



# METRO VILLAGE

12426-12452 North 28th Drive Phoenix, AZ 85029

Vibrant value add retail center

\$3,750,000 Million



# METRO VILLAGE

 480-323-6072



# Price

## \$3,750,000 Million

Particulars	Amount	Comments
<b>Annual Rent</b>	<b>\$250,231.68</b>	
Cam Charges	\$0.00	No HOA
Property Tax	\$24,634.90	
Landscaping	\$2,400.00	tenant cam
Trash	\$7,991.40	tenant cam
Electricity	\$15,447.50	tenant cam
<b>Total Expenses 2024</b>	<b>\$50,473.80</b>	
landlord expenses	\$24,634.90	
NOI	\$225,596.78	

### Property Overview

Building Area: 17,428 sq. ft.  
 Parcel #: 149-21-031  
 Zoning: C-1, City of Phoenix  
 Land Area: 61,796 sq. ft. (1.419 acres)  
 Owned Parking: 74 spaces (4.25 per 1,000)  
 Year Built: 1979/ Remodeled 2004

### Demographics (2022)

	1-mile	3-miles	5-miles
Population:	23,367	169,115	471,940
Avg. Household Inc.:	\$58,702	\$66,652	\$72,778
Total Households:	9,291	63,859	182,897

Complete demographics are available upon request.

This information contained herein has been secured from sources we believe to be reliable, but we make no representations or warranties, expressed or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify this information and bear all risk for inaccuracies.







