

FIVE UNIT MULTIFAMILY PROPERTY

719 WEST MISSOURI AVENUE

FOR SALE

PHOENIX, ARIZONA 85013



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INVESTMENT REAL ESTATE

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PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



DTPHX 4.6 MILES AWAY



★ **SUBJECT PROPERTY**

North 7th Ave 24,426 VPD

West Missouri Ave 11,532 VPD

EXECUTIVE SUMMARY

Missouri Avenue is located within Phoenix's Central Corridor — a premier infill submarket defined by the Central Avenue walking path, affluent demographics, and proximity to Downtown, Midtown, and Uptown. Investors seeking exposure to Phoenix while prioritizing an established, upscale, and walkable location consistently gravitate to this corridor, where limited land availability supports durable renter demand.

The property itself is a rare, boutique offering: effectively new construction despite its prior office use. The conversion delivered modern systems, Class A finishes, and separate metering, resulting in a clean, low-maintenance ownership profile. Missouri Avenue offers investors a newly delivered asset in a prime Central Corridor location — without the operational complexity or scale of a larger multifamily property.

PROPERTY OVERVIEW

PARCEL NUMBER: 153-43-001A

SALE PRICE	\$1,400,000
SIZE (GBA):	3,560 SF
YEAR BUILT:	2022

PROPERTY HIGHLIGHTS:

- ✓ **Office-to-Residential Conversion** — Thoughtfully redesigned from its former office use into modern residential units with updated systems and contemporary finishes.
- ✓ **Turnkey & Low Maintenance** — No deferred maintenance, new/updated mechanicals, and simple operations mean minimal management headaches.
- ✓ **Small Form Factor** — A rare opportunity to acquire essentially brand-new, turnkey multifamily at a bite-sized price point in a supply-constrained area.
- ✓ **Prime Central Location** — Minutes from the Biltmore District and Uptown's popular restaurant and retail corridors along 7th Street and Central.
- ✓ **Strong Resident Appeal** — Modern interiors, in-unit laundry, and boutique scale support steady demand and durable rents.

UNIT MIX	UNITS	AVG SF
Studio	3	620
1 Bed/1 Bath	1	720
2 Bed/1 Bath	1	914
Totals	5	



RENTAL INCOME	
Unit 1 (2bd)	\$1,650.00
Unit 2 (1bd)	\$1,100.00
Unit 3 (Studio)	\$1,550.00
Unit 4 (Studio)	\$1,615.00
Unit 5 (1bd)	\$1,550.00
Monthly Gross	\$7,465.00
Annual Gross	\$89,580.00
Vacancy Loss (5%)	\$4,479.00
Net Effective Income	\$85,101.00

EXPENSES	
Water/Sewer/Trash (Per Unit)	\$6,000.00 (\$100/unit/mo)
Community Electric	\$360.00 (\$30/mo)
2025 Property Tax	\$7,196.60
Contract Services	\$100.00
Insurance	\$2,000.00 (\$400/unit/yr)
Property Management (5% of Net Effective Rent)	\$4,255.05
Repairs & Maintenance	\$3,750.00 (\$750/unit/yr)
Total Expenses	\$23,661.65
NOI	\$61,439.35



