



FOR SALE

1437 N. 1st St

PHOENIX, AZ 85004

PRESENTED BY:

JUSTIN HORWITZ, SIOR
O: 480.425.5518
justin.horwitz@svn.com

RICHARD LEWIS JR.
O: 480.425.5536
richard.lewis@svn.com

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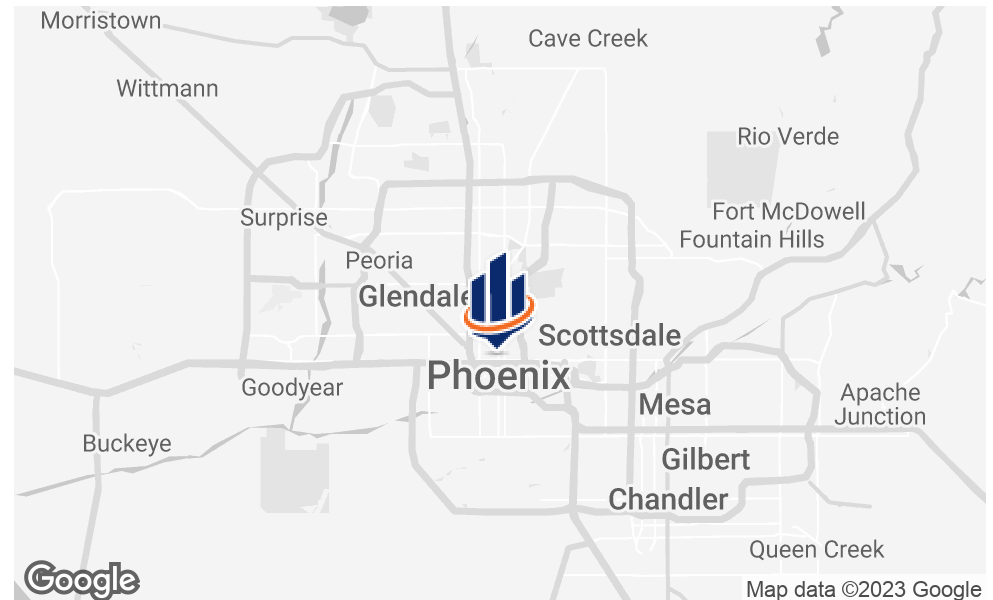
This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