DQ is not included



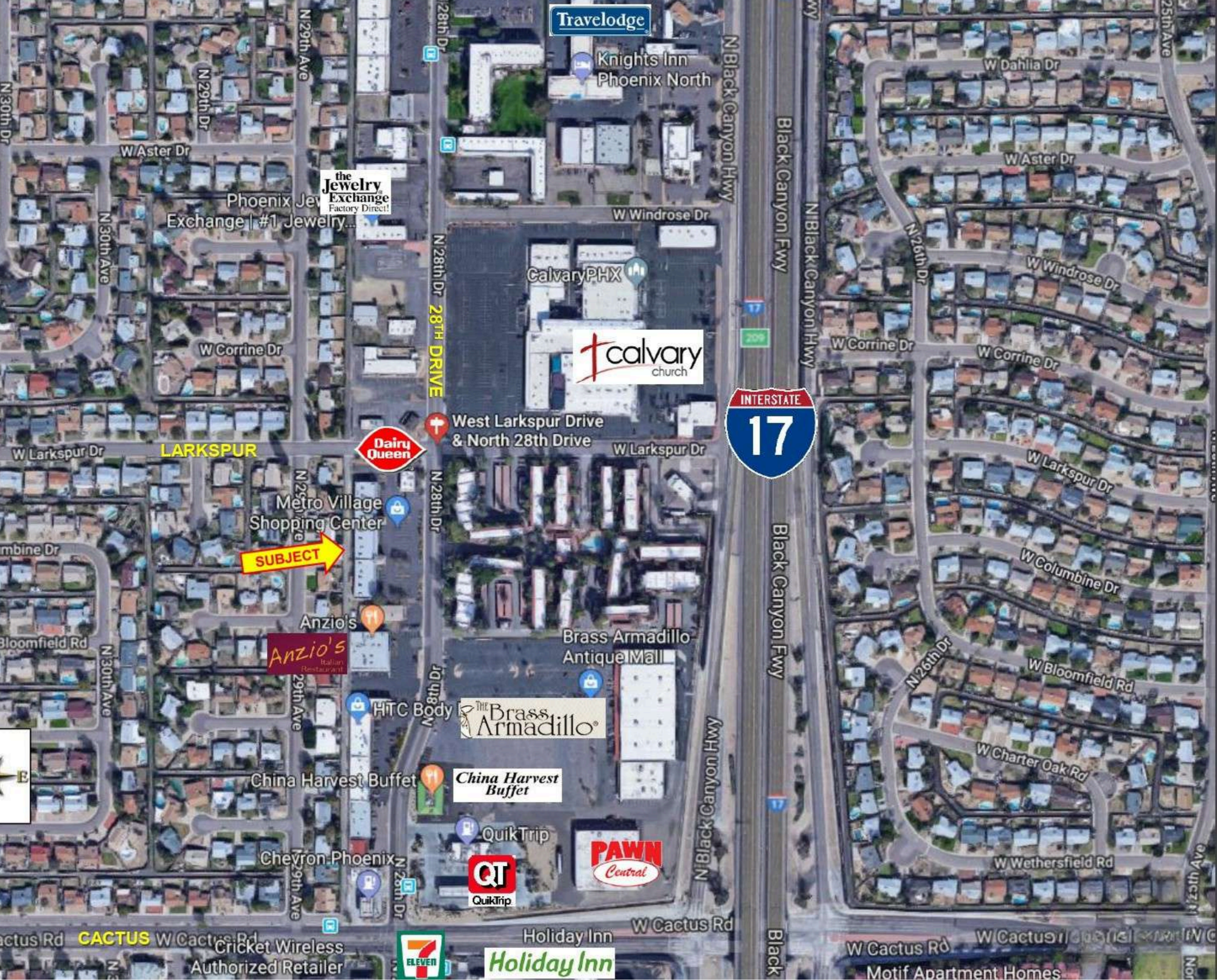


SMOKE SHOP

SALE







Travelodge

Knights Inn  
Phoenix North

the  
Jewelry  
Exchange  
Factory Direct!  
Phoenix Jew  
Exchange | #1 Jewelry...

