

N. 19th Avenue Retail Shops

11829-11841 N. 19th Avenue, Phoenix, AZ
\$1,220,000



Exclusively Marketed by Triple Net America | Jerry Robers | 602-770-7725 | jerry@nationalnnn.com

19th Avenue Retail Shops

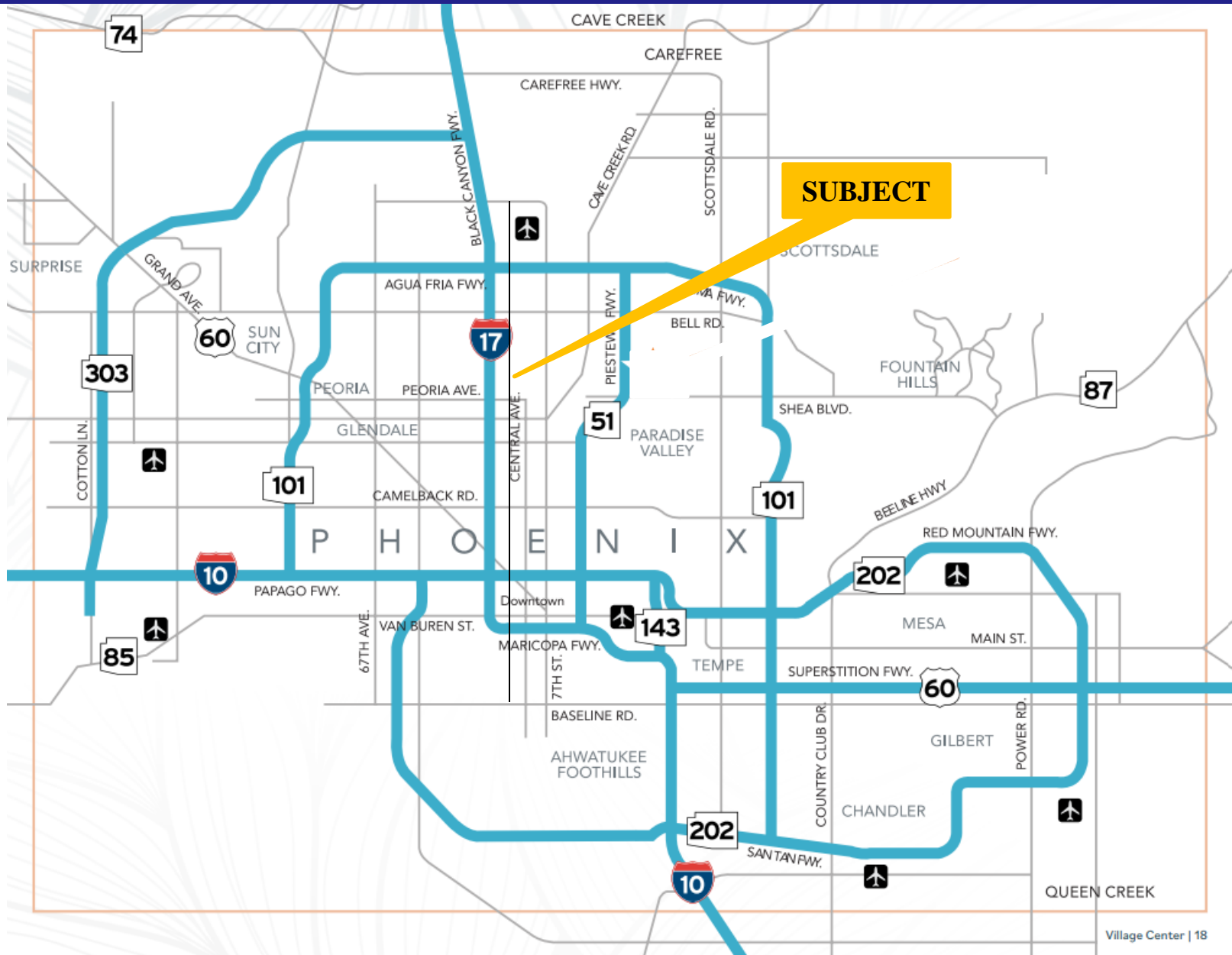
11829-11841 N. 19th Avenue, Phoenix, AZ 85029

Property Overview

Property Address: 11829 N. 19th Avenue, Phoenix
Building Area: ±5,600 SF
Number of Buildings: 1
Parcel #: 159-04-001D
Zoning: C-2
Land Area: 21,619 SF (.49 acres)
Year Built: 1985