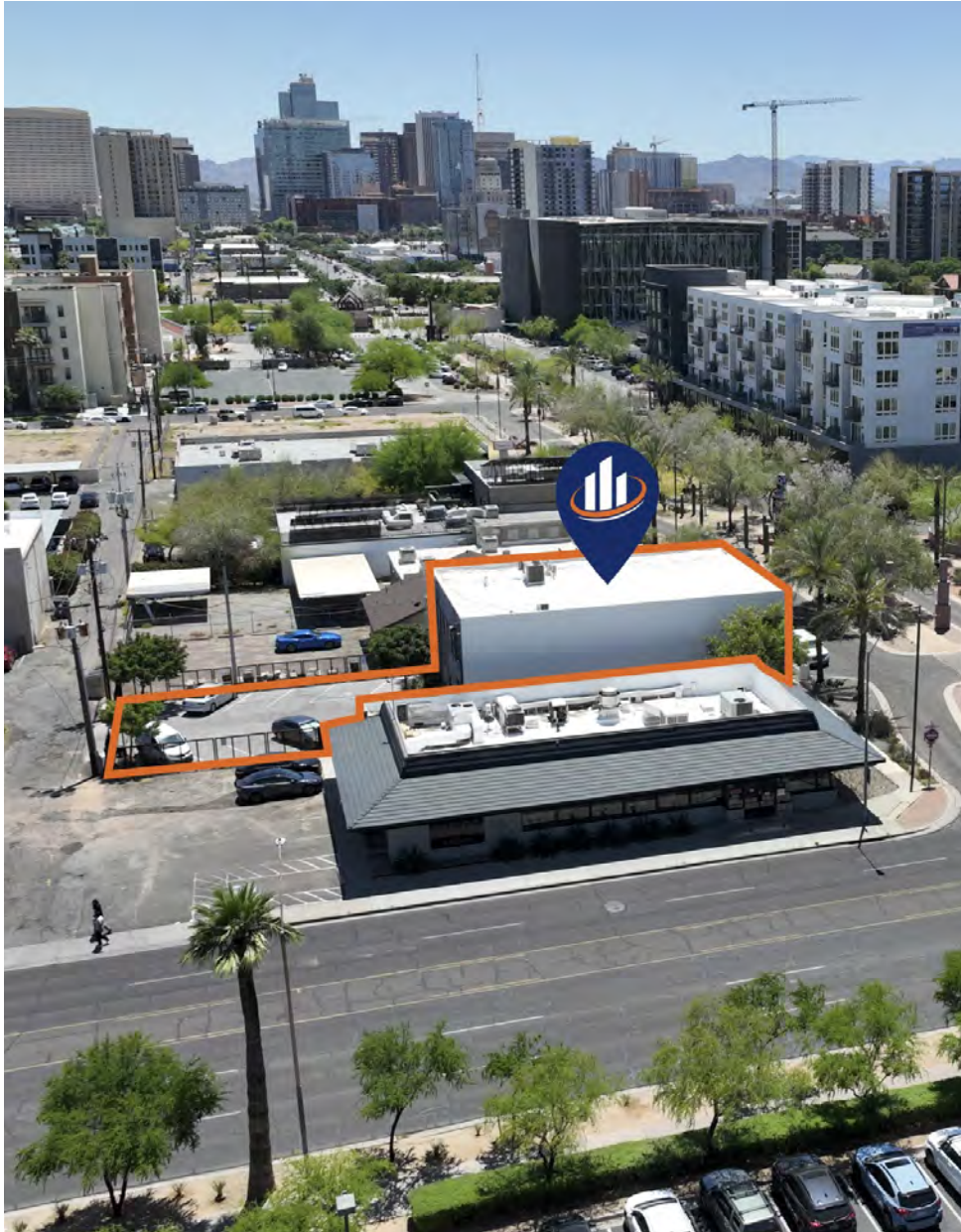
PROPERTY SUMMARY

OFFERING SUMMARY

SALES PRICE	\$2,000,000 \$298.50 PSF
BUILDING SIZE	±6,700 SF ±5,350 SF Avail for User
LOT SIZE	±0.16 AC ±7,000 SF
STORIES	Two (2)
PARKING	11 Spaces Secured, Gated Lot Additional Parking Available for Rent
YEAR BUILT	1960 Renovations Between 2008-2018
APN	113-35-091
ZONING	DTC-TWNPk
2022 PROPERTY TAX	\$13,693.92
CONSTRUCTION	Concrete-unit-Masonry Pre-cast Concrete - 2nd Floor/Roof
ROOF	Aggregate-infused, Elastomeric Coating Re-coated in 2018
UTILITIES	Sewer/Water - City of Phoenix Electric - APS
HVAC	Roof Mounted, Package-type, Electric, Heat Pump Units w/ Roof-mounted Condensers
PLUMBING	Copper Piping, 50-gallon Hot Water Heater
ELECTRICAL	400 Amps, 120/208-Volt, 3 Phase



PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

SVN Desert Commercial Advisors, as the sole representative of the Owner, is proud to present for sale 1437 N. 1st Street. The subject property consists of a two-story, $\pm 6,700$ square-foot mixed-use retail and creative office building sitting on ± 0.16 acres. A portion of the first floor is currently leased out to Giant Coffee, with the remainder being private office space and retail space. The building is an ideal opportunity for an owner user to utilize the vacant space or as the previous owner had done, occupy the 2nd floor and rent out the remaining vacant units on the 1st floor driving additional income offsetting expenses.

