

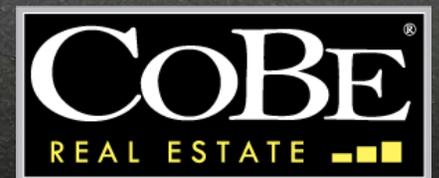


RARE 3-BUILDING OFFICE COMPLEX IN GROWING WEST PHOENIX

WEST 101 BUSINESS CENTER

1830, 1840, 1850 N 95th Ave, Phoenix, AZ 85037

Steve Beck President & Associate Broker | 480.610.2400 | steve@coberealestate.com



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THE OPPORTUNITY

1830, 1840, 1850 N 95th Ave, Phoenix, AZ 85037



ADDRESS

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Phoenix, AZ 85037



YEAR 1 NOI

\$2,757,518



TOTAL RENTABLE AREA

118,853



10-YEAR CAGR

4.18%



OCCUPANCY

100%



WALT

5.4 Years



PARKING

4/1,000 SF



ZONING

C-2



ACREAGE

9.92 AC



NUMBER OF TENANTS

13

COBE Real Estate is pleased to present **West 101 Business Center**, a **118,853-square-foot, multi-tenant office project** located in **west Phoenix**, a submarket that boasts **one of the lowest vacancy rates in the Phoenix metro office market**. Built in 2006, the property is comprised of **three individual buildings** offering flexible suite sizes to accommodate a variety of professional and corporate users.

Situated within the **rapidly expanding West Valley**, West 101 Business Center benefits from its proximity to major transportation corridors and robust regional growth. The completion of the Loop 303 Freeway, approximately ten miles west of the property, has spurred significant industrial and commercial development, bringing **thousands of new jobs** to the area. Additionally, the Loop 202 South Mountain Freeway, just five miles east via Interstate 10, directly connects the West and Southeast Valleys, creating efficient access between two of the region's most dynamic labor and housing markets.

With its strategic location, strong surrounding infrastructure, and proximity to major freeway systems linking Phoenix to Southern California logistics markets, **West 101 Business Center represents a compelling opportunity to invest** in a stabilized office asset within one of the Valley's most rapidly developing corridors.

INVESTMENT HIGHLIGHTS

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LOCATED IN EXPANDING WEST PHOENIX

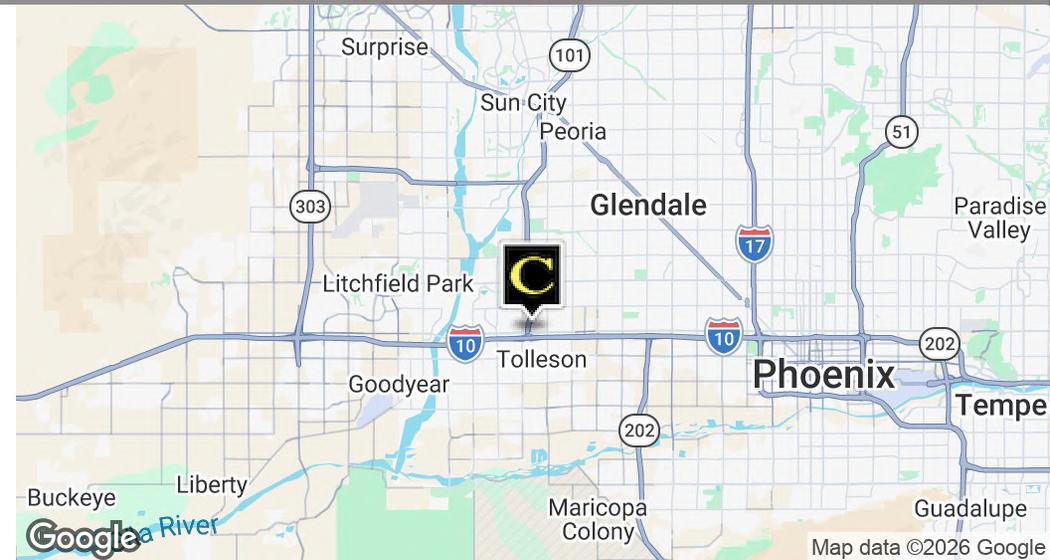
West 101 Business Center benefits from over **97,500 households** within a **5-mile radius** whose average HH income is **~\$93,000, more than 15% higher than the west valley's average household income**. With the recent installation of Loop-303, just west of the property, **households, infrastructure, and job counts are continuously growing**.