CalvaryPHX

calvary  
church

West Larkspur Drive  
& North 28th Drive

Dairy  
Queen

SUBJECT

Metro Village  
Shopping Center

Anzio's  
Italian  
Restaurant

Brass Armadillo  
Antique Mall

THE Brass  
Armadillo

China Harvest Buffet

China Harvest  
Buffet

QuikTrip

QT  
QuikTrip

PAWN  
Central

Chevron Phoenix

Holiday Inn

Holiday Inn

Cricket Wireless  
Authorized Retailer

7  
ELEVEN

INTERSTATE  
17

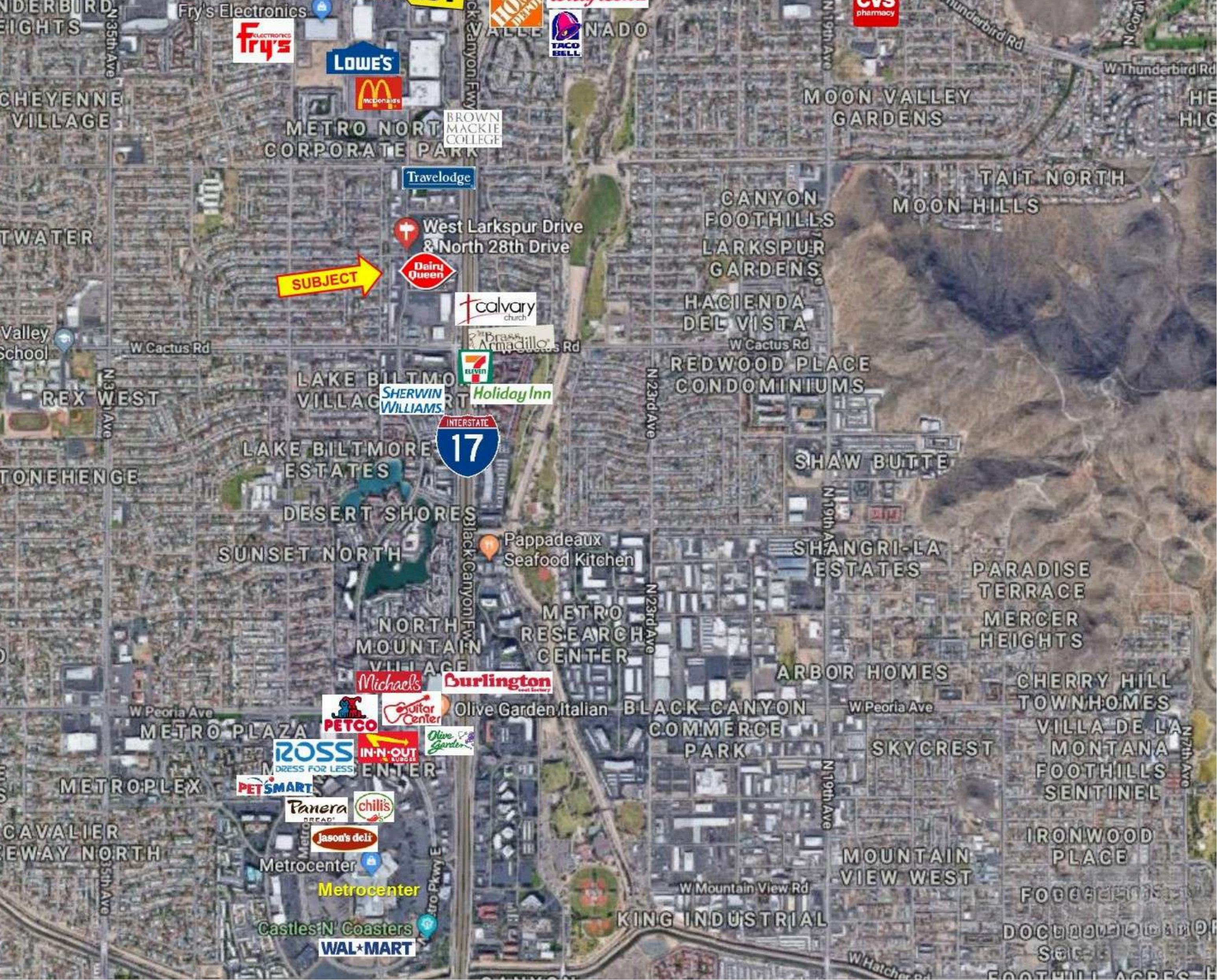
LARKSPUR

CACTUS

W Cactus Rd

W Cactus Rd

Motif Apartment Homes



Fry's Electronics  
**Fry's**

**LOWE'S**

**McDonald's**

**METRO NORTH CORPORATE PARK**

BROWN MACKIE COLLEGE

Travelodge

West Larkspur Drive & North 28th Drive

**Dairy Queen**

**SUBJECT**

calvary church

Brass Armadillo

**7 ELEVEN**

Holiday Inn

SHERWIN WILLIAMS

INTERSTATE 17

LAKE BILTMORE VILLAGE

LAKE BILTMORE ESTATES

DESERT SHORES

SUNSET NORTH

NORTH MOUNTAIN VILLAGE

METRO RESEARCH CENTER

Pappadeaux Seafood Kitchen

Michaels

Burlington

**PETCO**

Guitar Center

Olive Garden Italian

**ROSS**

IN-N-OUT

Olive Garden

**PETSMART**

Panera

chili's

