

AUTO DEALERSHIP & CONTRACTOR'S LOT

9606 & 9505 N CAVE CREEK RD
PHOENIX, AZ 85020



OFFERING MEMORANDUM

MPB REALTY SERVICES, INC
1450 E. Indian School Rd, Suite 104
Phoenix, AZ 850014



PRESENTED BY:

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EXECUTIVE SUMMARY

9606 NORTH CAVE CREEK ROAD



Executive Summary

MPB Realty Services is pleased to present the opportunity to acquire 9606 N Cave Creek Rd, Phoenix AZ. The offering represents, an Automotive dealership along Cave Creek Road. The property is currently 100% leased under favorable terms for a potential Owner/User Or investor.

The C-3 General Commercial District is a specialized district designed to provide for intensive commercial uses.

Investment Highlights

- Rare C-3 Zoning
- Great Visibility along Cave Creek Road
- High traffic Counts (est. Approx.)
- Pylon Signage



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AUTOMOTIVE DEALERSHIP

9606 NORTH CAVE CREEK ROAD



Property Overview

The property Consists of 6,650sf of leasable building on a 34,325 sf parcel, and features a fully fenced Yard split between two Automotive tenants. With limited availability and distinct uses allowed, C-3 zoning is often difficult to come by helping to ensure future tenancy.

Property Summary

Price:	\$1,454,000
CAP Rate:	7.25%
Building SF:	6,650
Price Per SQFT:	\$272
Lot Size:	34,325 SF
Zoning:	C-3



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Pricing Income Analysis

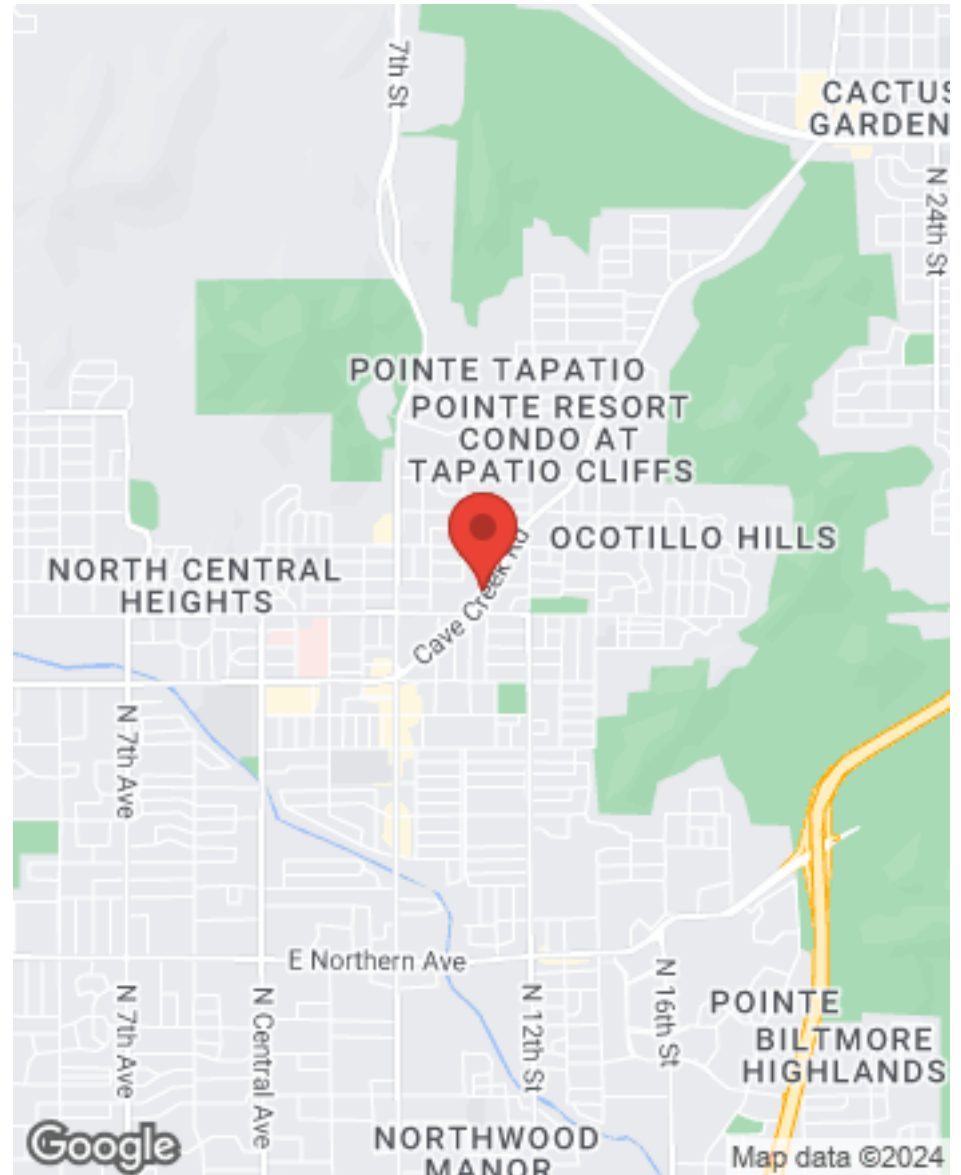
Dealership Summary		
Dealership Price:	\$1,454,000.00	
Asking CAP Rate:	7.25%	
Building SQFT:	6,650	
\$/SF:	\$218.65	
Annualized Operating Data		
Gross Revenue	Actual	\$/SF
Base Rental Revenue	\$123,000.00	\$18.50
Effective Gross Revenue	\$123,000.00	\$18.50
Expenses		
Repairs & Maintenance		
Repair Impound	\$2,500.00	\$0.38
Operating Expenses		
Property Taxes	\$6,567.00	\$0.99
Management	\$6,000.00	\$0.90
Insurance	\$2,500.00	\$0.38
Tot. Operating Expenses	\$17,567.00	\$2.64
Net Operating Income	\$105,433.00	\$15.85



