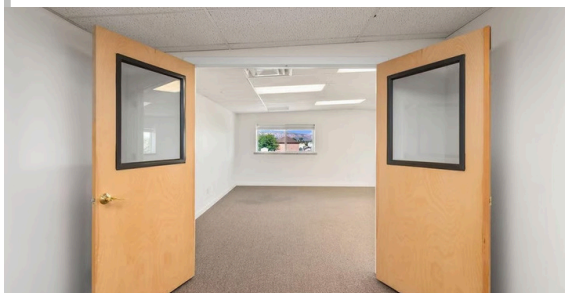
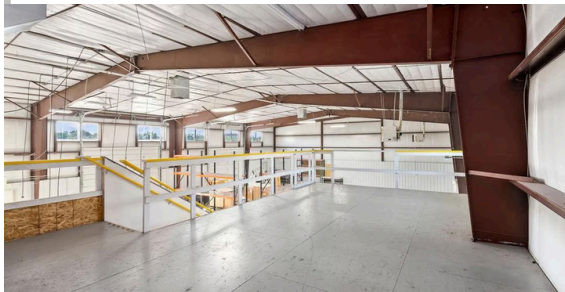




562 W. Crete Circle

FOR SALE OR LEASE | INDUSTRIAL FLEX SPACE



OVERVIEW

- 12,650 SF well designed Office/Warehouse
- 3 units leased, 1 unit available (105)
- 3000 SF Office space w/ fiber optics
- Great location off of 25 Road and Pinyon Avenue
- Proforma 6.6% cap, \$105,163 NOI

OFFERED AT \$1,590,000 or \$12.00/SF + NNN

TRAFFIC COUNTS

25 ROAD NORTH OF HWY 6&50 18,982 VPD
HWY 6&50 EAST OF 25 ROAD 36,500 VPD

DEMOGRAPHICS

1 MILE

3 MILE

5 MILE

CURRENT POPULATION

5,258

45,614

87,838

DAYTIME POPULATION

10,681

65,900

103,012

TOTAL BUSINESS

902

3,677

4,953

MEDIAN HH INCOME

\$57,667

\$56,679

\$60,203