

CAMELBACK ROAD BUILDING FOR SALE

OWNER/USER WITH INCOME

CB20



1934 E CAMELBACK ROAD
PHOENIX, AZ 85016

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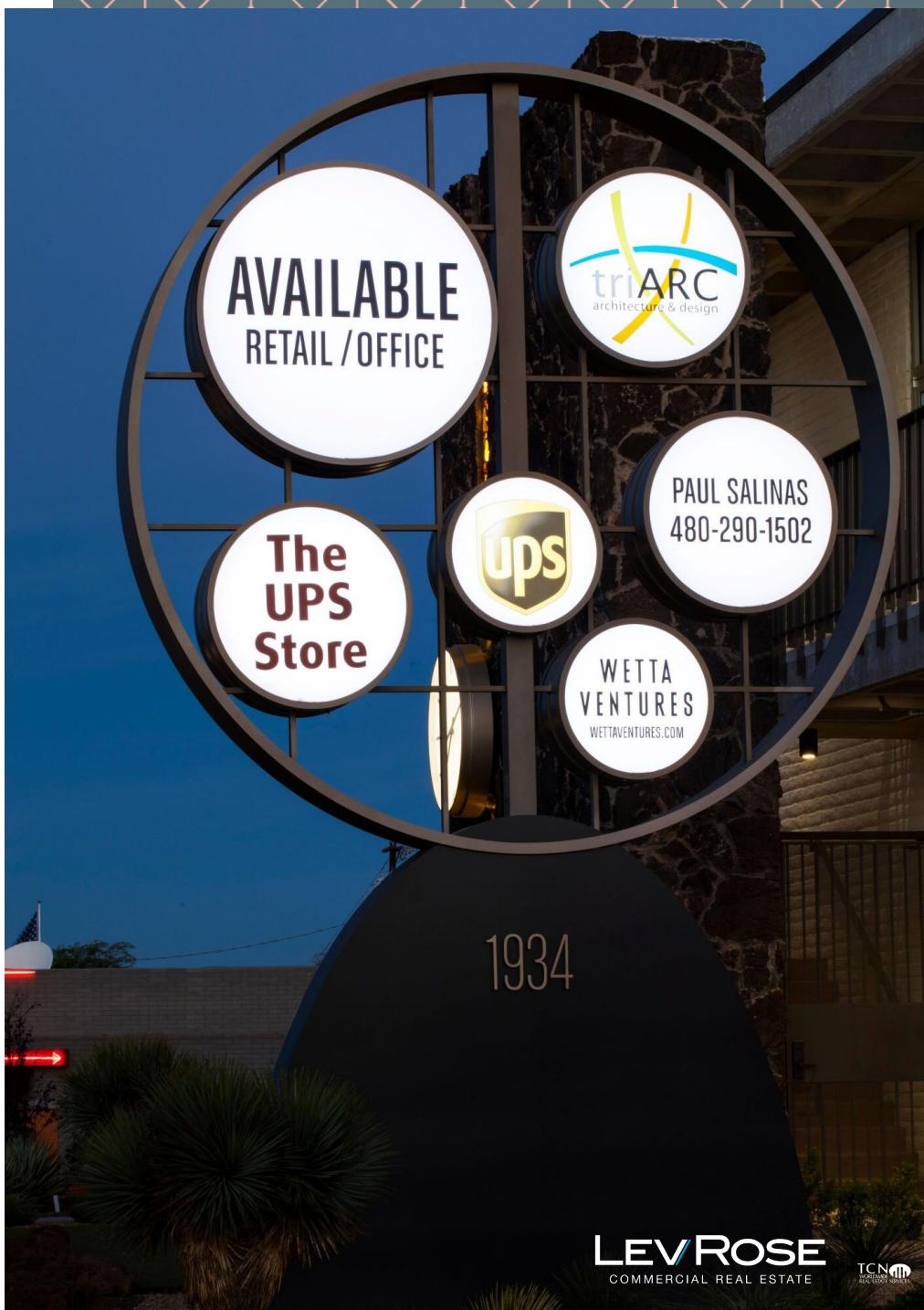
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PROPERTY OVERVIEW

PROPERTY TYPE	Retail/Office
SALE PRICE	Call for Pricing
AVAILABLE TO BUYER	Suite 200: ±6,502 SF
BUILDING SIZE	±12,772 SF
LOT SIZE	±0.48 AC (±20,909 SF)
YEAR BUILT	1977/Renovated in 2016
ZONING	C-1, Phoenix
PARCEL	164-56-008Y
PARKING	33 Surface Spaces
FRONTAGE	112' on E Camelback Road
ELEVATOR	Private & Secured
SECOND FLOOR PATIO	Secured East Facing Patio