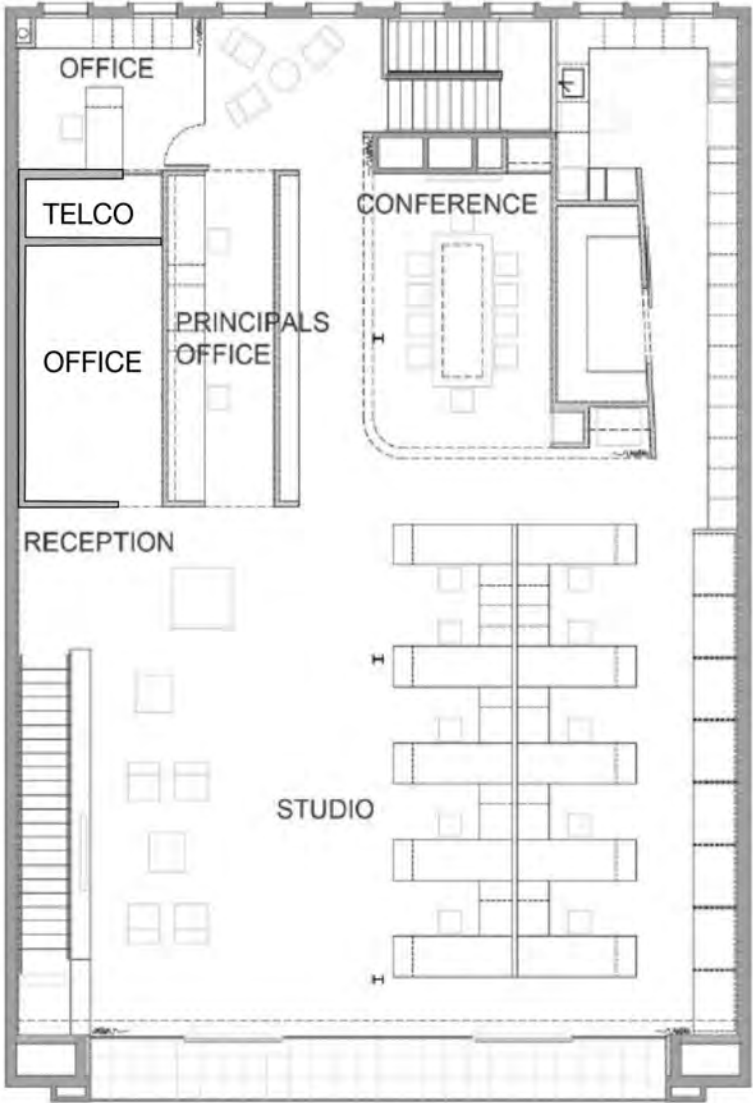
LOCATION DESCRIPTION

The subject property is located right in the heart of Downtown Phoenix just south of 1st St. and McDowell Rd. The immediate neighborhood is experiencing major mixed-use multi-family and retail development with multiple projects under construction in the surrounding Downtown and Midtown submarkets. This site is extremely well located in the heart of Downtown Phoenix and is within walking distance from Roosevelt Row, the Metro Light Rail, Footprint Center, Chase Field, both the ASU and U of A Downtown campuses, and endless amounts of restaurant, retail, and recreational amenities. The property also allows for extremely convenient access to the I-10 Freeway. With easy Light Rail and freeway access, Sky Harbor International Airport is less than a 20-minute commute. Currently, Downtown Phoenix is in the midst of undergoing a dramatic transformation with 2,000+ apartment units being built or planned for construction and an abundance of office and retail businesses targeting this submarket. With a renewed urban vibrancy and a locally owned charm, Downtown Phoenix is becoming the epicenter for students and young professionals alike, creating tremendous demand for urban living.

FLOOR PLANS



First Floor



Second Floor

ADDITIONAL PHOTOS - 1ST FLOOR



ADDITIONAL PHOTOS - 2ND FLOOR





N. 1st Street

E. McDowell Rd.

N. Central Ave



RENT ROLL

SUITE	TENANT NAME	SIZE SF	% OF BUILDING	ESCALATION DATES	PRICE / SF / YEAR	ANNUAL RENT	LEASE END
101	Giant Coffee	1,350 SF	20.15%	3/1/2024 3/1/2025 3/1/2026 3/1/2027	\$25.78 \$26.55 \$27.35 \$28.17 \$29.01	\$34,800	2/29/2028
102	Vacant	1,210 SF	18.06%	-	-	-	-
201	Vacant	3,743 SF	55.87%	-	-	-	-

Giant Coffee - Tenant has a temporary, non-exclusive revocable license to maintain and use 400 SF adjacent to its space for additional seating. Landlord may terminate with 30 days notice.

Tenant has access to 11 unreserved parking spaces. Available parking spaces available for rent in neighborhood. Call to discuss details

Full Service Lease w/ 2019 Base Year

CITY OF PHOENIX

Phoenix has been the fastest-growing city for five years in a row. It is home to Sky Harbor International Airport, which has a \$38 billion annual economic impact, South Mountain Park, one of the largest municipal parks in North America, and major league sports teams like the NFL Arizona Cardinals and NBA Phoenix Suns. It is a vibrant place to live, work, and play!



1.66M+
PEOPLE LIVE IN
PHOENIX, AZ



5th
LARGEST CITY IN
THE U.S.



