

OFFERING MEMORANDUM



RETAIL · NNN LEASE · SINGLE TENANT

2226 W CAMELBACK RD

PHOENIX, ARIZONA 85015 · MARICOPA COUNTY

ASKING RATE

\$86.52
PER SF / YEAR

ANNUAL NOI

\$89,981
STABILIZED INCOME



ALEX ZAIA
408.660.5991

INVESTMENT OVERVIEW

Lease Rate

\$86.52

\$7.21 / SF / Month · NNN

Lease Type

Triple Net

Tenant responsible: tax, insurance, CAM

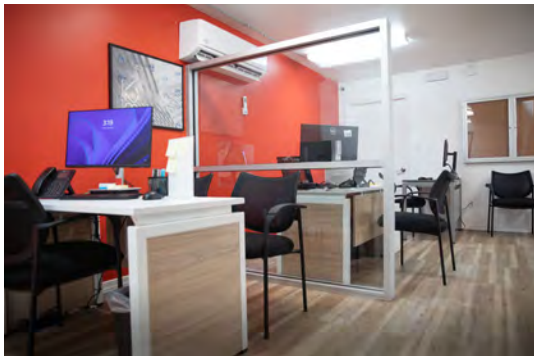
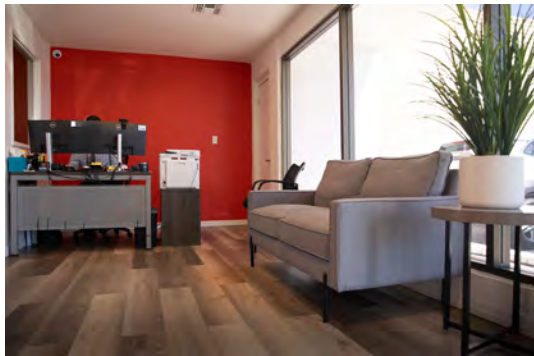
Investar Real Estate Specialists presents 2226 West Camelback Road, a freestanding 1,040 square-foot retail building situated on one of Phoenix's highest-trafficked arterial corridors. The property is offered as a triple-net (NNN) among the strongest yields available in the Phoenix metro retail market. The site has operated continuously as an automotive/used-car sales pad for years. The property features a prominent neon pole sign, a well-lit sales area capable of displaying vehicles, and sits just east of Interstate 17 on West Camelback Road.

PROPERTY SPECIFICATIONS

Property Address	2226 W Camelback Rd, Phoenix, AZ 85015
APN	15325066C · Maricopa County
Year Built	1980
Building Area	1,040 SF (1,041 SF per County)
Land Use / Type	Retail — Vehicle Sales / Single Tenant
Legal Description	Lot 16, Blk 3, Camelback Gardens (exc. W 3.84 ft.)
Zoning	C-2 (Commercial) — City of Phoenix
Lease Type	NNN — Triple Net
Monthly Rent	\$7,498 / Month (\$7.21 / SF / MO)
Annual Rent	\$89,981 / Year (\$86.52 / SF / YR)

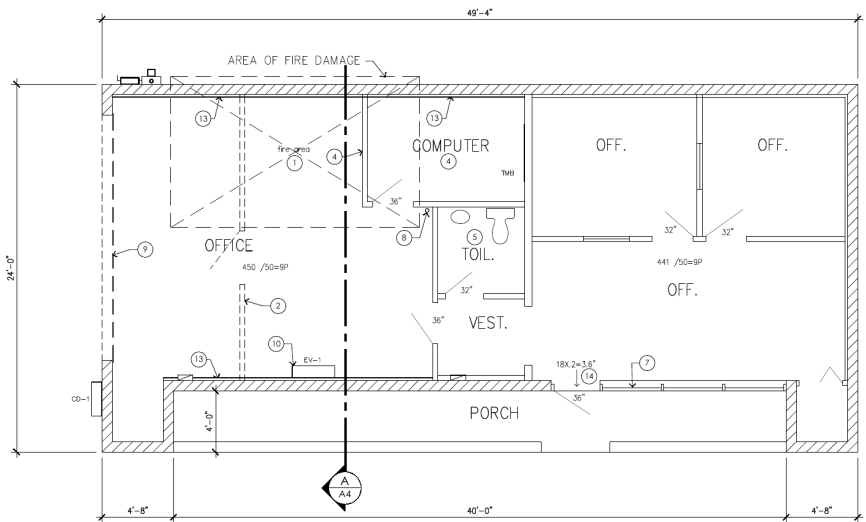
LOCATION HIGHLIGHTS

Just east of I-17 freeway	±47,000 VPD on Camelback Rd	3 blocks from Light Rail station
Adjacent to Discount Tire	Near Bill Luke Chrysler Jeep	Opposite new mall development
Near Grand Canyon University		

