

FOR SALE

MOUNTAIN VIEW PLAZA

NWC 7TH STREET AND MOUNTAIN VIEW ROAD, PHOENIX AZ

Exclusively Listed By:

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EXECUTIVE SUMMARY

Kocour Company is pleased to offer this hip and edgy shopping center to the entrepreneurial and in the know Buyer that understands that Mountain View Plaza has reached the north-central Phoenix enclave wave. Mountain View Plaza is located at the base of the Phoenix Mountain Preserve along the bustling 7th Street corridor just south of the Moon Valley neighborhood and at the mouth of Sunnyslope submarket.

“The Slope”, as locals call it today, historically has been overlooked for revitalization. It was never a secret that million-dollar homes were located at the perimeters of Sunnyslope, but the lack of investment had always stunted growth. As infill development and adaptive reuse had become the buzz over the last several years, inevitably Sunnyslope became engulfed in discussions. Soon thereafter, rapidly things began to change. As with many other branded historical neighborhoods such as Willow, Melrose, Cornado, the local restaurateurs took note and began planting seeds. O.H.S.O & Little O’s, The Vig, Little Miss BBQ, Timo wine bar and Sushi Friend to name a few, have now committed and opened fueling the new narrative that Sunnyslope is prime for big changes and attractions.

Mountain View Plaza is in that line of the transformation and has begun to reap the onslaught of new happenings. Since 2007, Scramble Breakfast & Lunch Joint has stood as the beacon within the shopping center. Now scheduled to open in the fall of 2024 is the fish market and restaurant known as Driftwoods Seafood. Other recent tenant additions in the last 12 to 18 months include Little Shop of Hydro/ Dynapure, Twisted Totem, The Cut and The Collective Salon. In addition, VCA Animal Clinic just recently extended their lease until 2030. A continued stable tenant mix, limited vacancy and the ability to achieve higher rents create great upside for the next Buyer to catch lighting.



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OFFERING TERMS

Offering Price:	\$7,046,459.85
Cap Rate:	6.7%
NOI:	\$472,112.81
Price Per Square Foot:	\$269.17/SF
January 2025 Occupancy:	94%



Annualize January 2025 Operating Data*

Base Rent	\$486,951.34
CAM Reimbursement	\$126,424.68
Property Taxes	\$45,831.36
Insurance Reimbursement	\$15,978.84
Total Income	\$675,186.22
Less Expenses (2025 CAM 3% increase over 2024)	\$203,073.41
NOI	\$472,112.81

*Based on January 2025 Budget

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PROPERTY SUMMARY

Year Built/Renovated:	1988/2010
Total Spaces:	12
Land Area:	2.7 Acres
Zoned:	C-2
Property Type:	Multi-Tenant Retail Shopping Center
Parcel Number:	159-42-001H
Property Address:	9812-9832 North 7th Street, Phoenix, Arizona
Market/Submarket:	Phoenix/Sunnyslope
Building GLA:	26,178 SF



PROPERTY HIGHLIGHTS

Access to center:	Five (5) access points to shopping center.
Monument Signs:	Two (2) Monument Sign (20' twelve panel)
Frontage:	345' along 7th Street, 150' along Mountain View Road
Parking:	153 Spaces
Patios:	Five (5) patios support restaurants/retailers
Traffic Counts:	7th Street (north) - 30,267 Vehicles Per Day





