

INVESTMENT PROPERTY FOR SALE & LEASE



DUAL TENANT RETAIL HIGH PROFILE LOCATION

2925-2927 N 24th Street, Phoenix, AZ 85016



PROPERTY DESCRIPTION

Renovated in 2021, highly visible retail location with strong local tenants in place. Great traffic counts and neighbors - situated just half a mile from the SR 51 freeway onramp. Immediate area is undergoing revitalization. Property fronts 24th Street just north of Thomas Road abutting CVS. 24th Street is a major road with three lanes each direction and a central turning lane. PLEASE DO NOT DISTURB TENANTS.

PROPERTY HIGHLIGHTS

- Completely renovated in 2021
- Tenants can vacate for owner-user
- Adjacent to CVS
- 63 linear feet of frontage on 24th Street
- Over 25,000 vehicles pass by per day
- Easy access to SR 51 and Loop 202

OFFERING SUMMARY

Sales Price:	\$1,075,000
Lease Type:	NNN
Number of Units:	2
Lot Size:	7,749 SF
Building Size:	4,551 SF
NOI:	\$91,020.00
Cap Rate:	7.7%

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	8,132	74,721	139,767
Total Population	24,245	180,491	337,164
Average HH Income	\$65,234	\$80,468	\$84,612

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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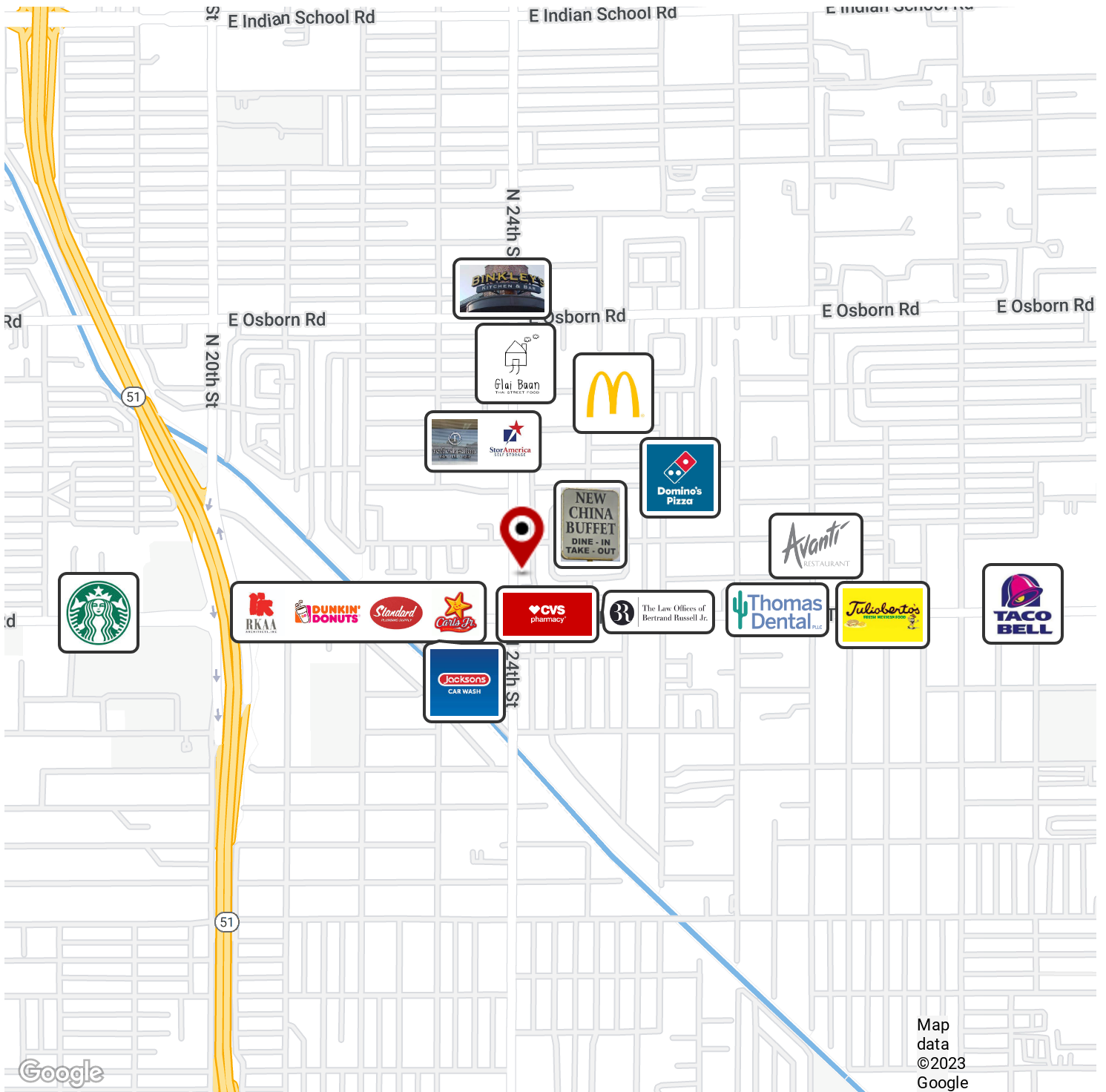