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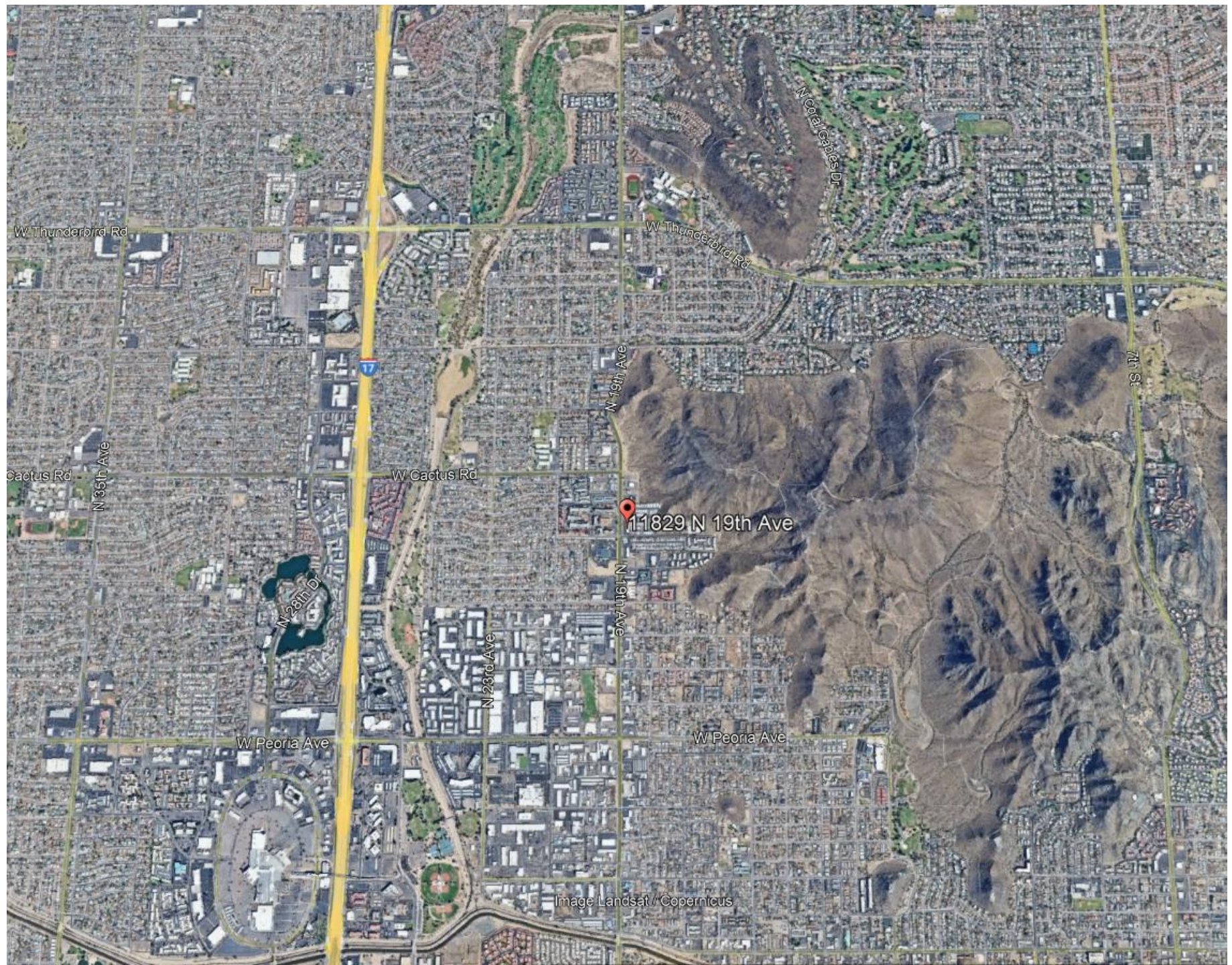


Image Landsat / Copernicus

RENT ROLL | PRICING

N. 19th Avenue Retail Shops

Suite #	Tenant Name	Size SF	Lease Type	Rent Monthly	Rent Per SF	Rent Annual	Lease Start Date	Lease End Date	Options Remaining
11829	Senior Medical Supply	800	NNN	\$1,300	\$19.50	\$15,600 Annual CPI	06/01/23	05/31/25	1 2-Yr Option
11831-11833	Pro Forma	1,600	NNN	\$2,133.33	\$16.00	\$25,600	N/A	N/A	N/A
11835	Mini Mart & Smoke	800	NNN	\$1,545	\$23.17	\$18,540 3% annual inc.	12/01/23	12/01/26	None
11837	Royal Barber Shop	800	Gross	\$1,000	\$15.00	\$12,000	02/02/25	02/01/28	None
11839	Photo Video	800	NNN	\$1,050	\$15.75	\$12,600	06/11/24	07/31/25	None
11841	ROC Foundation	800	NNN	\$1,500	\$22.50	\$18,000 3% annual inc.	09/01/24	09/01/27	None
Billboard	CBS Outdoor			\$277.14		\$3,325.68	07/01/08	06/30/28	None

Base Rent:	\$105,665.68
Reimbursed Expenses:	\$11,440
Total Potential Income:	\$117,105.68
Less Vacancy:	\$10,566.56 (10%)
Gross Operating Income:	\$106,539.12
Less Expenses:	\$16,045.28
NOI:	\$90,493.84
Cap Rate:	7.4
Price:	\$1,220,000