42
OPPORTUNITY ZONES
IN 6 UNIQUE
NEIGHBORHOOD



4.95M+
PEOPLE LIVE IN THE
GREATER PHOENIX
METRO AREA



City of Phoenix

PHOENIX RANKINGS

**RANKED #8 BEST CITY FOR
MILLENNIALS TO LIVE IN**

- THE LANGSTON CO., 2019

**FASTEST GROWING CITY IN U.S.
5TH YEAR IN A ROW**

- U.S. CENSUS BUREAU, 2020

NO.7 BEST STARTUP CITY IN AMERICA

- AZBIGMEDIA, 2022

#4 SMALL BUSINESS EMPLOYMENT GROWTH

- PAYCHEX, 2022

RANKED #7 BEST PERFORMING CITY

- MILKEN INSTITUTE, 2021

NO. 10 IN STEM JOB GROWTH

- RCLCO, 2020

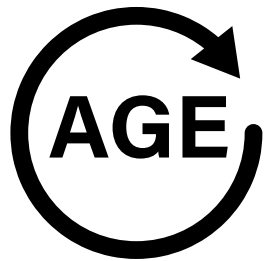
CITY OF PHOENIX WORKFORCE

Phoenix is the vibrant center of one of the fastest-growing job markets and economies in the United States. The city is emerging in the new economy with strength in high technology, manufacturing, bioscience research, and advanced business services. As a top market for skilled and available workforce, companies are growing in Phoenix because it's not only a thriving business environment but a great place to live.



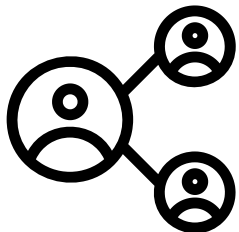
70%

OF THE STATE'S
WORKFORCE POPULATION
LIVES WITHIN THE
PHOENIX METRO



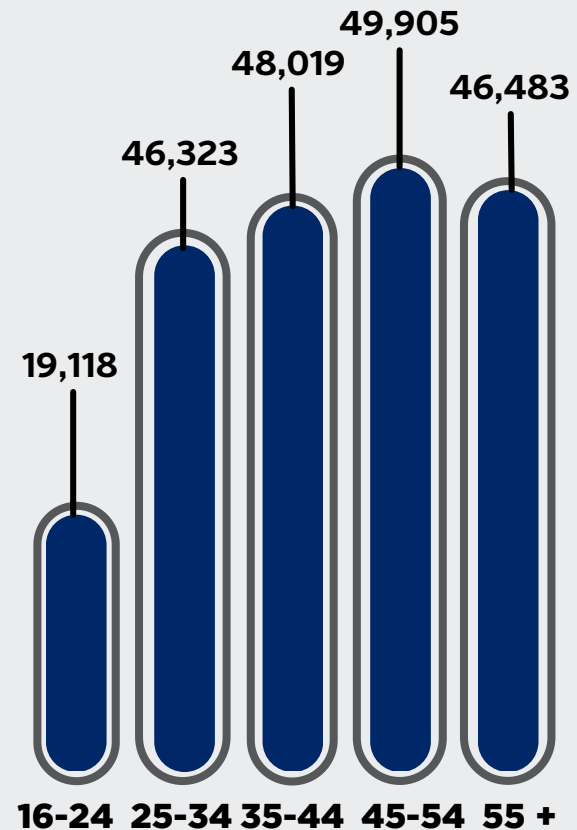
33

MEDIAN AGE
OF POPULATION



\$85,527

AVERAGE
HOUSEHOLD INCOME



AGE OF WORKFORCE

CITY OF PHOENIX MAJOR EMPLOYERS

 Banner Health

11,370+

EMPLOYEES



9,450+

EMPLOYEES



6,980+

EMPLOYEES



6,890+

EMPLOYEES

 Phoenix Children's

5,060+

EMPLOYEES



4,810+

EMPLOYEES



4,560+

EMPLOYEES



4,550+

EMPLOYEES

 Dignity Health

4,200+

EMPLOYEES

 Valleywise Health

4,090+

EMPLOYEES

TOP 10 EMPLOYERS

The Phoenix area has a talented labor pool with the median age of its population at 33 years old, younger than the national average, and 28 percent of the total population hold a bachelor's degree.

CITY OF PHOENIX WORKFORCE & BUSINESS DEVELOPMENT

We understand the importance of attracting and retaining the best talent for companies. The City of Phoenix offers a number of unique programs and resources in support of the workforce and business development.

