

PLAZA 40

2914-2918 N 40th St, Phoenix, AZ 85018
Offered at: \$1,200,000



HUDSON
ROBISON

ASSOCIATE BROKER | INVESTMENT STRATEGIST
THE FIRM RE · BR692045000

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— REAL ESTATE AT —
THE FIRM™

PROPERTY HIGHLIGHTS

- Cap Rate: 6.24%
- Occupancy: 100%
- Long-term leases
- Year Built: 1959
- Updated: 2022
- Gross Leasable Area (GLA): 3,600 SF
- Land Size: 0.29 Acres
- Zoning: C-2, City of Phoenix
- Minimal landlord involvement required
- Billboard/monument signage



Multi-Tenant Retail Investment Opportunity
6.24 % CAP
100% Occupied



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FINANCIAL SNAPSHOT

Gross Annual Income	\$90,900.00
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Net Operating Income (NOI)	\$74,873.52
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Cap Rate	6.24%
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ANNUAL EXPENSES

Insurance	\$2,682.96
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Water	\$360.00
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Trash (Dumpster)	\$2,100.00
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Janitorial Services	\$960.00
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Property Taxes	\$7,539.72
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TPT Tax	\$2,383.80
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Total Annual Expenses (17.6%)	\$16,026.48
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High-income property with three (3) long-term tenants for stability.

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NORTH

PARADISE VALLEY

PLAZA 40

SCOTTSDALE

DOWNTOWN PHOENIX

MESA

TEMPE



Central Ave.

Camelback Rd

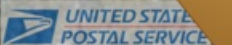
Indian School Rd

Thomas Rd

36th St

40th St

44th St



SOUTH

TEMPE

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

LOOP
202

LOOP
202

PLAZA 40



N 44th St

E Thomas Rd



E Thomas Rd



N 36th St

N 40th St

TENANT ROSTER

SMOKE AND VAPE SHOP	 PREP KITCHEN	
1,200 SF	1,200 SF	1,200 SF
Moved in: August 2024	Moved in: May 2012	Moved in: March 2014
CURRENT LEASE: Aug 1, 2024 to July 31, <u>2027</u>	CURRENT LEASE: May 1, 2022 to April 30 <u>2027</u>	CURRENT LEASE: March 1, 2022 to Feb 28, <u>2026</u>

All tenants are long-term with annual rent increases, ensuring stable cash flow.

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VISIBILITY

- Rare billboard/monument signage
- High-traffic location with over 40,000 vehicles/day

TRAFFIC VOLUME

- East Thomas Road & N 39th St E: 40,669 vehicles/day
- N 40th St & E Pinchot Ave: 11,280 vehicles/day
- **Parking: 15 spaces available, plus 5 additional spaces provided by 7-Eleven.**

TRANSPORTATION ACCESS

- 10-minute drive to Phoenix Sky Harbor Int'l Airport
- Walk Score: 74 (Very Walkable)
- Transit Score: 39 (Some Transit)



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REGIONAL HIGHLIGHTS

TOP 3 IN THE U.S. FOR ECONOMIC GROWTH

- Hosts Fortune 500 companies like Amazon, Honeywell, Intel and TSMC
- Leading in manufacturing and tech, \$60B+ in semiconductor investments (TSMC: \$40B)

RANKED 7TH-BEST U.S. STARTUP CITY

- Business friendly and population increase drives demand for commercial spaces
- Low taxes and a growing talent pool
- Skilled workforce from top institutions like ASU

POPULATION GROWTH

- Fastest-growing major city (11.2% increase in a decade)
- Approximately 70,000 new residents YoY
- Over 5 million, the 10th largest U.S. metro area

QUALITY OF LIFE

- 300+ sunny days annually
- Desirable lifestyle attracting steady migration

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