Site Plan

Mountain Preserve

LEGEND

BUILDING A

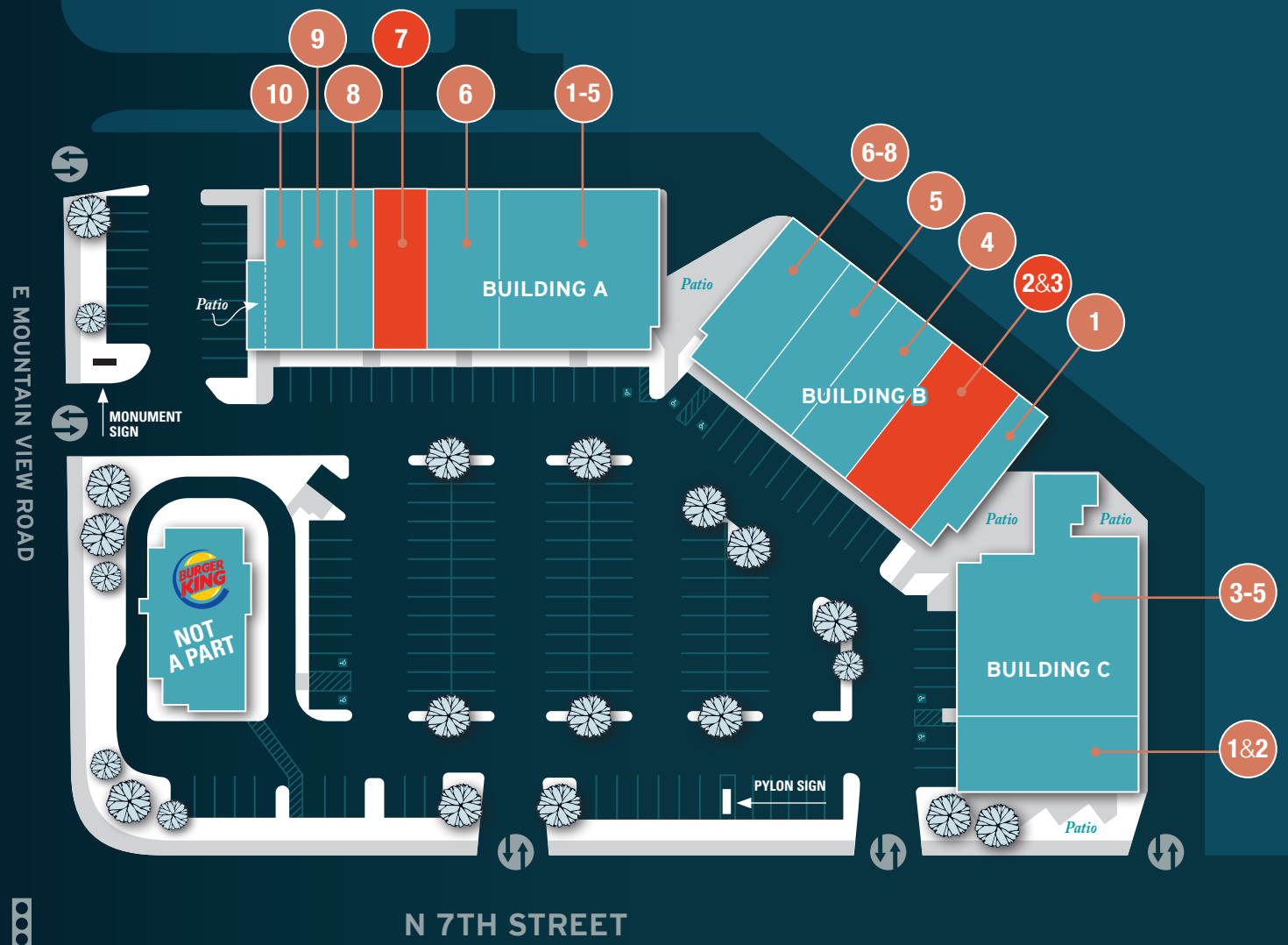
- 1-5 VCA Animal Hospital
3,121 SF
- 6 Chiropractor
3,080 SF
- 7 Available • 1,700 SF
- 8 Dynapure
960 SF
- 9 & 10 Little Shop of Hydro's
1,920 SF

BUILDING B

- 1 The Cut
1,200 SF
- 2 & 3 Available • 2,160 SF
- 4 Twisted Totem
1,200 SF
- 5 The Collective Salon
960 SF
- 6-8 La Oaxaquena
Mexican Food
3,360 SF

BUILDING C

- 1 & 2 Scramble A Breakfast
and Lunch Join
3,052 SF
- 3-5 The Pier Seafood
3,465 SF



The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.



