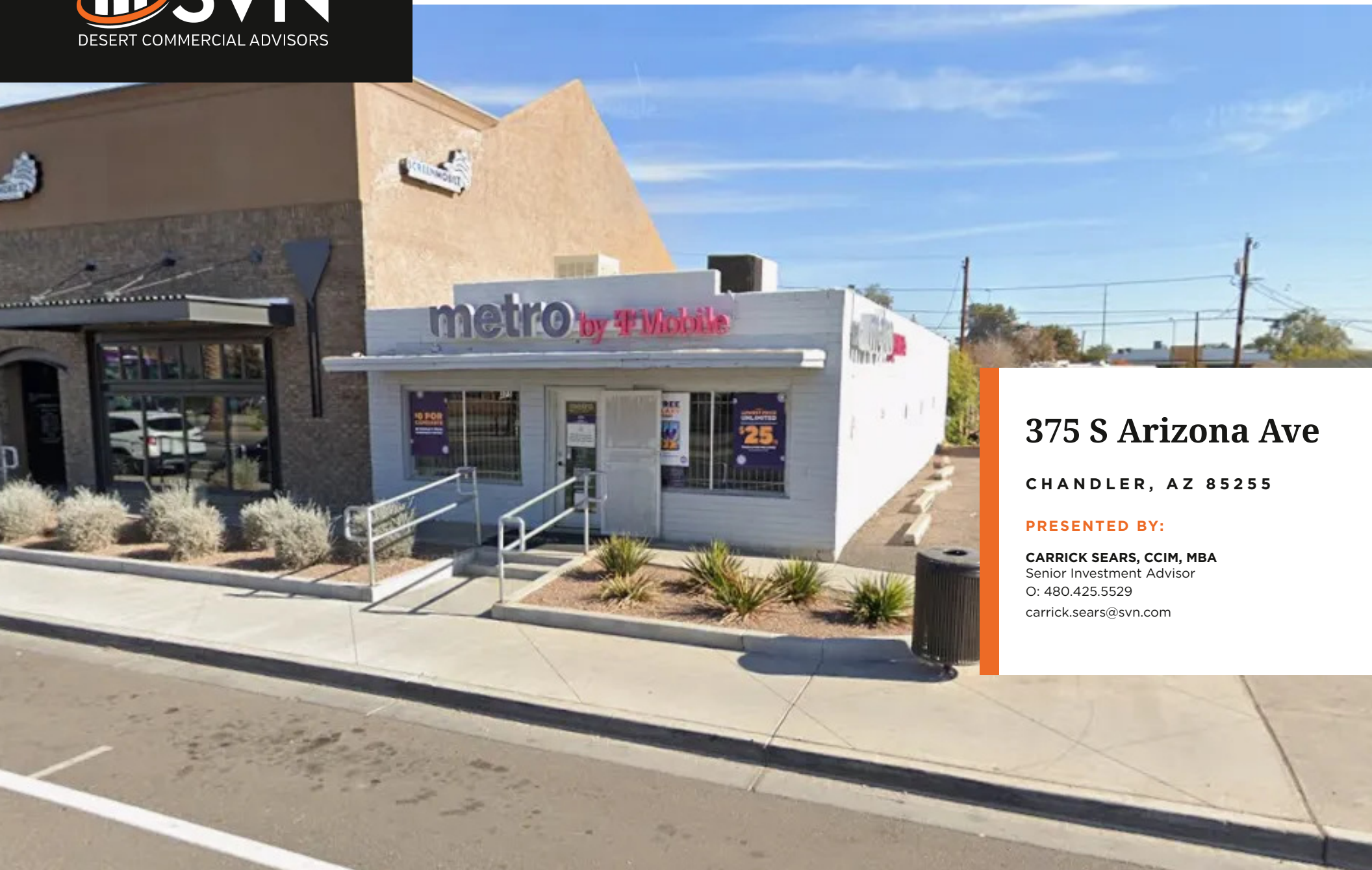




Offering Memorandum



375 S Arizona Ave

CHANDLER, AZ 85255

PRESENTED BY:

CARRICK SEARS, CCIM, MBA
Senior Investment Advisor
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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$399,000
NUMBER OF UNITS:	1
BUILDING SIZE:	1,440 SF
NOI:	\$25,309.00
CAP RATE:	6.34%

PROPERTY DESCRIPTION

Downtown Chandler Retail Building - Excellent Owner-User or Investment Opportunity

Looking for the perfect small retail building in the heart of Downtown Chandler? This well-located 1,440-square-foot retail property offers an excellent opportunity for an owner-user, investor, or business looking to establish a presence in one of Chandler's rapidly improving and increasingly active areas.

Situated at the highly visible intersection of Arizona Avenue (SR 87) and Frye Road, the property benefits from strong traffic exposure and a location surrounded by ongoing investment, redevelopment, businesses, residential growth, and the continued revitalization of Downtown Chandler. This is an opportunity to own your building rather than continue paying rent, while also benefiting from the long-term potential of the surrounding area.

The building is currently occupied by a cell phone store, providing an immediate income stream for a new owner. The existing tenant currently pays \$1,700 per month, with the lease running through March 31, 2027. The lease provides the owner with the flexibility to cancel the lease with 120 days' notice, creating an attractive opportunity for a future owner who wants to occupy the property for their own business.

For an investor, the property also offers meaningful rental upside. We believe current market rent is approximately \$20 per square foot, which would equate to approximately \$2,400 per month, or \$28,800 annually. At that estimated market rent, the property could provide an estimated 6.5% cap rate, offering the potential for increased cash flow as the property is brought to market rents.

The property also includes parking in the rear of the building, providing convenient employee parking and additional functionality that can be particularly valuable for an owner-user.

COMPLETE HIGHLIGHTS



PROPERTY HIGHLIGHTS

- 1,440 SF retail building
- Prime Downtown Chandler location
- Highly visible intersection of Arizona Avenue (SR 87) & Frye Road
- Excellent opportunity for an owner-user or investor
- Current tenant provides immediate rental income
- Current rent: \$1,700/month
- Existing lease through March 31, 2027
- Lease can be terminated with 120 days' notice
- Estimated market rent: approximately \$20/SF
- Potential market rent of approximately \$2,400/month
- Estimated 6.5% cap rate at projected market rent
- Rear parking for employees
- Opportunity to own a small, manageable commercial building rather than lease
- Located in an area experiencing continued investment and revitalization

FINANCIAL SUMMARY

INVESTMENT OVERVIEW

PRICE	\$399,000
PRICE PER SF	\$277
PRICE PER UNIT	\$399,000
GRM	13.85
CAP RATE	6.34%
CASH-ON-CASH RETURN (YR 1)	6.34%
TOTAL RETURN (YR 1)	\$25,309

OPERATING DATA

GROSS SCHEDULED INCOME	\$28,800
TOTAL SCHEDULED INCOME	\$28,800
GROSS INCOME	\$28,800
OPERATING EXPENSES	\$3,491
NET OPERATING INCOME	\$25,309
PRE-TAX CASH FLOW	\$25,309

