

STNL Community Church

HIGH-VISIBILITY STNL
INVESTMENT ON I-17 | FULLY
LEASED COMMUNITY CHURCH -
CAP RATE 7.21%. NOI \$43,260

OFFERING MEMORANDUM

4496 N Black Cyn Hwy
Phoenix, AZ 85017

Simon Enwia, CCIM

SEnw

CEO & Designated Managing Broker

(773) 559-8198

simon@senw.io

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COMMERCIAL

STNL Community Church

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Exclusively Marketed by:



Simon Enwia, CCIM

SEnw
CEO & Designated Managing Broker
(773) 559-8198
simon@senw.io
BR- CA,AZ,FL,WI,IL. CCIM,BOD-
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01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	4496 N Black Cyn Hwy Phoenix AZ 85017
COUNTY	Maricopa
BUILDING SF	3,810 SF
LAND ACRES	0.32
LAND SF	13,983 SF
YEAR BUILT	1980
APN	154-18-007-E

FINANCIAL SUMMARY

PRICE	\$600,000
PRICE PSF	\$157.48
OCCUPANCY	100%
NOI (CURRENT)	\$43,260
CAP RATE (CURRENT)	7.21%

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	33,105	193,406	506,887
2025 Median HH Income	\$51,258	\$61,105	\$62,065
2025 Average HH Income	\$62,182	\$86,545	\$89,502

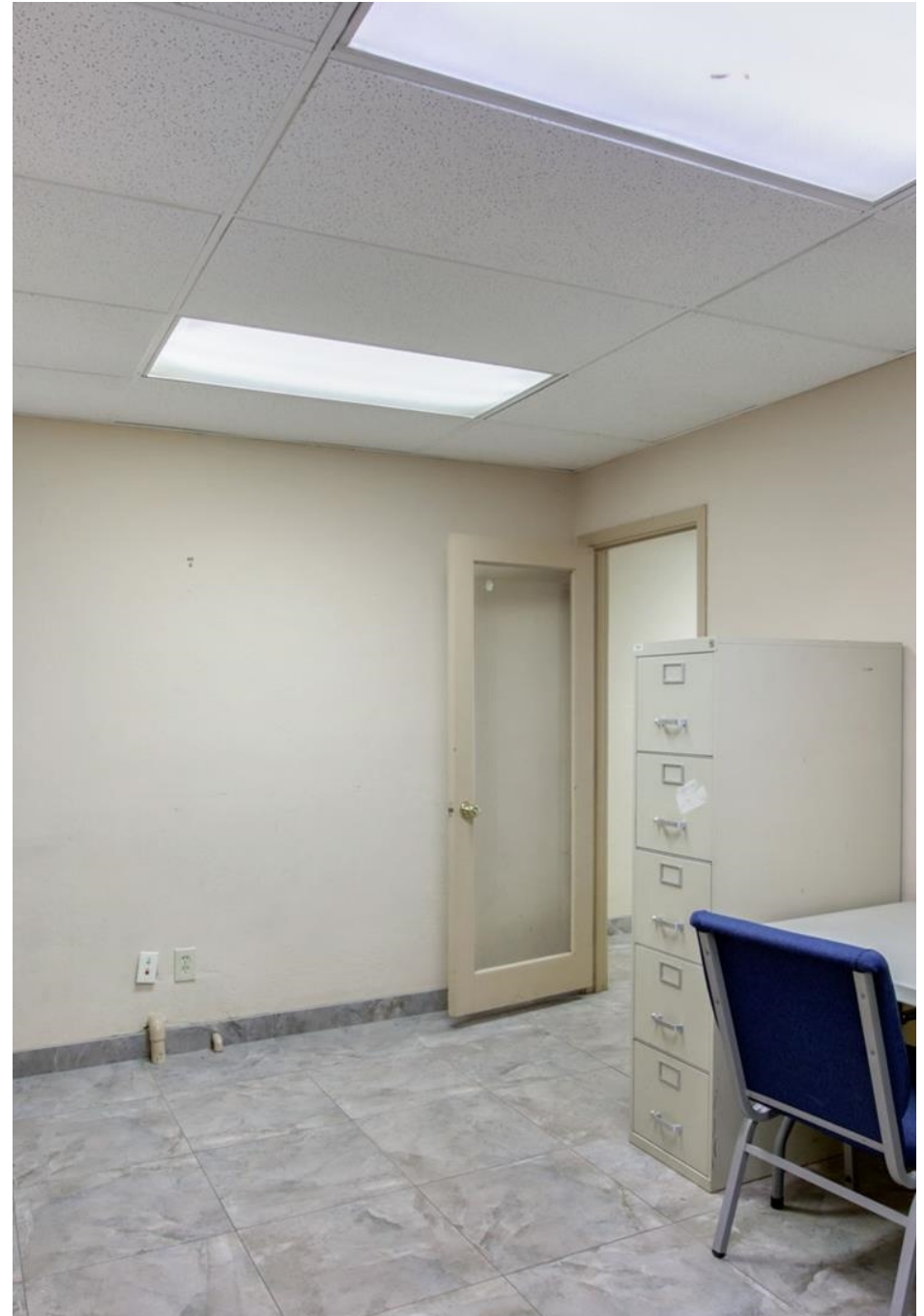
Single-Tenant Net Lease (STNL) investment opportunity