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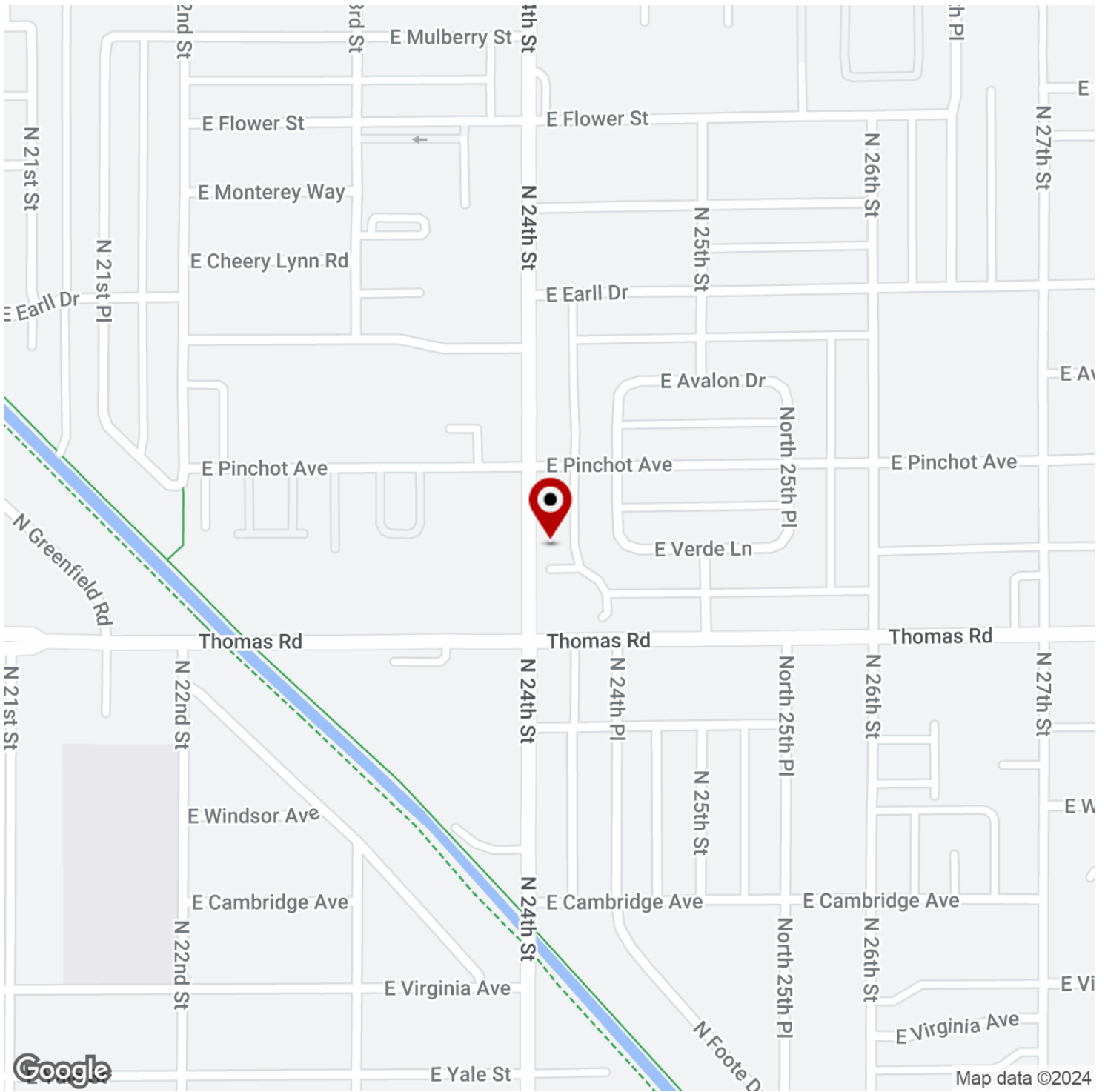
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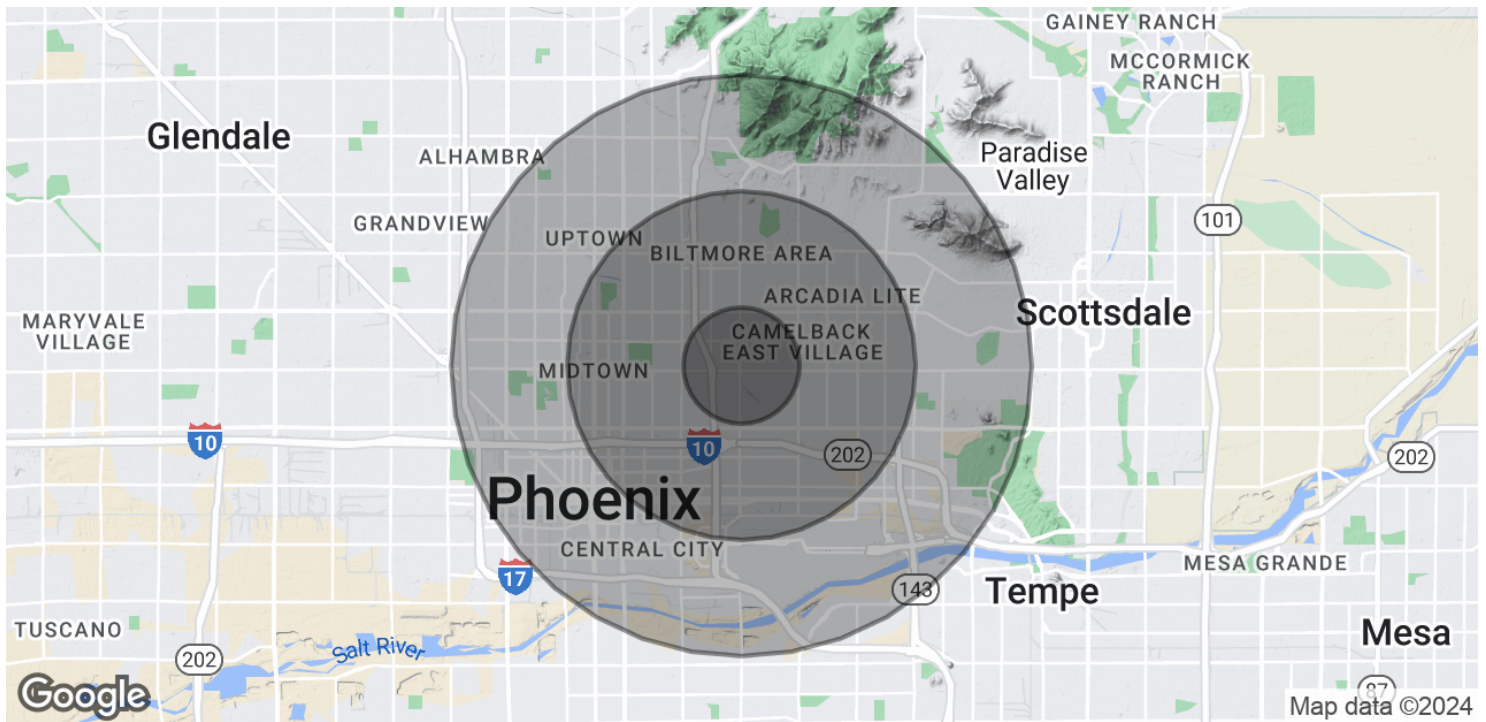
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	24,245	180,491	337,164
Average Age	35.6	37.1	38.0
Average Age (Male)	35.6	37.2	38.0
Average Age (Female)	35.6	37.1	38.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,132	74,721	139,767
# of Persons per HH	2.9	2.4	2.3
Average HH Income	\$65,234	\$80,468	\$84,612
Average House Value	\$284,173	\$337,812	\$367,639

* Demographic data derived from 2023 CoStar estimates

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