HIGH-VISIBILITY WITH EXCELLENT ACCESSIBILITY

West 101 Business Center is **located adjacent to one of the largest freeway intersections in all of Arizona**, where **Loop-101 and I-10 meet**. The ideal location of this property provides convenient and effortless access to those working at or visiting it. With a parking ratio of 4/1,000 SF, there is plenty of parking for tenants and their clients.

WELL-TRAVELED, CONVENIENT LOCATION

Surrounded by a variety of residential, retail, and commercial, this property receives attention from many groups of people, including tenants. **In fact, over 58% of current tenants have been leasing their spaces in the property for over 5 years with options to renew, proving the value of the location and the facility.**



THE POWER OF DEPRECIATION

The current **100% bonus depreciation** allows commercial real estate investors to **immediately write off the entire cost** of qualifying property improvement, dramatically accelerating tax benefits. This front-loaded deduction can shelter a significant portion of rental income, boosting after-tax returns in the early years of an investment. As a result, **investors enjoy stronger cash flow, improved IRR, and greater flexibility when structuring deals or raising capital.**

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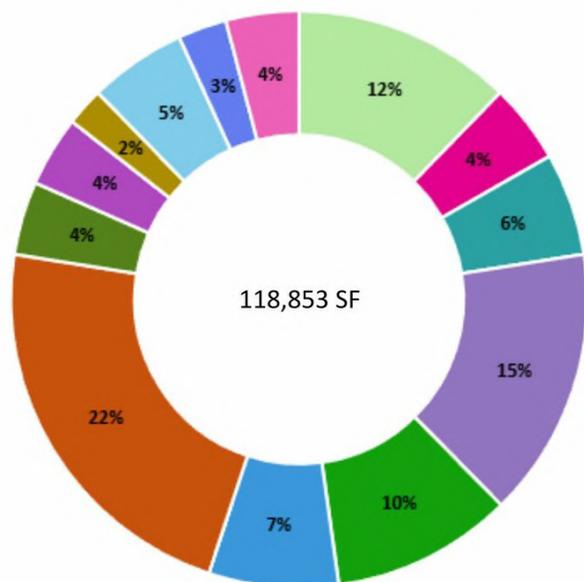
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TENANT INFORMATION

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TOTAL SPACE OCCUPIED BY TENANTS



- One Step Beyond, Inc.
- Southwest Network
- Jewish Family & Children Services, Inc
- Tsunami Massage & Day Head Spa, LLC
- First American Title Insurance Company
- Colliers Engineering & Design
- Hopebridge, LLC
- Action Behavior Centers Therapy, LLC
- Government Services Administration
- Navi Title Agency
- Morrison Education Group, Inc
- United Surgical Partners, Inc
- Brightmont Academy



FOR SALE | WEST 101 BUSINESS CENTER

RENT ROLL

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SUITE	TENANT	SPACE (SF)
1830 - 100, 106	One Step Beyond, Inc	14,601
1830 - 110	Colliers Engineering & Design	5,291
1830 - 114	Action Behaviors Center Therapy, LLC	6,845
1840 - 132	Southwest Network	18,000
1840 - 140	Hopebridge, LLC	12,074
1840 - 160	Jewish Family & Children's Services, Inc.	26,661
1850 - 180	Brightmont, Inc.	4,890
1850 - 182	Navi Title Agency, LLC	4,702
1850 - 186	Tsunami Massage & Day Head Spa Co, LLC	2,544
1850 - 190	United Surgical Partners, Inc	6,488
1850 - 192	Morrison Education Group, Inc.	3,244
1850 - 194	First American Title Insurance Company	4,869
1840 - 150	Government Services Administration	8,644

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FOR SALE | WEST 101 BUSINESS CENTER