- Cap Rate 7.21%
NOI \$43,260



- This fully leased Community Church presents a compelling Single-Tenant Net Lease (STNL) investment opportunity with strong visibility and long-term usability. The property benefits from exceptional exposure and direct signage along the Black Canyon Highway (I-17), capturing nearly 40,000 vehicles per day, enhancing branding and future tenant appeal.
- The securely fenced site features a gated lot with 22 dedicated parking spaces, providing controlled access and added security. Currently operating as a religious facility, the asset offers flexible zoning, allowing for potential conversion to office, retail, or other commercial uses (subject to verification with the City of Phoenix). This versatility makes the property attractive to both passive investors and future owner-users seeking a well-located, adaptable asset.

Do Not Disturb Tenants.





02

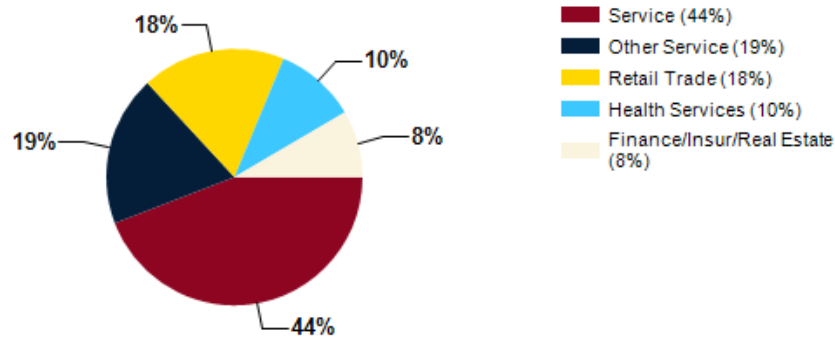
Location

- Location Summary
- Local Business Map
- Major Employers Map
- Aerial View Map
- Drive Times
- Drive Times (Heat Map)

I-17 (Black Canyon Highway) corridor

- Strategically positioned along the I-17 (Black Canyon Highway) corridor, the property enjoys outstanding regional connectivity and daily commuter traffic. The high-visibility frontage and signage exposure provide strong market presence in a heavily traveled area of Phoenix.
- The surrounding area is supported by established commercial and residential development, contributing to consistent traffic flow and long-term demand. Easy access to major thoroughfares enhances convenience for employees, visitors, and patrons, making the location well-suited for a variety of future commercial uses.