INCOME & EXPENSES

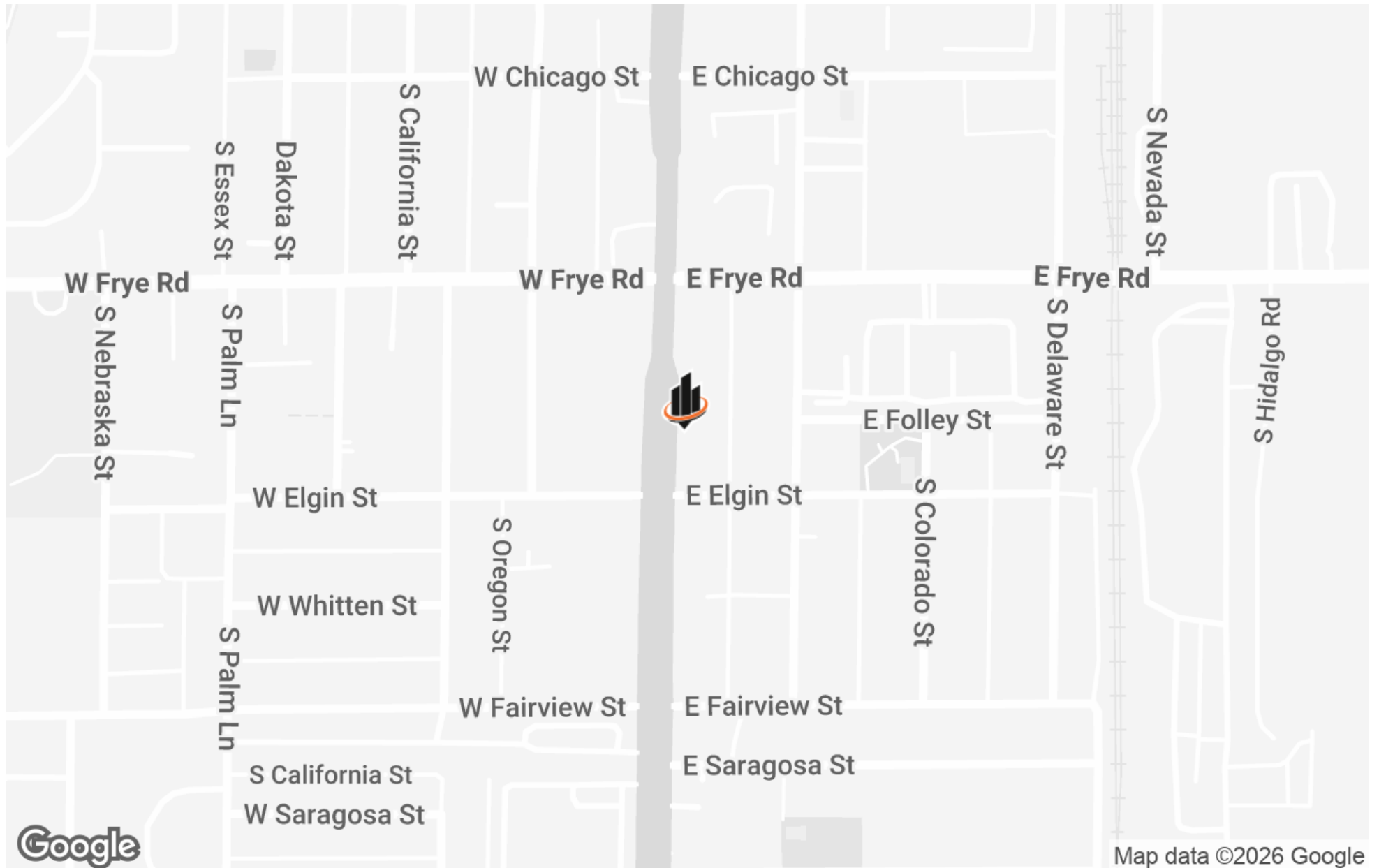
INCOME SUMMARY

RENTAL INCOME	\$28,800
VACANCY COST	\$0
GROSS INCOME	\$28,800

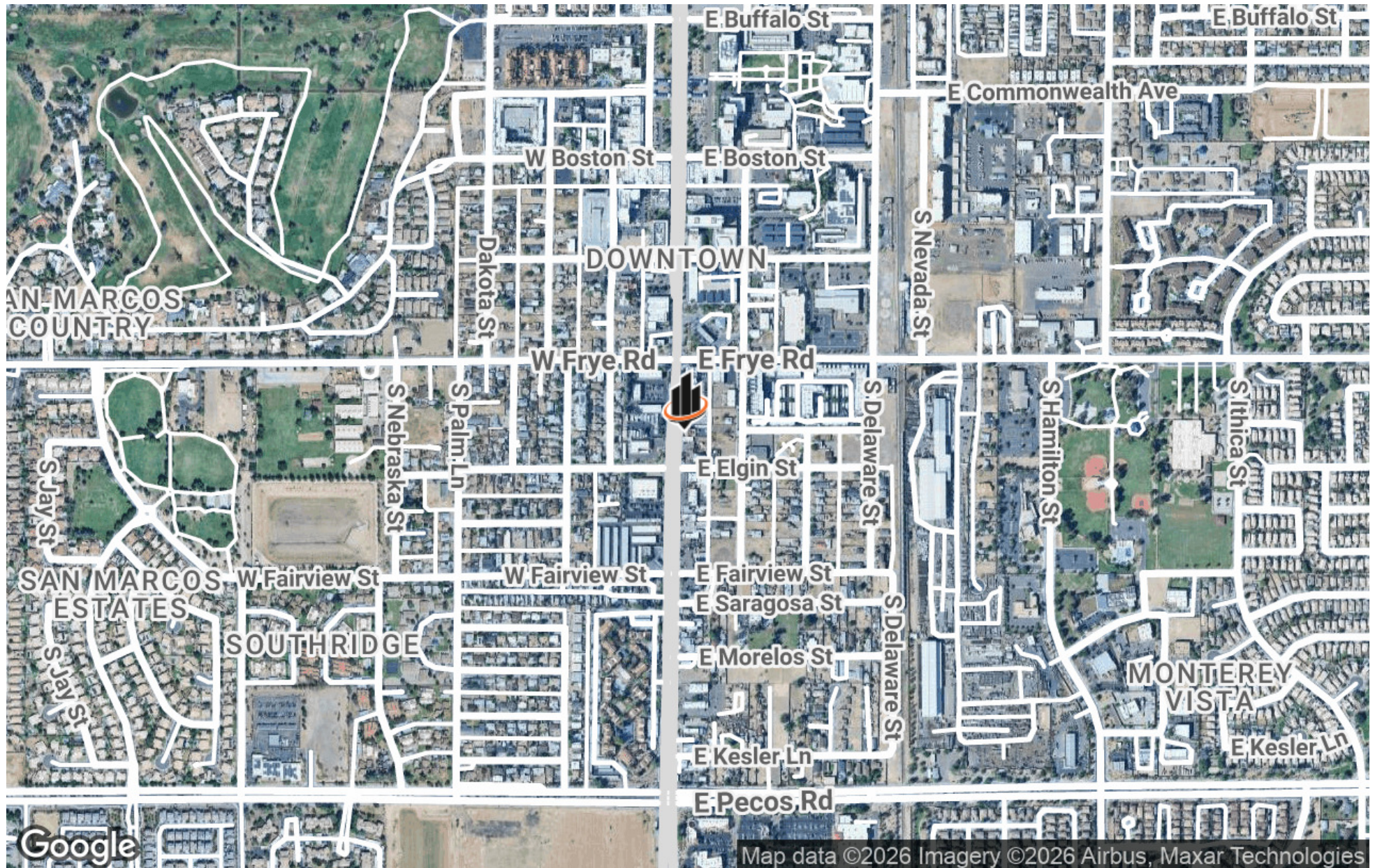
EXPENSES SUMMARY

INSURANCE	\$1,095
PROPERTY TAXES	\$1,396
REPAIRS/MAINTENANCE	\$1,000
OPERATING EXPENSES	\$3,491
NET OPERATING INCOME	\$25,309