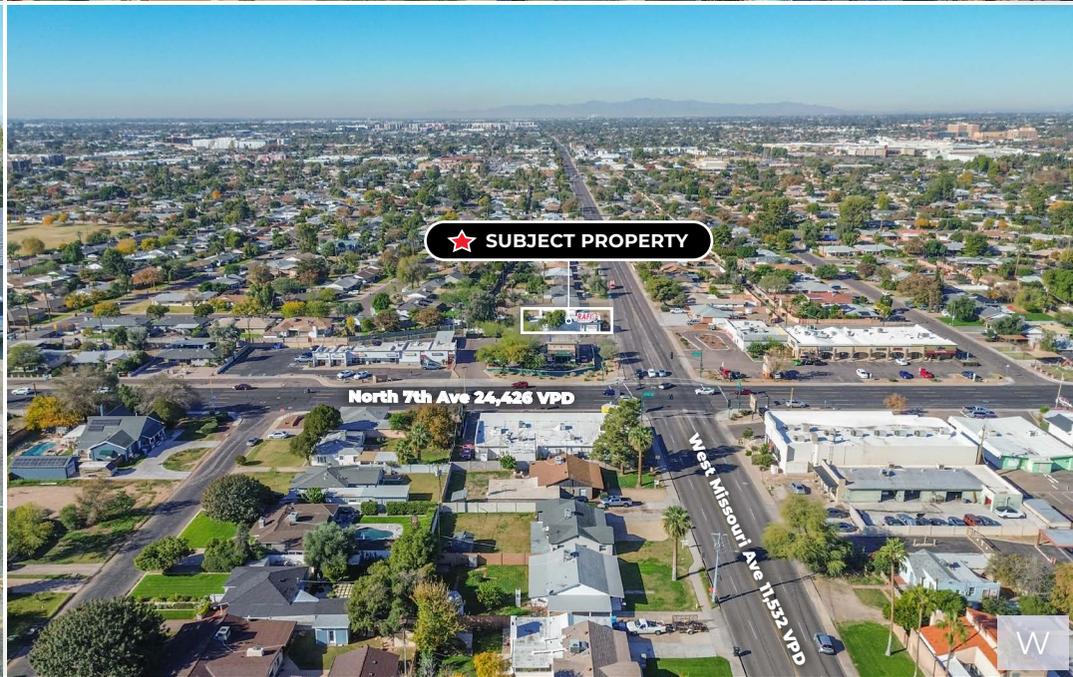
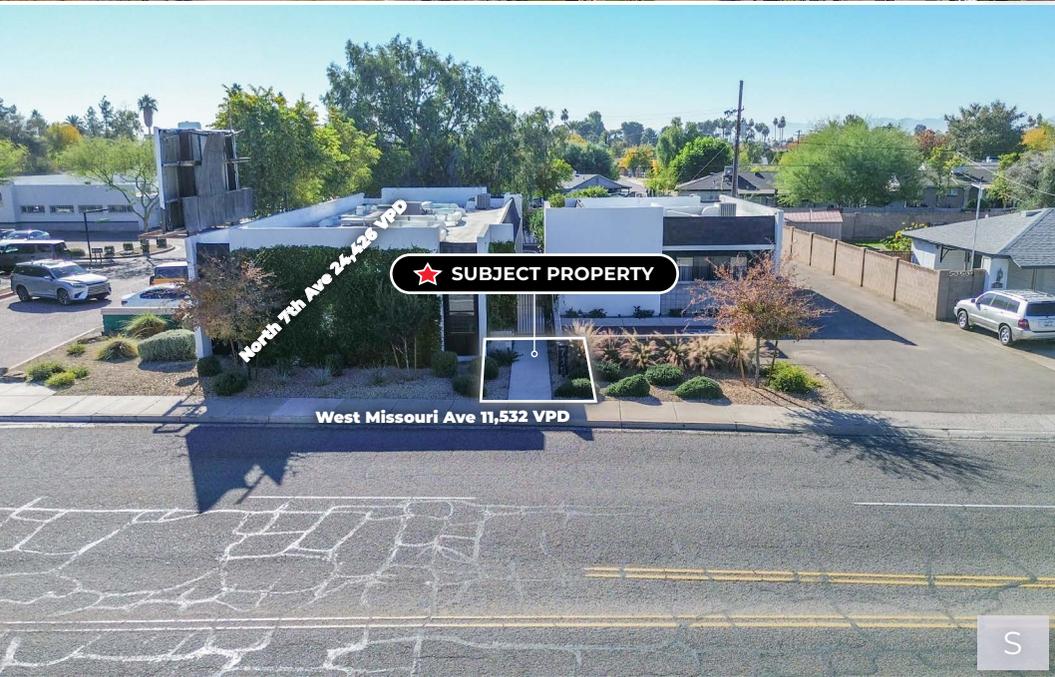
EXTERIOR PHOTOS



INTERIOR PHOTOS



AERIAL VIEWS



AREA OVERVIEW

ONE OF PHOENIX'S MOST DESIRABLE AREAS



THE COLONY UPTOWN

Bashas', LOCO PATRÓN MEXICAN GRILL, Dough Bird, The Neighborly, eggstasy

CENTRAL UPTOWN

POSTINO, CHURRO, WINDSOR, Joyride, F2 FORMAL PIZZA

CINEMA PARK VILLAGE

BS, STARBUCKS COFFEE, SPINATO'S PIZZERIA, ACE Hardware, PITA JUNGLE, Bashas'

16TH & BETHANY HOME

HOBB MEATS, ARIZONA ITALIAN SOCIAL CLUB, ZIPP, TEXAZ, CRUST PIZZA, AFTERMATH, Sweet Republic, BLUEWATER GRILL, LUCI'S EOs, Dick's Hideaway

TOWN & COUNTRY

NORDBYRON RACK, TWIN PEAKS, FedEx, PIZZERIA BIANCO, The Container Store, WHOLE FOODS MARKET, TRADER JOE'S, Cafe Rio, hopdoddy, noodles & COMPANY, LA FITNESS

PHOENIX, ARIZONA

Phoenix is one of the fastest-growing metropolitan areas in the country, driven by a strong labor market, diverse industries, and a steadily expanding population. The city offers an attractive business environment with affordable operating costs, a skilled workforce, and major transportation infrastructure connecting the region to national and international markets. Known for its year-round sunshine, quality of life, and broad mix of residential, retail, and employment centers, Phoenix continues to draw new residents and companies alike. Its balanced economic growth, rising consumer demand, and ongoing development activity position the city as a leading hub in the Southwest for business, innovation, and long-term investment.



5 MILE DAYTIME POPULATION
730,816



1 MILE AVG HOUSEHOLD INCOME
\$115,166

2025 DEMOGRAPHICS (Sites USA)

POPULATION:	1- MILE	3-MILE	5-MILE
Daytime:	26,897	297,944	730,816
Employees:	7,532	103,694	271,111
HOUSEHOLDS:	1-MILE	3-MILE	5-MILE
Total:	9,158	82,898	188,921
Average Size:	2.1	2.2	2.3
INCOME:	1-MILE	3-MILE	5-MILE
Average Household Income:	\$115,166	\$110,145	\$105,657
Annual Household Expenditure:	\$926.11 M	\$8.22 B	\$18.52 B





ORION Investment Real Estate

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ORION Investment Real Estate is an investment sales brokerage specializing in commercial real estate throughout the Southwestern United States. Since its founding in 2009, ORION has completed over \$1 billion in transactions by combining deep market expertise with a focused, execution-driven approach. The firm is known for thoughtful positioning, disciplined marketing, and advising clients through complex transactions with clarity and purpose — helping investors grow and optimize portfolios, build long-term wealth, and make informed decisions at the right points in the market.

FOR MORE INFORMATION:



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