Jason's deli

Metrocenter

Metrocenter

Castles N' Coasters

**WAL\*MART**

MOON VALLEY GARDENS

CANYON FOOTHILLS LARKSPUR GARDENS

HACIENDA DEL VISTA

REDWOOD PLACE CONDOMINIUMS

SHAW BUTTE

SHANGRI-LA ESTATES

PARADISE TERRACE MERCER HEIGHTS

ARBOR HOMES

CHERRY HILL TOWNHOMES

BLACK CANYON COMMERCE PARK

SKYCREST

VILLA DE LA MONTANA FOOTHILLS SENTINEL

METROPLEX

METRO PLAZA

CAVALIER REWAY NORTH

KING INDUSTRIAL

MOUNTAIN VIEW WEST

IRONWOOD PLACE

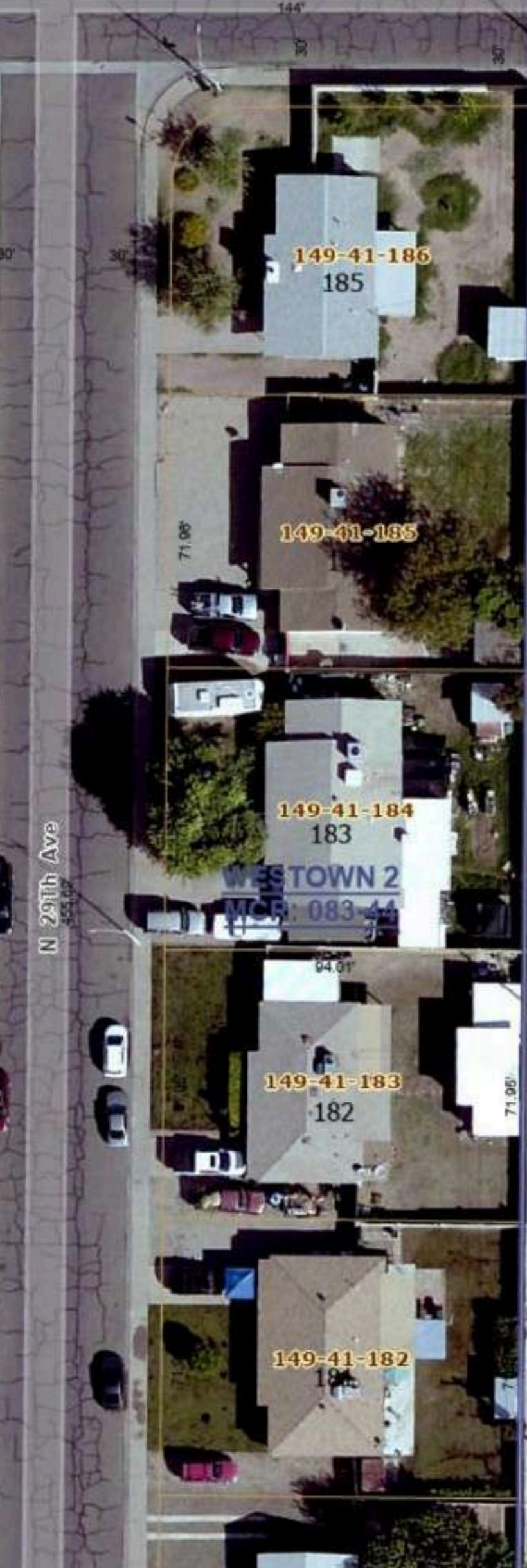
FOGGY BOTTOM

DOCKWOOD

SOFT

FOOTHILL ACRES

W Larkspur Dr



149-41-186  
185

149-41-185

149-41-184  
183

WESTTOWN 2  
MCR: 083-44

149-41-183  
182

149-41-182  
181



149-21-032

12456 N  
28TH DRIVE  
MCR: 1693-14

149-21-031

**SUBJECT**

N 28th Dr

144'  
30'  
30'  
30'  
71.08'  
71.05'71.05'30'

45.78'  
106.30'  
80.70'  
80°37'52" 225.51'33'  
33'  
33'

30'  
30'  
30'

1 3 8 4	3 3 1 8	1 1 0 6	1 3 8 4	1 1 0 6	1 1 0 6	8 3 0	1 3 8 4	1 3 8 4	8 3 0	1 1 0 6	2 4 9 0
<b>26</b>	<b>28</b>	<b>34</b>	<b>36</b>	<b>38</b>	<b>40</b>	<b>42</b>	<b>44</b>	<b>46</b>	<b>48</b>	<b>50</b>	<b>52</b>