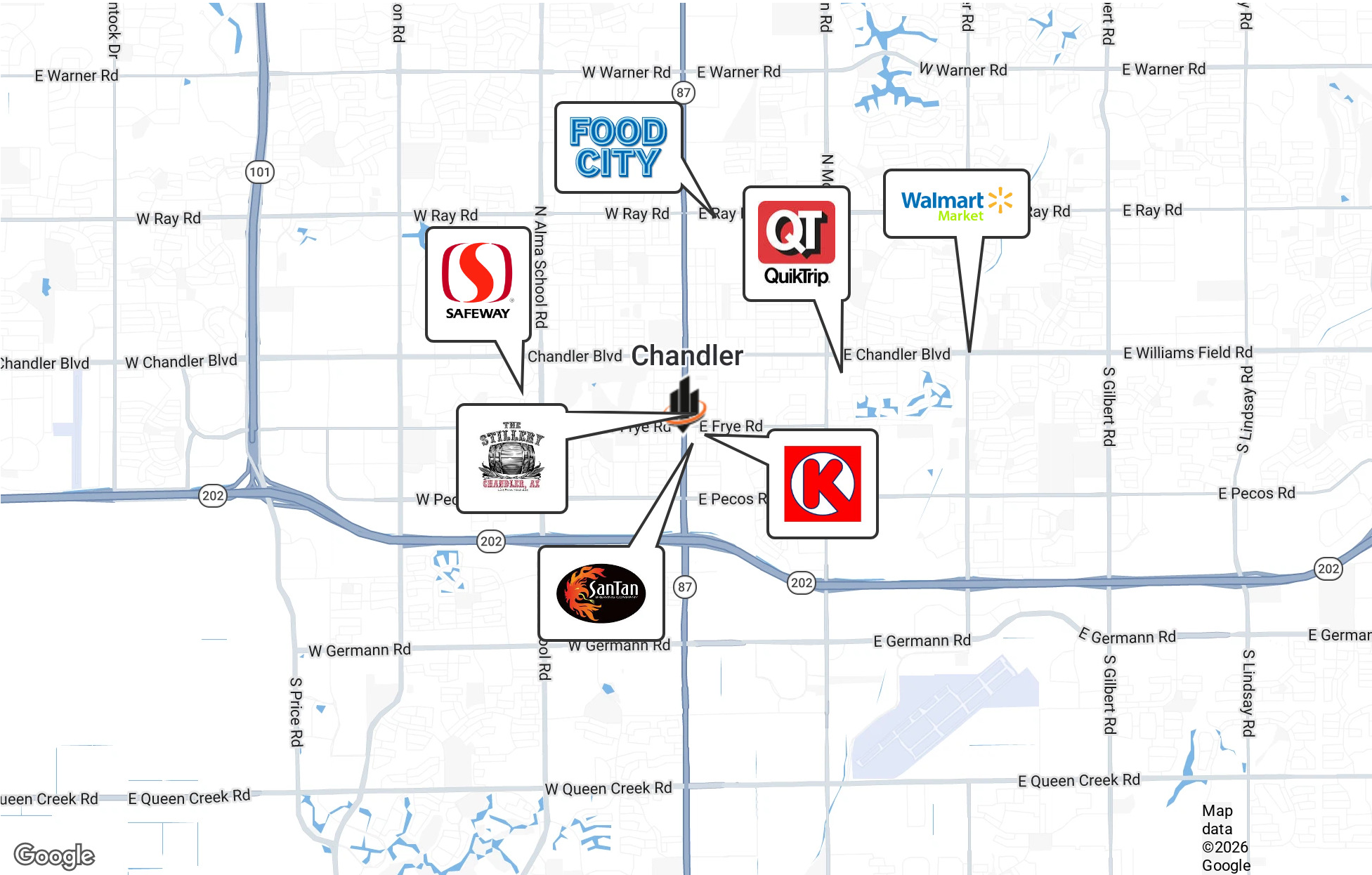
LOCATION MAP



AERIAL MAP



RETAILER MAP

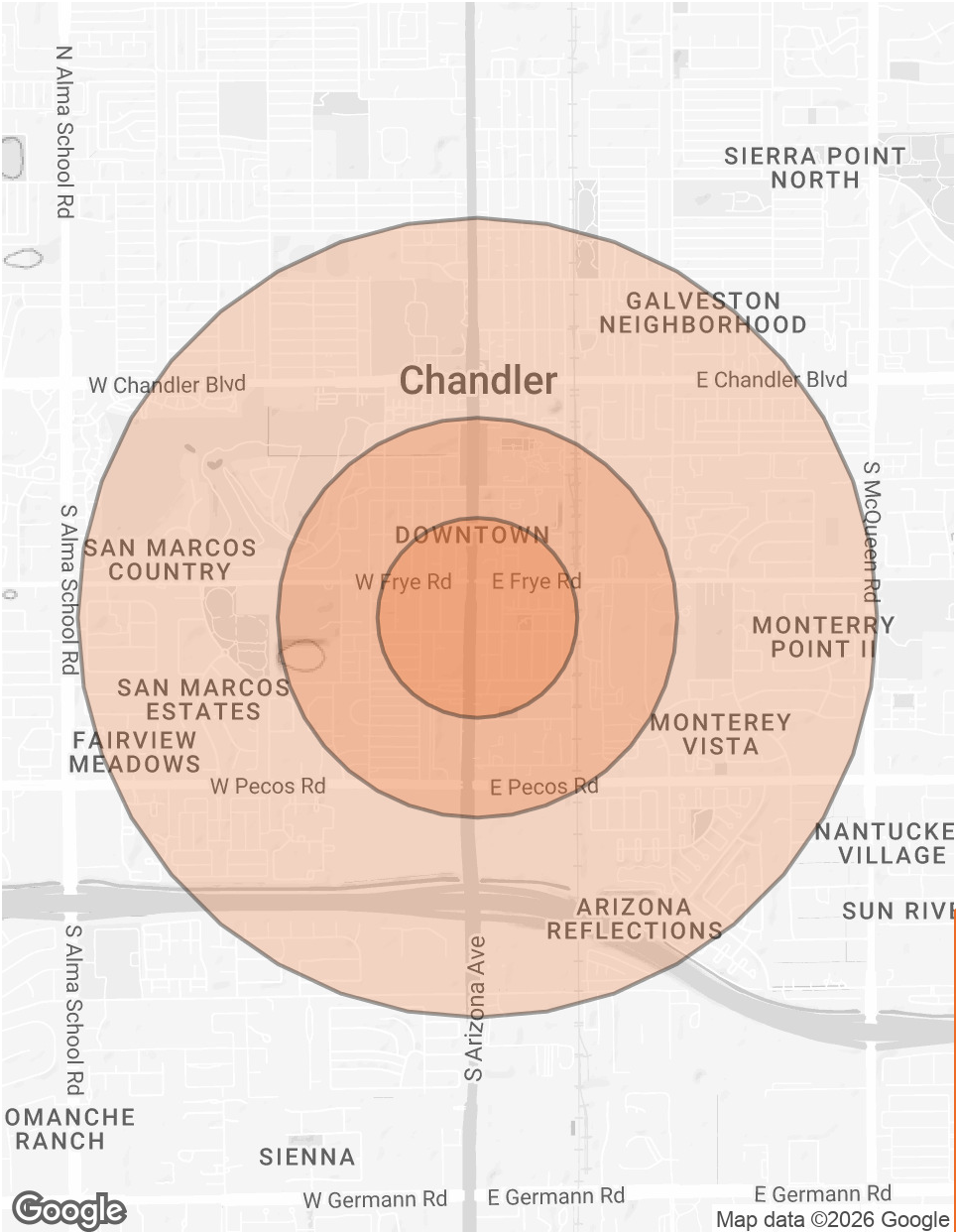


DEMOGRAPHICS MAP & REPORT

POPULATION	0.25 MILES	0.5 MILES	1 MILE
TOTAL POPULATION	765	3,617	19,004
AVERAGE AGE	30.6	31.7	31.6
AVERAGE AGE (MALE)	32.6	32.3	30.2
AVERAGE AGE (FEMALE)	28.7	30.3	32.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
TOTAL HOUSEHOLDS	337	1,564	7,187
# OF PERSONS PER HH	2.3	2.3	2.6
AVERAGE HH INCOME	\$65,152	\$72,855	\$96,124
AVERAGE HOUSE VALUE	\$248,760	\$270,613	\$388,378

2023 American Community Survey (ACS)





Collective Strength, Accelerated Growth

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