PROPERTY HIGHLIGHTS

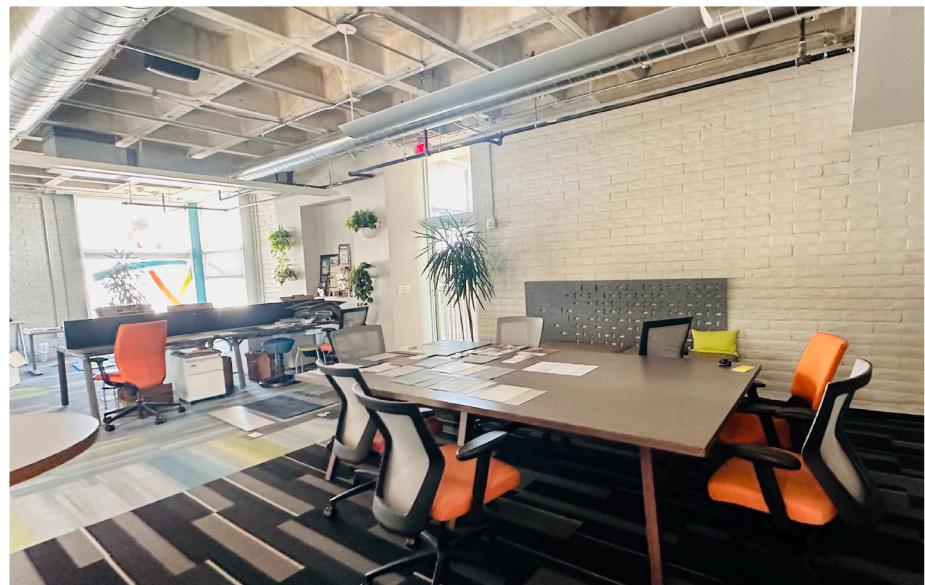
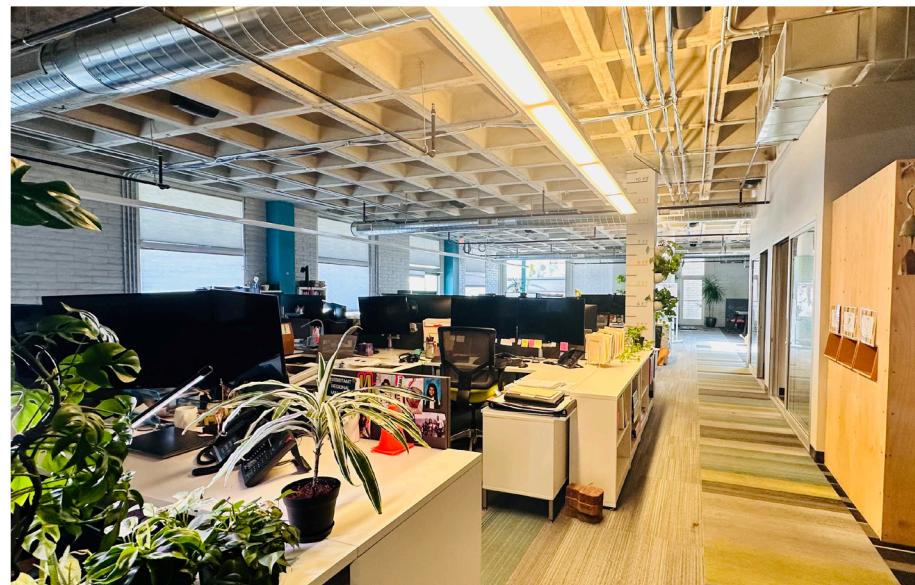
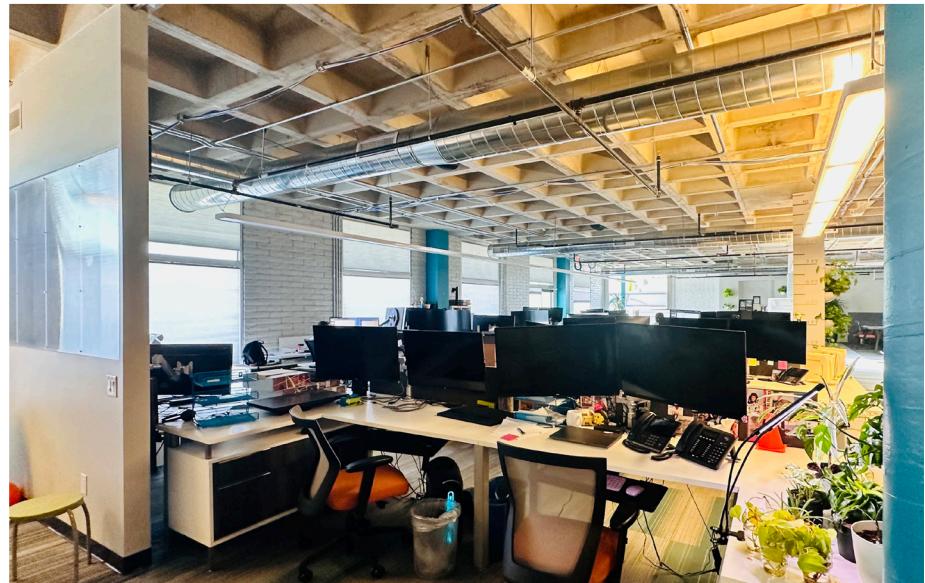
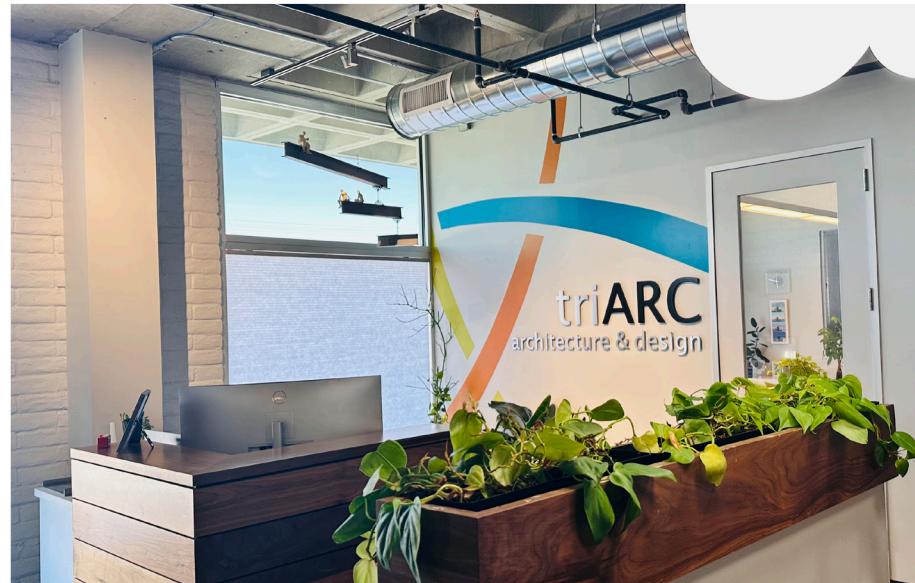
- Prime Camelback Corridor location near AZ-51, CBD & Sky Harbor
- Steps from Biltmore Fashion Square & Esplanade dining/retail
- Phoenix ranked #3 in job growth & #5 in skilled jobs growth
- Nearly 1,000 apartments within 3 miles; more under construction
- Highly Visible and Prestigious Location on Camelback Road
- Notable Monument Sign plus Building Signage Available
- Owner/User Space is Move in Ready -Modern and Highly Sought After Creative Feel
- Occupier can Qualify for SBA Financing with +/-51% of the Building Available NOW