SURROUNDING BUSINESSES

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AREA DEMOGRAPHICS

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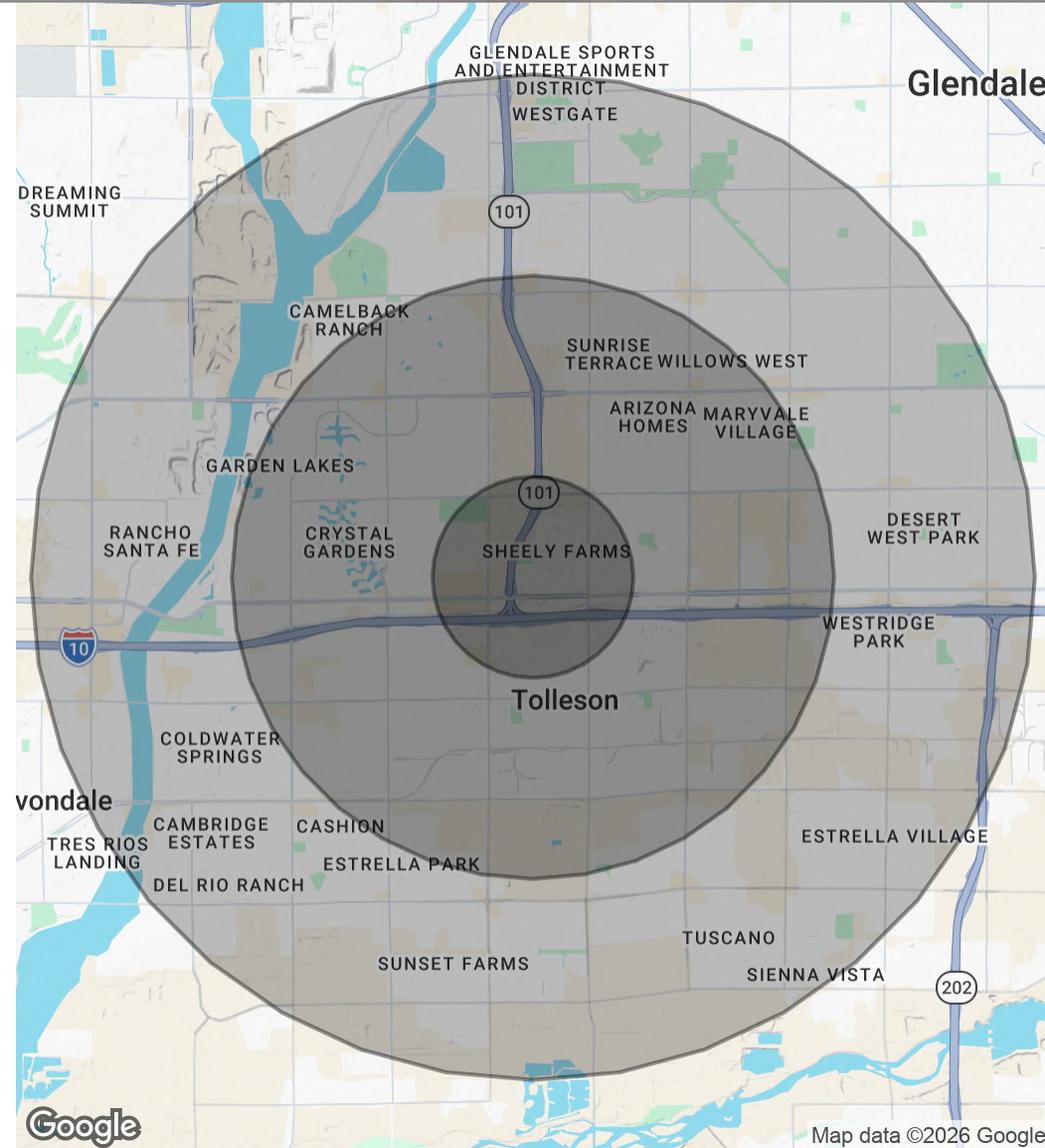
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,687	123,646	337,531
Average Age	32	33	33
Average Age (Male)	32	33	32
Average Age (Female)	33	34	34

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,258	36,244	97,681
# of Persons per HH	3.6	3.4	3.5
Average HH Income	\$93,143	\$89,978	\$93,245
Average House Value	\$387,213	\$348,361	\$354,989