7

10

9

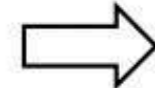
9

12

30

Drive-Thru

4

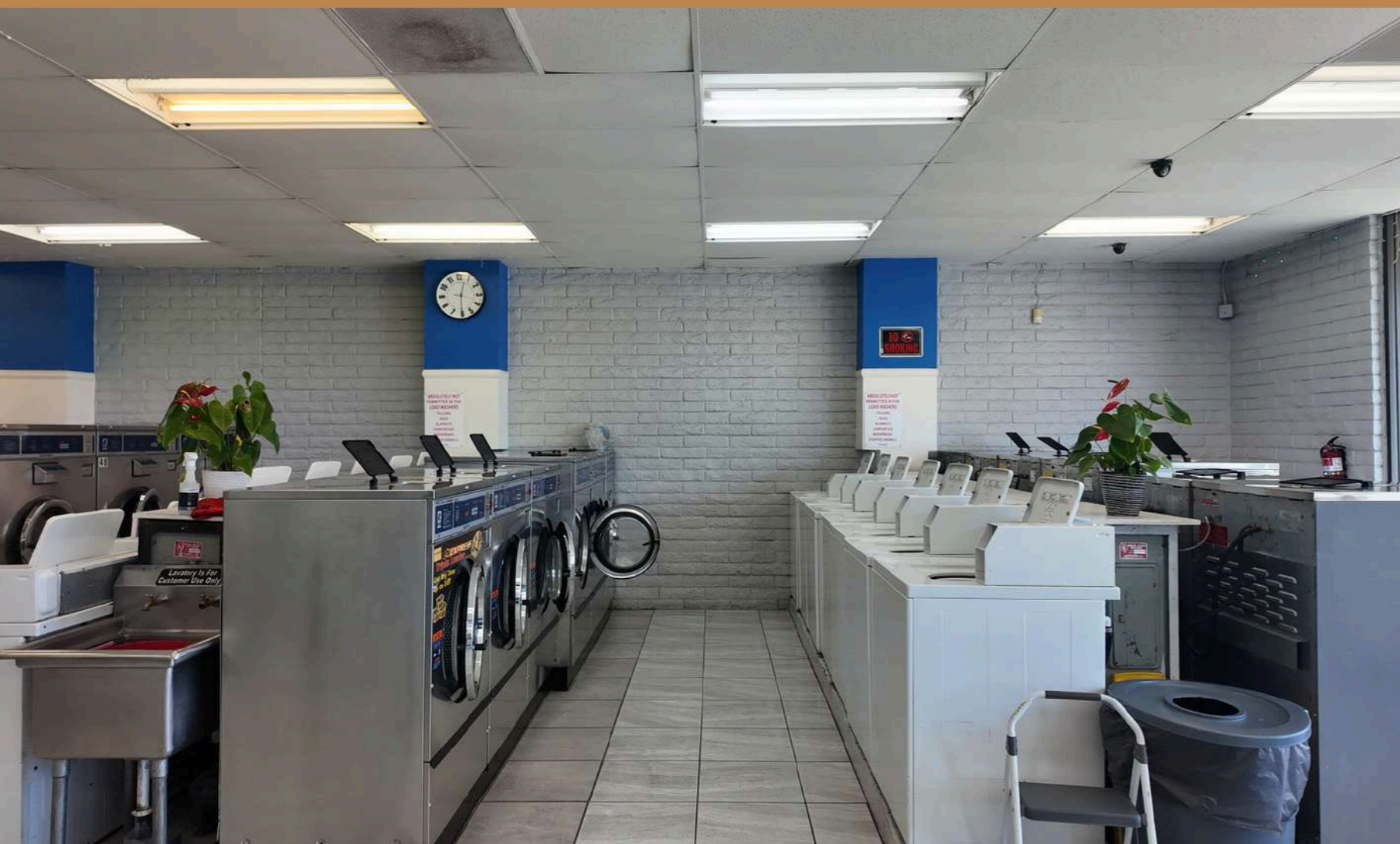


Monument Sign

**28<sup>th</sup> DRIVE**



# METRO VILLAGE



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# BELLAGIO REAL ESTATE

# RENT ROLL

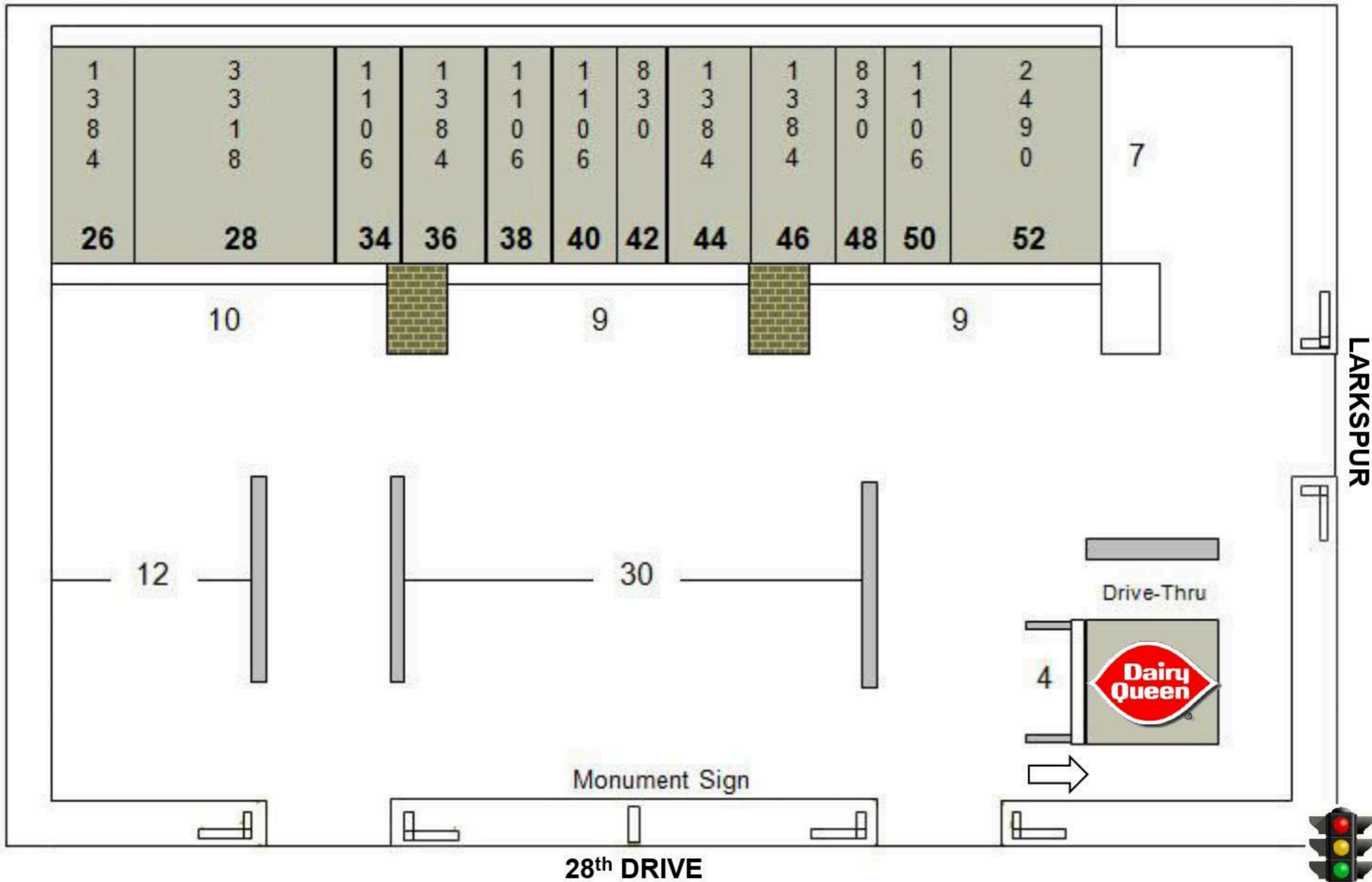
UNIT	SQFT	TENANT	RENT AMOUNT
12426	1,380	Christopher D Kahey DBA CASHSQUAH STUDIOS	\$1,614
12428- 12430	2,212	Bellagio SMOKE & VAPE	\$2,765.00
12432- 12436	1,384	Juan Vasquez Castano & Alma Vasquez DBA HERITAGE BARBER INSTITUTE	\$3,000.00
12438	1,106	Kirtikumar & Shobhana Shagh DBA KS ELECTRONICS LLC	\$787.00
12440	1,106	Paul H. Martin DBA FARMERS INSURANCE	\$910.00
12442- 12446	1,384	Arturo Mungarro DBA IGLESIA CRISTIANA DULCE PRESENCIA	\$2,300.00
12448	830	Philip G. Clark DBA STEADFAST GUITAR LLC	\$553.33
12450	1,106	Terry L. Smith DBA ARTISANS OF WORDS AND WONDERS STUDIO LLC	\$806.00
12452	1,490	Maximino F. Baxcajay & Lorena Rodriguez DBA CLEAN LIVIN' LAUNDRY	\$2,905.00