ICONIC MID-CENTURY BUILDING WITH WAFFLE SLAB CEILING

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ICONIC MID-CENTURY BUILDING WITH WAFFLE SLAB CEILING

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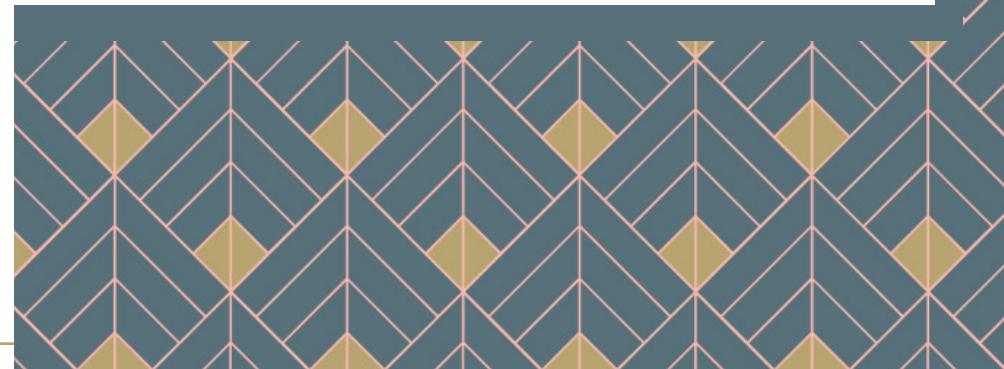
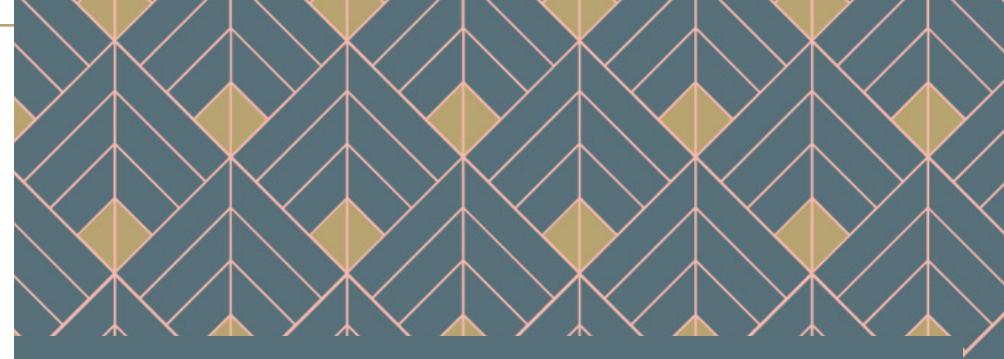
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**CLICK TO VIEW SUITE 200
VIRTUAL TOUR**

FLOOR PLAN



SITE PLAN

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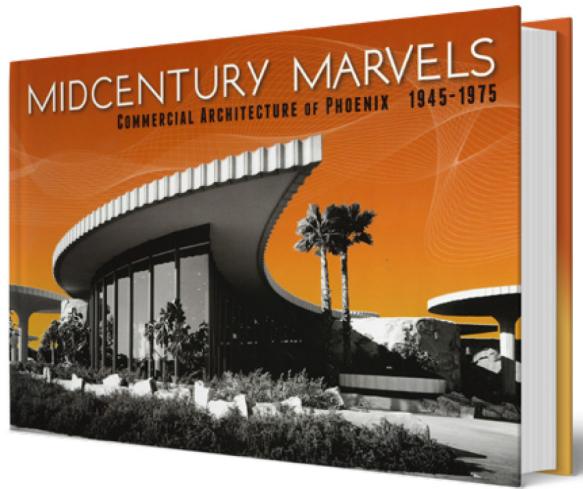


ARCHITECTURE



Built in 1966, CB20 stands out amongst its competitors. Most buildings of this vintage have been demolished or irreparably damaged.

Featured in the Midcentury Marvels: Commercial Architecture of Phoenix photo book, published in 2010 by the City of Phoenix Historic Preservation.



TENANT HIGHLIGHTS



Located at 1934 E Camelback Road, UPS is a global leader in logistics, providing a broad range of solutions including the transportation of packages and freight, facilitating international trade, and deploying advanced technology to manage the world of business more efficiently. This UPS location enhances the convenience of the 20th and Camelback Retail area, offering essential shipping, packing, and business services to neighboring businesses and community members alike, thereby attracting regular foot traffic and enhancing the commercial vitality of the area.



The Kids Dental Office of Phoenix is a renowned pediatric dentistry care provider, dedicated to delivering superior dental care for children in a nurturing and fun environment. Located on 20th Street & Camelback, this practice, with its skilled team and advanced equipment, ensures child patients receive not just treatment but early dental education and preventative care. Offering comprehensive dental services, including regular checkups, cleanings, and emergency care, the practice is a substantial community-health asset. Additionally, it enhances the diversity and appeal of the tenant mix at the 20th & Camelback Retail, attracting a steady stream of patients and families to the area.