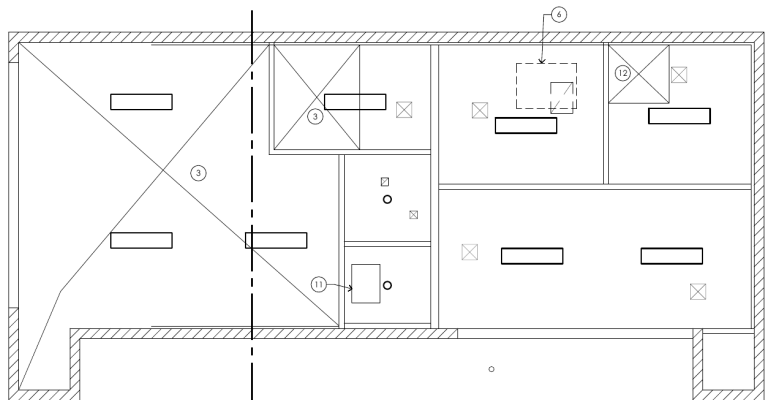


POPULATION, HOUSEHOLDS & INCOME

Indicator	1 Mile	3 Miles	5 Miles
2024 Population	18,200	138,500	362,000
2024 Households	7,200	56,000	152,000
Med. HH Income	\$52,585	\$55,400	\$59,800

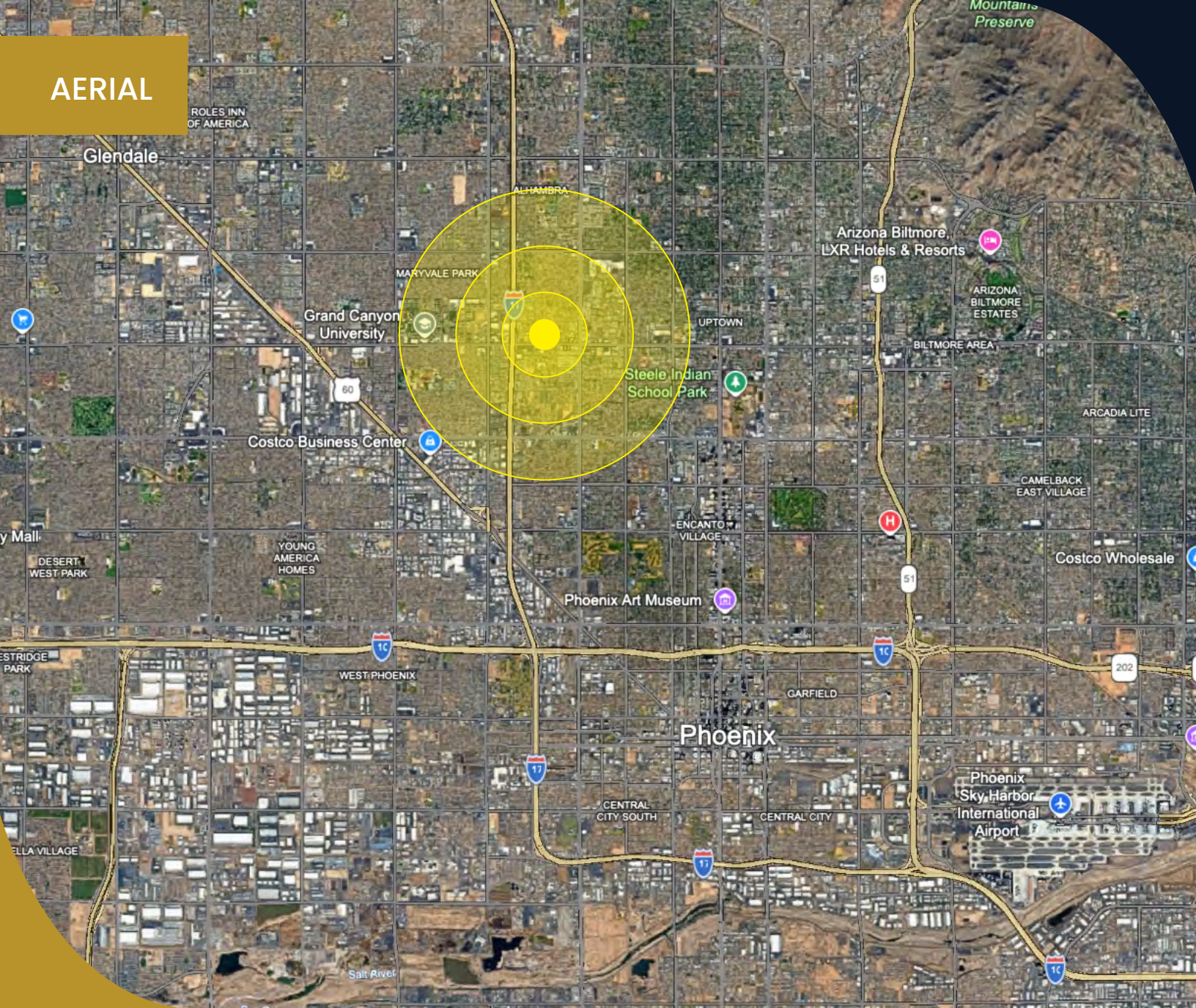


FLOOR PLAN
1/4" = 1'-0"



REFL. CLG. PLAN
1/4" = 1'-0"

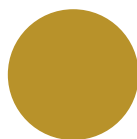
AERIAL



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