# BELLAGIO REAL ESTATE

# LEASE DETAILS

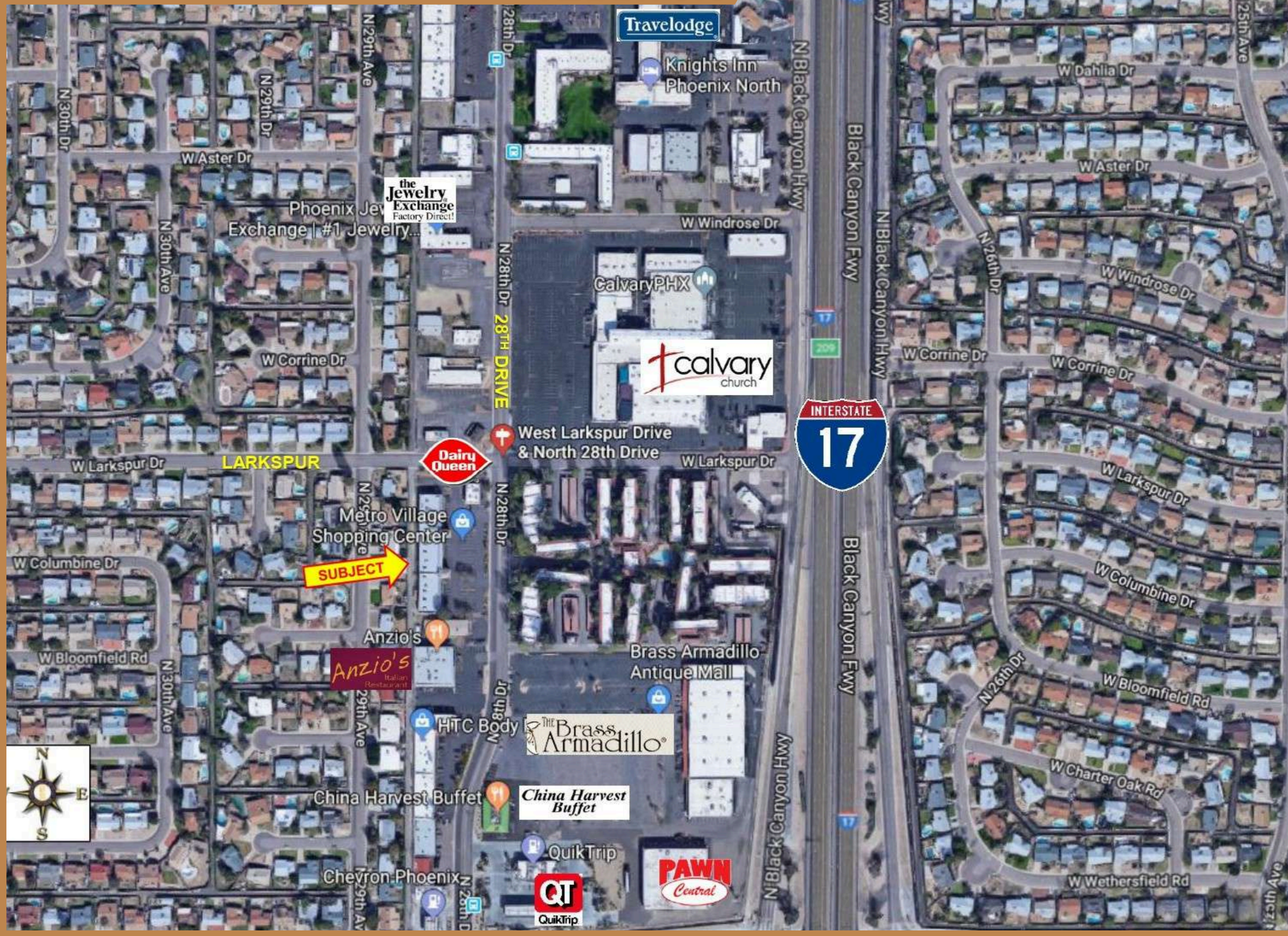
UNIT	SQFT	TENANT	RENT AMOUNT	LEASE TERMS;END DATE
12426	1,380	Christopher D Kahey DBA CASHSQUAH STUDIOS	\$1,614	03/31/2025
12428- 12430	2,212	Bellagio SMOKE & VAPE	\$2,765.00	08/28/28
12432- 12436	1,384	Juan Vasquez Castano & Alma Vasquez DBA HERITAGE BARBER INSTITUE	\$3,000.00	08/31/2029
12438	1,106	Kirtikumar & Shobhana Shagh DBAKS ELECTRONICS LLC	\$787.00	06/01/25
12440	1,106	Paul H. Martin DBA FARMERS INSURANCE	\$910.00	04/30/2025
12442- 12446	1,384	Arturo Mungarro DBA IGLESIA CRISTIANA DULCE PRESENCIA	\$2,300.00	05/30/2025
12448	830	Philip G. Clark DBA STEADFAST GUITAR LLC	\$553.33	04/30/2026
12450	1,106	Terry L. Smith DBA ARTISANS OF WORDS AND WONDERS STUDIO LLC	\$806.00	10/31/2025
12452	1,490	Maximino F. Baxcajay & Lorena Rodriguez DBA CLEAN LIVIN ' LAUNDRY	\$2,905.00	05/31/2026

UNIT	SQFT	TENANT	RENT AMOUNT	LEASE TERMS;END DATE
12426	1384	Christopher D Kahey.	\$1,730.00	03/31/2026
12450	1,106	Terry L Smith	\$922.00	10/31/2027
12440	1,106	Paul Martin	\$1000	4/30/2026