AERIAL OVERVIEW



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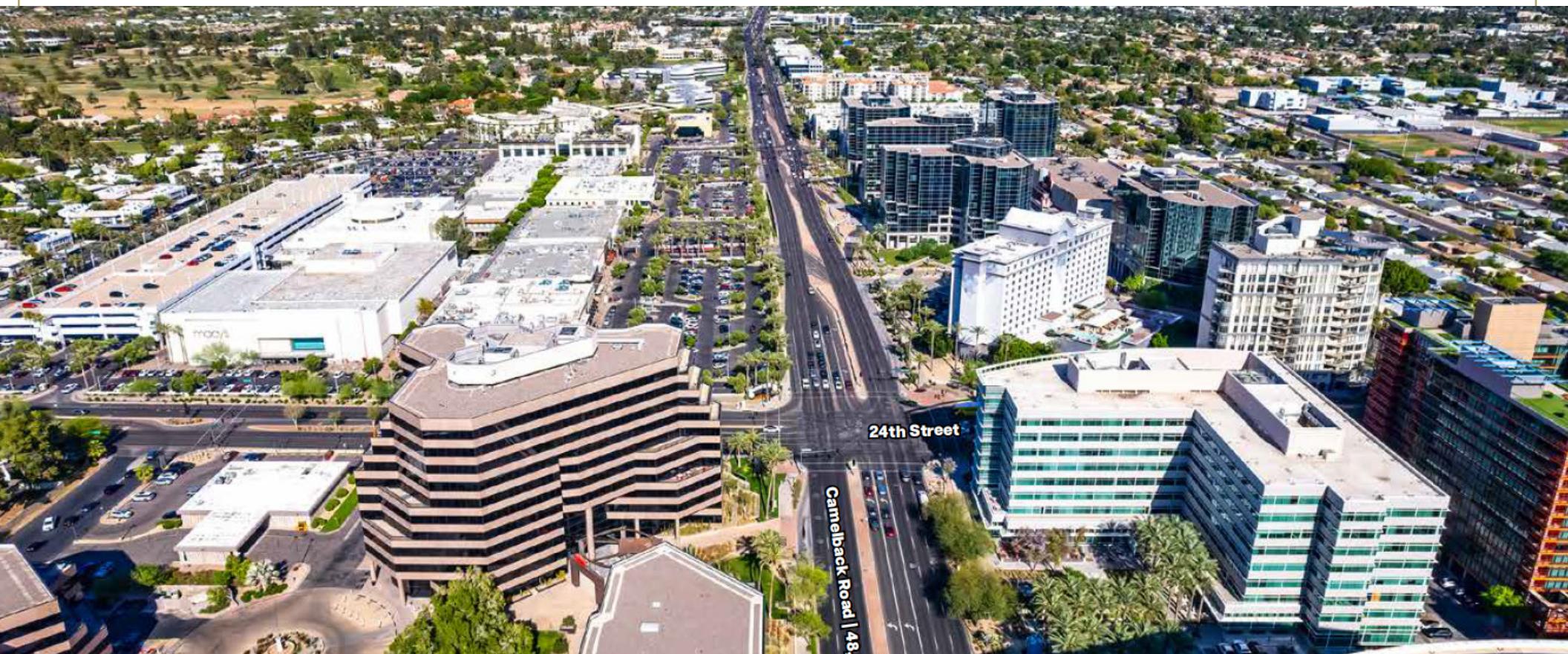


AERIAL OVERVIEW

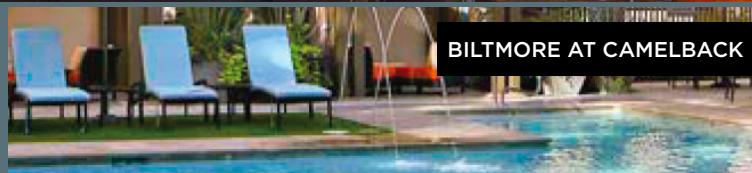


LOCATION, LOCATION, LOCATION!

The subject property is strategically located near the AZ-51 freeway, four blocks from the epicenter of Phoenix's Central Business District and ten minutes from Phoenix Sky Harbor International Airport. Phoenix continues to experience an economic boom, with Arizona ranking third for highest job growth and fifth for skilled jobs growth. The area around the property is thriving and expected to grow 0.6% annually over the next five years. Nearly a thousand apartment complexes exist within a 3-mile radius, with more under construction, indicating robust residential development. The cost of living is relatively low as compared to the west coast, making it attractive to residents. The building sits in the upscale Camelback Corridor neighborhood, close to the bustling Biltmore Fashion Square Mall and Esplanade that hosts high-end shops, restaurants, businesses and Life Time, a prestigious health and fitness center.



NEARBY AMENITIES



THE MACINTOSH

BUCK & RIDER



scramble
a breakfast joint

CHELSEA'S KITCHEN



Steak
44



GLADLY



FINANCIALS

INCOME

Rental Income from 1st Floor Tenants \$233,077

CAM Reimbursement (1st Floor) \$51,790

TOTAL INCOME \$284,867

EXPENSES

Property Taxes \$39,900

Insurance \$6,697

Water/Sewer \$4,157

Electric \$3,600

Common Area Maintenance \$9,740

Contract Services \$19,151

Property Management \$19,686

Admin Fees \$2,571

TOTAL EXPENSES \$105,502 (\$8.26/SF)



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