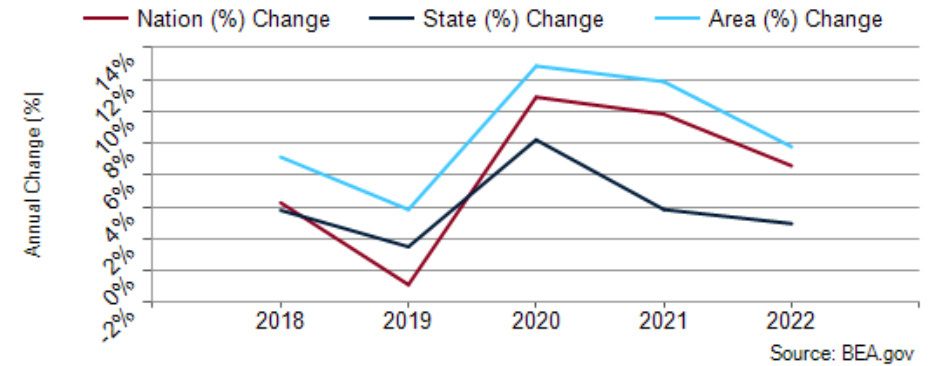
Major Industries by Employee Count

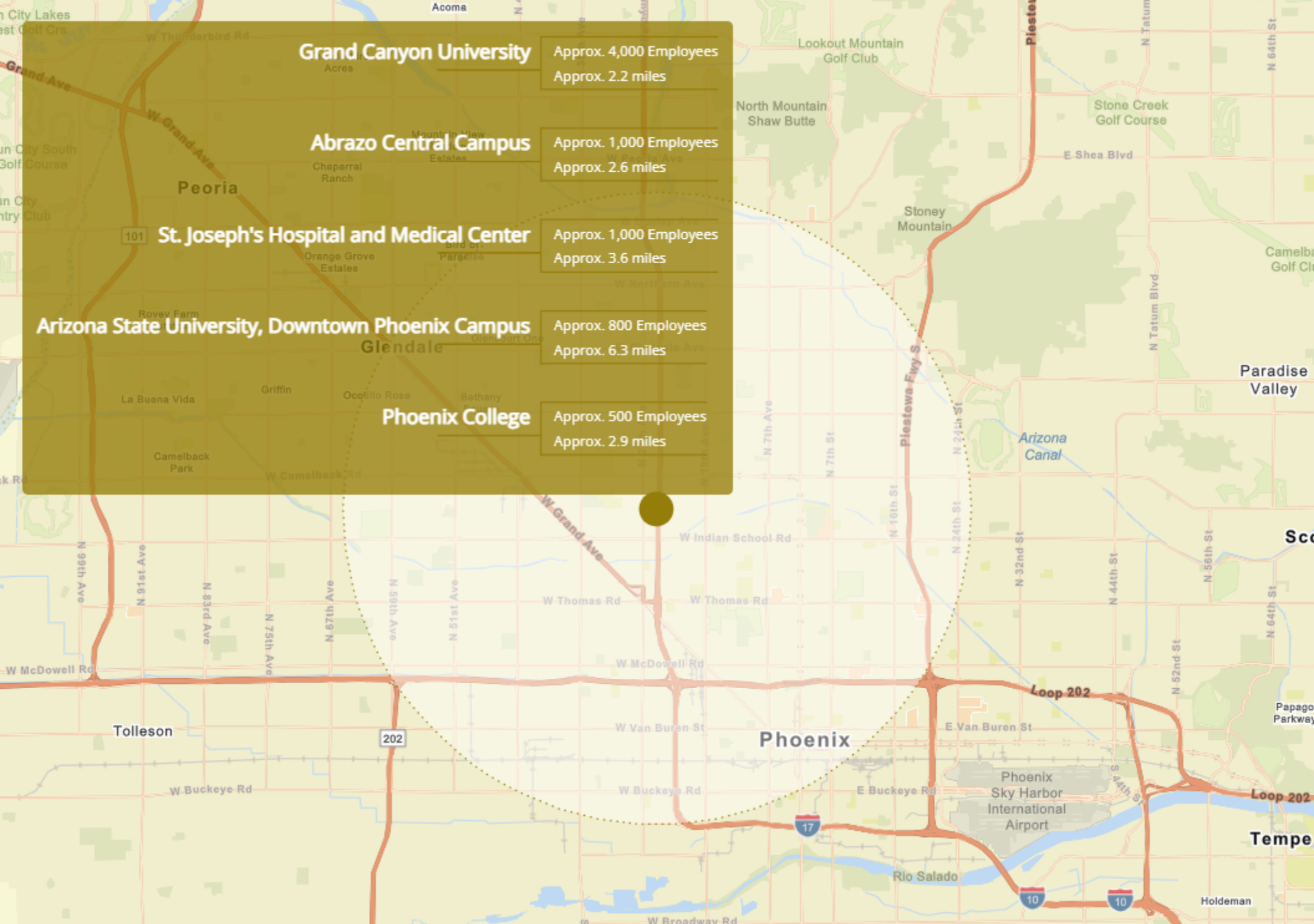


Largest Employers

Banner Health	46,602
State of Arizona	41,531
Amazon.com Inc	40,000
Walmart Inc	37,648
Arizona State University	37,402
University of Arizona	23,439
Fry's Food Stores	21,000
City of Phoenix	15,018

Maricopa County GDP Trend





Simon Enwia, CCIM
 CEO & Designated Managing Broker
 (773) 559-8198
 simon@senw.io
 BR- CA,AZ,FL,WI,IL. CCIM,BOD-CCIM
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**SUBJECT
PROPERTY**

S

**Vista Del Prado
Apartments**

N Black Cyn Hwy (39,313 VPD)