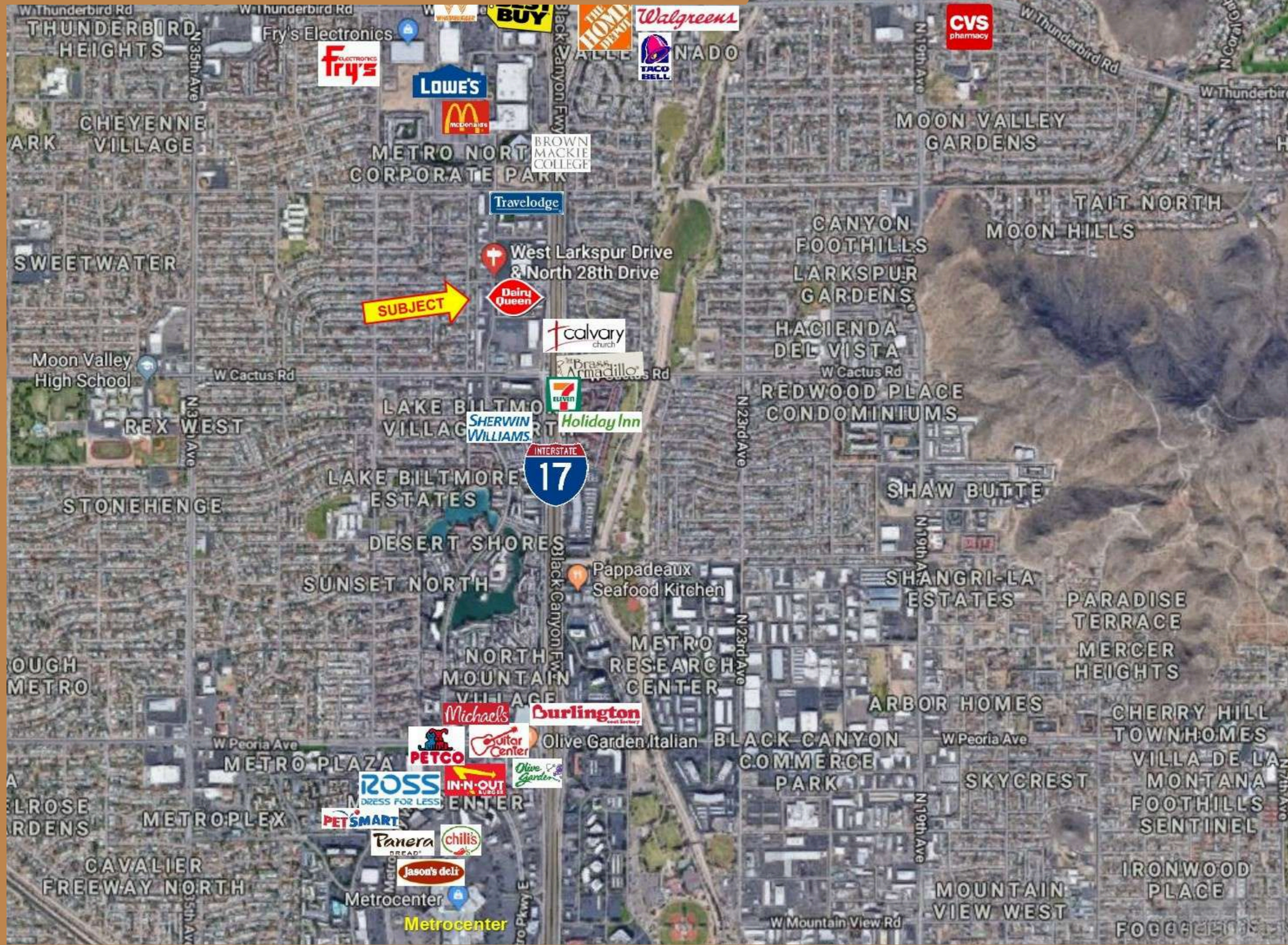
# METRO VILLAGE

## AERIAL PHOTO



# METRO VILLAGE

## AERIAL PHOTO



SUBJECT

West Larkspur Drive & North 28th Drive

INTERSTATE 17

THUNDERBIRD HIGH SCHOOL

Fry's Electronics

LOWE'S

McDonald's

BUY

HOME DEPOT

Walgreens

TACO BELL

CVS pharmacy

Fry's Electronics

LOWE'S

McDonald's

BUY

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CVS pharmacy

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**BELLAGIO**  
REAL ESTATE



**480-323-6072**

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