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AERIAL VIEW TO SOUTH



Aerial Map



9.7 mi
DOWNTOWN PHOENIX
10 mi
↓

9812 NORTH 7TH STREET



CULTIVATE
BLACK ROCK
COFFEE BAR

SUNNYSLOPE
HIGH SCHOOL

JOHN C LINCOLN
HOSPITAL

USPS.COM

UNDERGROUND
FITNESS

SAJAD
AND GO

W Dunlap Ave

SUBWAY

LOS REYES
DE LA TERTIA

Advance
Auto Parts

THE VIG

TIMO

Tony's
ITALIAN DELI

WELLS
FARGO

TACO BELL

McDonald's

Little Miss
BBQ

planet
fitness

4
HSO
BREWERY + DISTILLERY

Hole
DONUTS

GREEK TOWN

butler's

ROSS
DRESS FOR LESS
Walmart
DOLLAR TREE

EL BRAVO
MEXICAN FOOD

7th Street

Cave Creek Rd

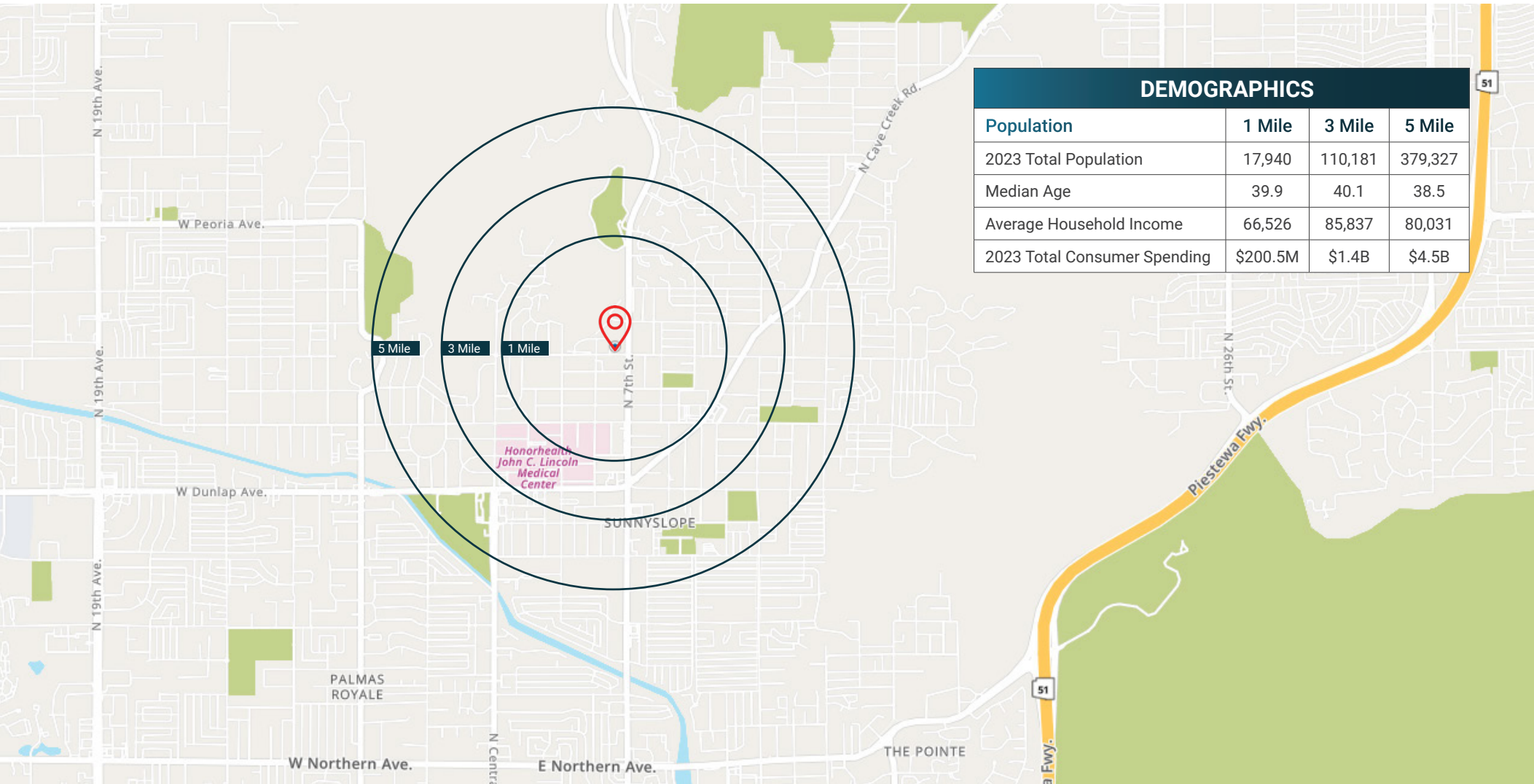
Mountain View Road

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DEMOGRAPHICS



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This Offering Memorandum does not constitute an offer to accept any investment proposal but is merely a solicitation of interest with respect to the investment described herein. This Offering Memorandum does not constitute an offer of security. Prospective Buyers are Recommended to seek professional advice. This includes legal, tax, environmental, engineering and other as deemed necessary relative to a purchase of this Property. All the information is also subject to market conditions, the state of the economy, especially the economy as it relates to real estate is subject to volatility. The Seller expressly reserves the right, at its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party, at any time, with or without written notice.

The Seller and Kocour Company reserve the right to negotiate with one or more prospective Buyers at any time until a fully executed Purchase Agreement approved by Seller is completed. A prospective Buyer’s sole and exclusive rights with respect to this prospective transaction, the Property, or the information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in a fully executed Real Estate Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective Buyer have any other claims against the Seller or Kocour Company or any of their affiliates, officers, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property. Each prospective Buyer and/or broker proceeds at its own risk.