Casa De Flores

**Cielo Vista
Condominiums**

**Avante Pointe
Apartments**

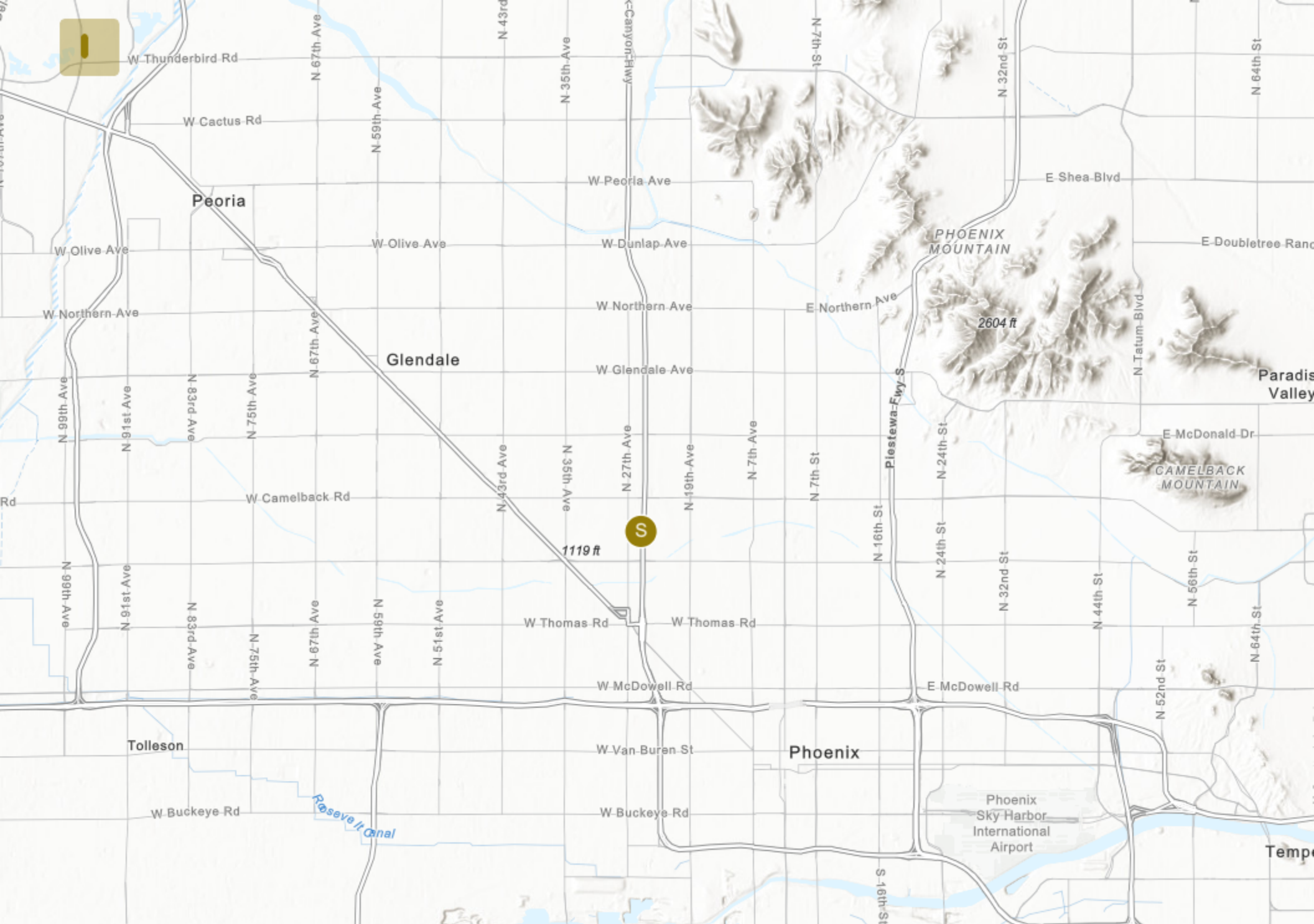
**Berkana On
Glenrosa
Condominium**



Simon Enwia, CCIM
CEO & Designated Managing Broker
(773) 559-8198
simon@senw.io
BR- CA,AZ,FL,WI,IL CCIM,BOD-CCIM
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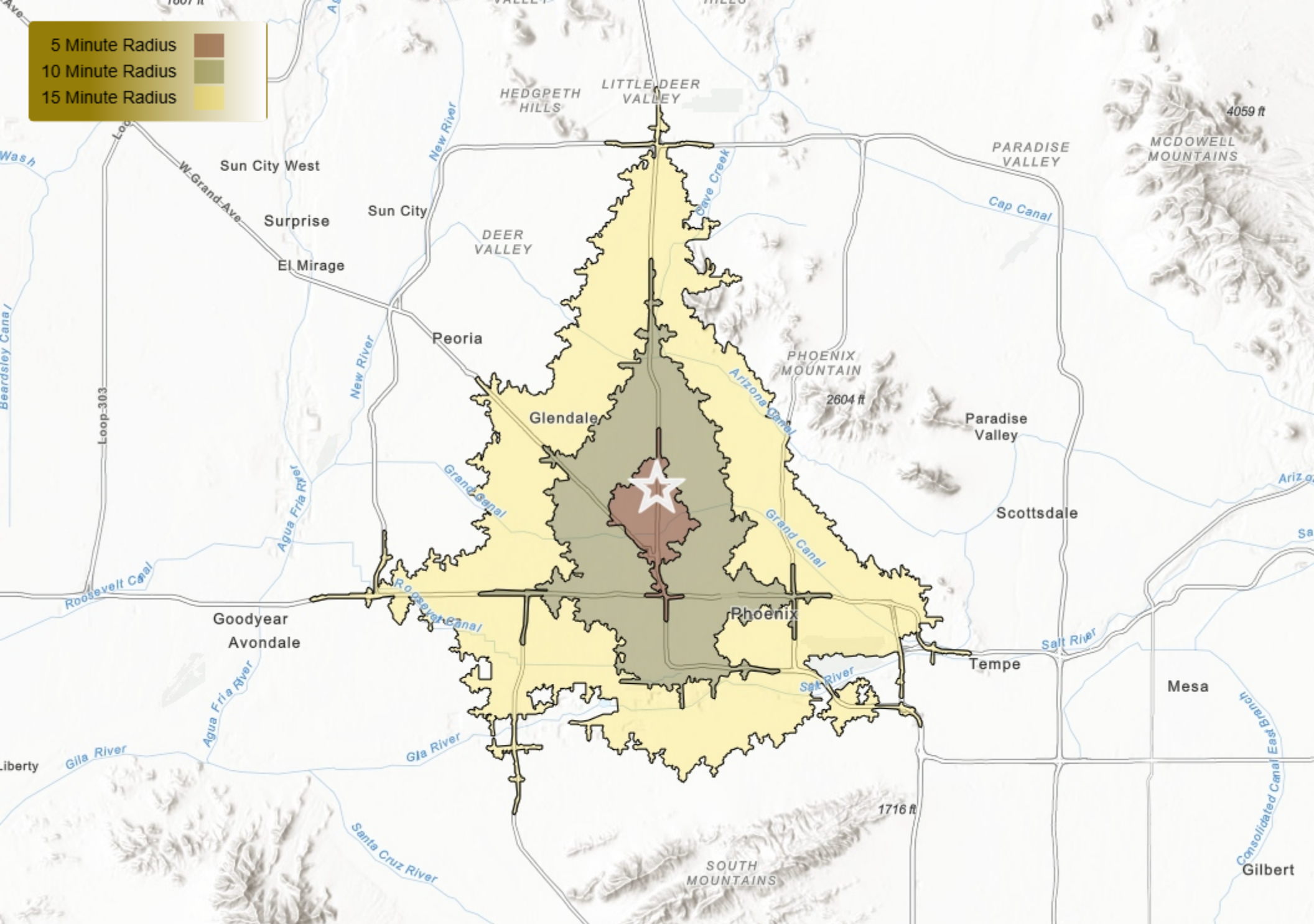
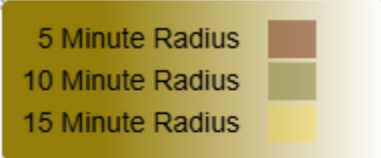


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8100 W Oakton St Ste 103, Niles, IL 60714



Simon Enwia, CCIM
 CEO & Designated Managing Broker
 (773) 559-8198
 simon@senw.io