THE CITY OF PHOENIX BUSINESS WORKFORCE DEVELOPMENT CENTER

We are the only city in the region to have an in-house team dedicated to workforce business solutions. The Center is located Downtown, offering talent acquisition, training and development, access to resources, and other accommodations for businesses.

PHOENIX WORK4ORCE

Phoenix's Community and Economic Development Department and the city-located community colleges have created a strategic alliance surrounding the needs of the business community and its workforce. Connecting well-trained employees with employers.

PHOENIX WORK4ORCE

 **PHOENIX IS HOT**

 **MARICOPA**
COMMUNITY COLLEGES

 **PARADISE VALLEY
COMMUNITY COLLEGE**
A MARICOPA COMMUNITY COLLEGE

 **GATEWAY
COMMUNITY COLLEGE**
A MARICOPA COMMUNITY COLLEGE

 **PHOENIX COLLEGE**
A MARICOPA COMMUNITY COLLEGE

 **SOUTH MOUNTAIN
COMMUNITY COLLEGE**
A MARICOPA COMMUNITY COLLEGE

CITY OF PHOENIX HIGHER EDUCATION



ARIZONA STATE UNIVERSITY

TOTAL ENROLLMENT: 119,951
PHOENIX ENROLLMENT: 11,500+

- Supported 300+ students, faculty, alumni, and external startups over the past 10 years.
- The Phoenix campus creates strong learning and career connections for students with organizations in media, health care, corporate, and government.



GRAND CANYON UNIVERSITY

TOTAL ENROLLMENT: 102,000+
#1 IN ARIZONA

- GCU offers online and campus-based degree programs for both traditional students as well as working professionals.
- GCU has invested over \$1.6 billion into their state-of-the-art campus expansion over the past 10 years.
- 2021 USA Top 20



UNIVERSITY OF ARIZONA

TOTAL ENROLLMENT: 119,951

- UA main campus is located in Tucson, with a satellite site in Downtown Phoenix. Programs in Phoenix include Eller College MBA and the College of Medicine at the Phoenix Bioscience Core.
- In 2022, there were 762 graduate students at the Phoenix Biomedical Campus.



NORTHERN ARIZONA UNIVERSITY

TOTAL ENROLLMENT: 30,736

- NAU is partnered with University of Arizona to allow students to reap the benefits of the Phoenix Bioscience Core programs in Downtown Phoenix.
- Northern Arizona Center for Entrepreneurship and Technology offers programs for business growth.



CREIGHTON UNIVERSITY

TOTAL ENROLLMENT: 900 BY 2025

- Creighton University opened the Health Sciences Campus in 2021 at Park Central.
- The campus spans 195K SF and offers 9 laboratories, 10 high fidelity simulation areas, a trauma simulation room, and 16 standardized patient simulation exam rooms.



MARICOPA COUNTY COMMUNITY COLLEGES

TOTAL ENROLLMENT: 114,775+
PHOENIX ENROLLMENT: 28,000+

- Of the 10 community colleges in the Greater Phoenix area, the 3 located in the immediate Phoenix area are Phoenix, Gateway & South Mountain.
- Gateway Community College, the Center for Entrepreneurial Innovation is a comprehensive business incubator for start-up companies.

CITY OF PHOENIX ATTRACTIONS

GOLF

Well known as 'America's Best Place to Live for Golf' there are over 200 golf courses in the Greater Phoenix area, and over 26 in Phoenix alone Presidents, Hollywood luminaries and various VIPs have all trod the fairways at the classic Central Phoenix Arizona Biltmore golf course.



MAJOR LEAGUE SPORTS

Chase Field home of MLB's Arizona Diamondbacks and Footprint Center home to NBA's Phoenix Suns and WNBA's Phoenix Mercury are both located in Downtown Phoenix. Explore the greater Phoenix area with NFL's Arizona Cardinals and NHL's Arizona Coyotes.



ARTS & CULTURE

The Phoenix area has a rich arts-and-culture environment. The walkable Roosevelt Row Arts District is home to art galleries, restaurants, bars and boutique shops, find larger than life mural walls, visit the internationally acclaimed Heard Museum, or catch a show at the historic Orpheum Theatre.





DESERT COMMERCIAL ADVISORS

5343 N. 16th Street, Suite 100
Phoenix, AZ 85016
480.425.5518

www.SVNDesertCommercial.com