Suite	Tenant	SQFT	%	Lease Start	Lease End	Monthly Rent	Annual Rent	Comments/Notes
9606-A	Paragon Motors	5,050	75.94%	11/1/2022	1/31/2028	\$6,000.00	\$72,000.00	\$500/mo increases during final two years of the lease.
9606-B	Jake's RV Sales	1,600	24.06%	7/15/2022	7/31/2024	\$4,250.00	\$51,000.00	
Totals		6,650	100%			\$10,250.00	\$123,000.00	

LOCATION MAPS

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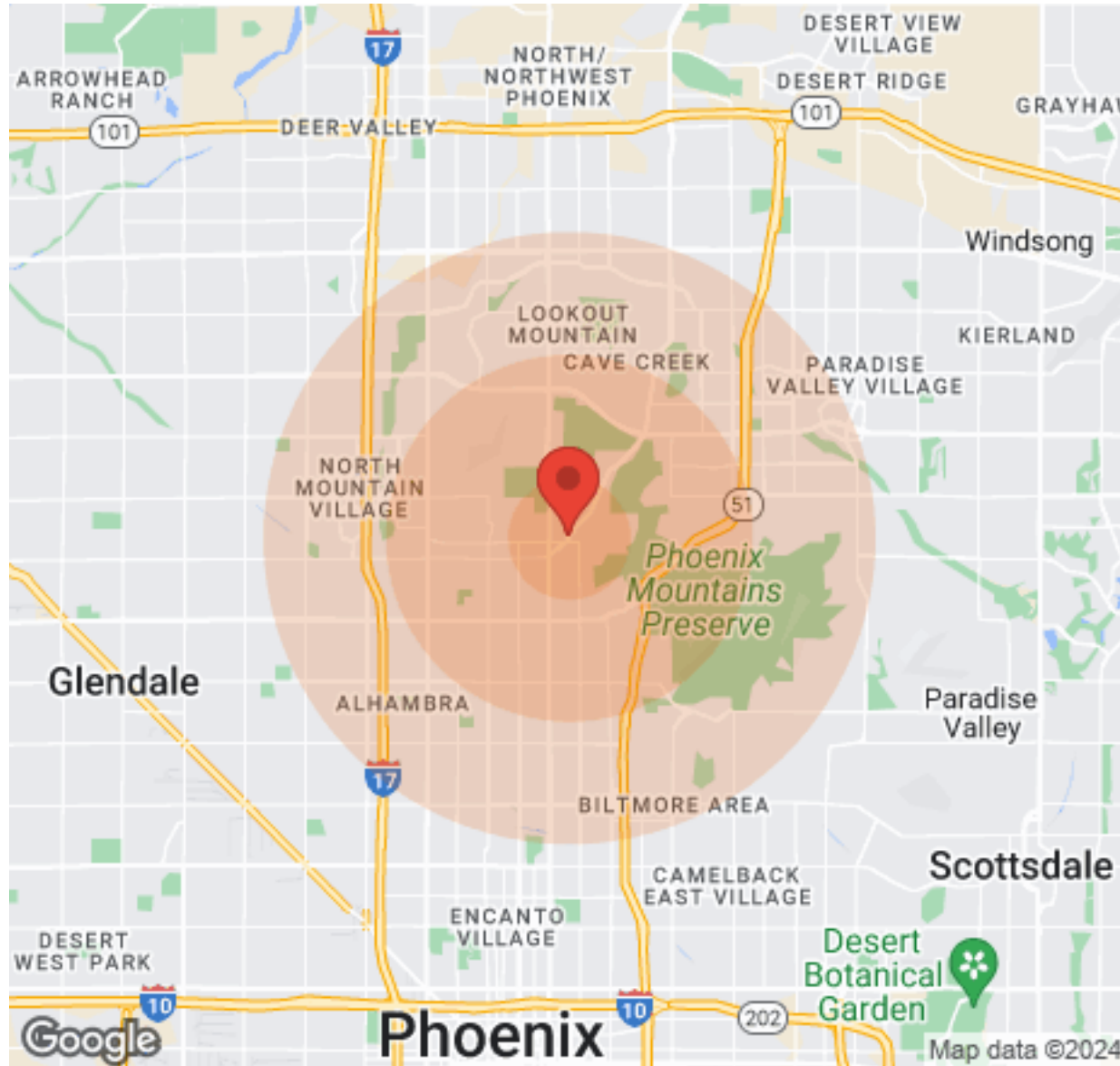


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DEMOGRAPHICS

9606 NORTH CAVE CREEK ROAD



Population	1 Mile	3 Miles	5 Miles
Male	8,376	50,905	169,552
Female	8,550	51,571	172,028
Total Population	16,926	102,476	341,580

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,577	20,009	70,134
Ages 15-24	1,960	11,952	41,899
Ages 25-54	6,933	39,674	136,915
Ages 55-64	1,867	12,519	39,745
Ages 65+	2,589	18,322	52,887

Race	1 Mile	3 Miles	5 Miles
White	12,238	78,803	256,014
Black	571	3,886	15,598
Am In/AK Nat	245	2,063	6,635
Hawaiian	2	33	136
Hispanic	7,784	30,048	106,480
Multi-Racial	7,536	31,122	111,956

Income	1 Mile	3 Miles	5 Miles
Median	\$32,557	\$48,548	\$48,412
< \$15,000	1,533	6,623	19,488
\$15,000-\$24,999	1,023	5,071	16,899
\$25,000-\$34,999	1,127	4,969	16,932
\$35,000-\$49,999	1,179	6,217	21,628
\$50,000-\$74,999	1,120	7,154	25,212
\$75,000-\$99,999	669	4,481	14,579
\$100,000-\$149,999	511	4,771	15,343
\$150,000-\$199,999	86	1,888	4,571
> \$200,000	63	2,557	6,688

Housing	1 Mile	3 Miles	5 Miles
Total Units	9,473	53,282	171,345
Occupied	7,745	46,180	148,380
Owner Occupied	3,672	25,099	79,774
Renter Occupied	4,073	21,081	68,606
Vacant	1,728	7,102	22,965

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DISCLAIMER

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