Demographics data derived from AlphaMap



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PROPERTY PHOTOS

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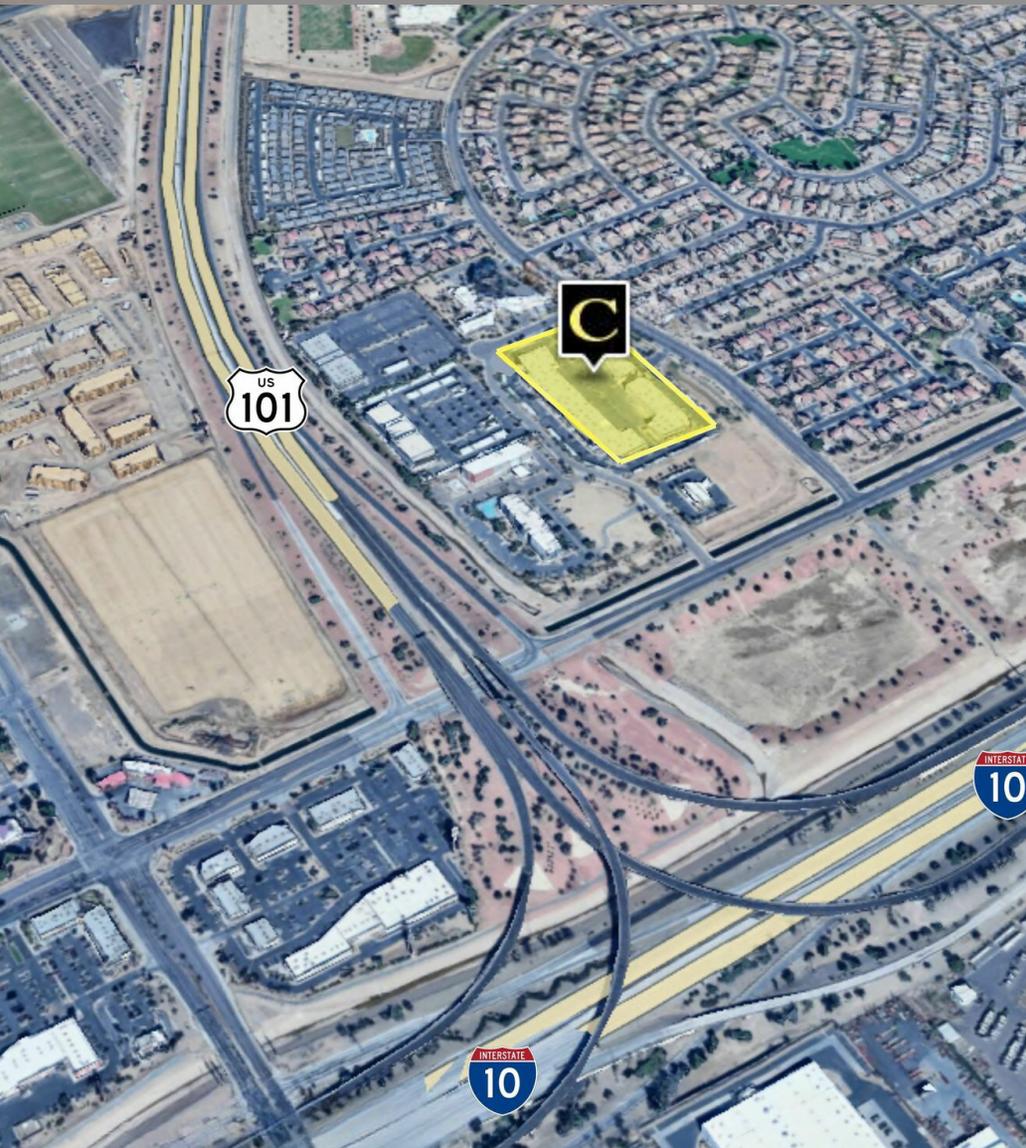
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BROKER BIO

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STEVE BECK

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PROFESSIONAL BACKGROUND

Principal and president of COBE Real Estate, Steve has over 28 years of experience in real estate brokerage and development. He has participated in the acquisition, sales, and development of over \$800 million worth of commercial and residential developments totaling over 2.2 million SF. From this, he has established quality and long lasting relationships with commercial real estate investors, owners, and tenants. Steve's background in real estate brokerage, development, and investment provides a strong foundation of knowledge and experience in the real estate field.

Steve obtained his Master of Real Estate Development from Arizona State University and a BS of International Business Management from Utah Valley University and holds a current State of Arizona Real Estate Brokers license. He is committed to serving the community with his active affiliation in several community groups including The City of Mesa Economic Development Board, The Mesa Rotary Club, and The National Advisory Board for Utah Valley University School of Business.

In addition to his professional career, Steve is a devoted husband and father of six, three daughters and three sons. Steve and his wife Kristy reside in Mesa and enjoy time together as a family.

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