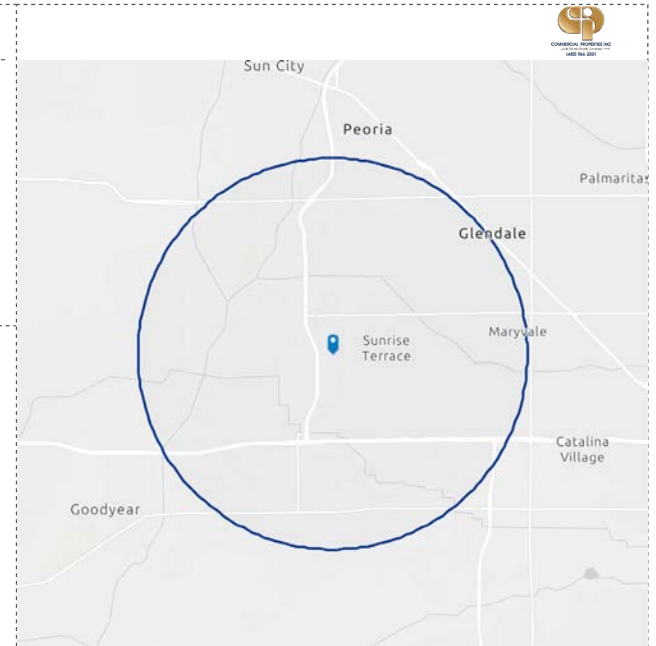
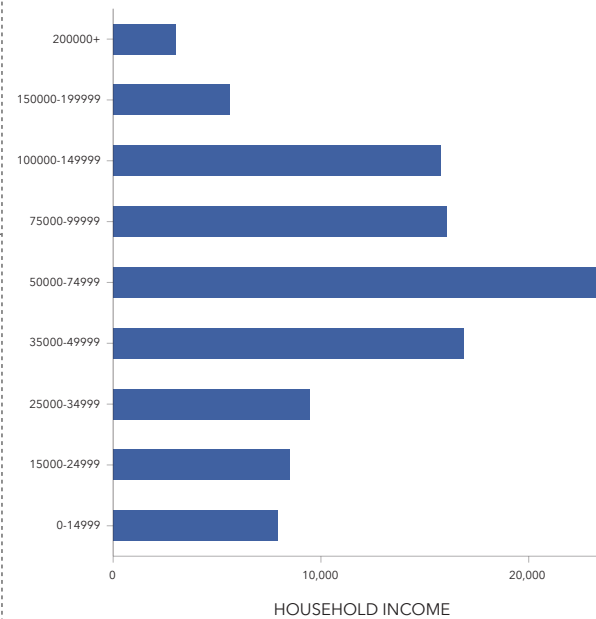
\$22,950

Per Capita Income



\$67,205

Median Net Worth



EMPLOYMENT



51%

White Collar



35%

Blue Collar



19%

Services

4.0%

Unemployment Rate

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PHOENIX METROPOLITAN AREA

The Phoenix Metropolitan Area (PMA) is the business center of Arizona and a major tourist destination. Phoenix's ability to blend the influences of Old West, Native American, Mexican and Spanish cultures makes it a very dynamic and interesting city to live in or visit. It is the capital city of Arizona, as well the county seat for Maricopa County, adding a strong government and legislative presence to the city.

As the urban center for the entire city, Downtown Phoenix is the political, business and cultural focal point of Phoenix. More than one billion in new construction and renovation projects in the 1990's transformed Phoenix's downtown area into a vibrant core of business, sports, arts and entertainment.

These venues include over 5.6 million square feet of rentable office space, a wide variety of restaurants, Chase Field, U.S. Airways Arena, Phoenix Symphony Hall, the Dodge Theatre and the Orpheum Theatre. The City of Phoenix recently won

a major biotech contract with the International Genomics Consortium by forming the Translational Genomics Research Institute. The research center, a \$21 million complex, will boost the state's economy by creating spin-off companies that will commercialize technologies developed at the institution. Supporters of the project also claim the institution will create 15,000 jobs and create demand for at least one million square feet of downtown space during the next decade.

Phoenix has developed into a cosmopolitan urban area affording exceptional quality of life to its four million inhabitants. With the sun shining 86% of the year, the "Valley of the Sun" offers a casual existence where outdoor activities take place year round on large tracks of land and mountains within the city limits. Winter is the favored season with desert temperatures perfect for golf, hiking, biking, boating and other outdoor activities. Snow skiing is just a short drive away, due to Arizona's diversity of elevations.



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MAJOR PHOENIX EMPLOYERS

Company:	Address:	# Employees:	Industry:
<i>Banner Health</i>	1111 E McDowell Rd	10,041	Health Care
<i>American Express</i>	20022 N 31st Ave	6,754	Finance, Insurance, & Real Estate (FIRE)
<i>Honeywell</i>	21111 N 19th Ave	6,262	High Tech Manufacturing & Development
<i>Amazon</i>	5050 W Mohave St	6,083	Retail
<i>JPMorgan Chase</i>	241 N Central Ave	6,060	Finance, Insurance, & Real Estate (FIRE)
<i>Dignity Health</i>	350 W Thomas Rd	5,114	Health Care
<i>U Haul</i>	2727 N Central Ave	4,760	Business Svcs
<i>Bank of America</i>	1825 E Buckeye Rd	4,750	Finance, Insurance, & Real Estate (FIRE)
<i>Mayo Clinic</i>	5777 E Mayo Blvd	4,718	Health Care
<i>UnitedHealth Group</i>	4425 E Cotton Center Blvd	4,528	Finance, Insurance, & Real Estate (FIRE)