 BR- CA,AZ,FL,WI,IL CCIM,BOD-CCIM
 ILLINOIS CHAPTER

SENW
 8100 W Oakton St Ste 103, Niles, IL 60714



Simon Enwia, CCIM
 CEO & Designated Managing Broker
 (773) 559-8198
 simon@senw.io
 BR- CA,AZ,FL,WI,IL. CCIM,BOD-CCIM
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03

Property Description

Property Features

Site Plan

Floor Plan

Local Business Map

Additional Map

PROPERTY FEATURES

NUMBER OF TENANTS	1
BUILDING SF	3,810
LAND SF	13,983
LAND ACRES	0.32
YEAR BUILT	1980
ZONING TYPE	R-5, Office Use
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	22
UNCVRD PARKING SPCS	18
TRAFFIC COUNTS	39,313 VPD

NEIGHBORING PROPERTIES

NORTH	Industrial facilities and mixed-use commercial establishments.
SOUTH	Businesses, including automotive services and small offices, are common along this stretch of Black Canyon Highway.
EAST	The property is close to residential neighborhoods and some smaller commercial properties, which add a mixed-use dynamic.
WEST	Adjacent properties include retail stores and industrial warehouses, providing a vibrant commercial ecosystem.

MECHANICAL

HVAC	Central A/C
ELECTRICAL / POWER	SRP
SEWER	Public
WATER	City Franchise
GAS	SW Gas
HEATING	Electric
COOLING	Central Air

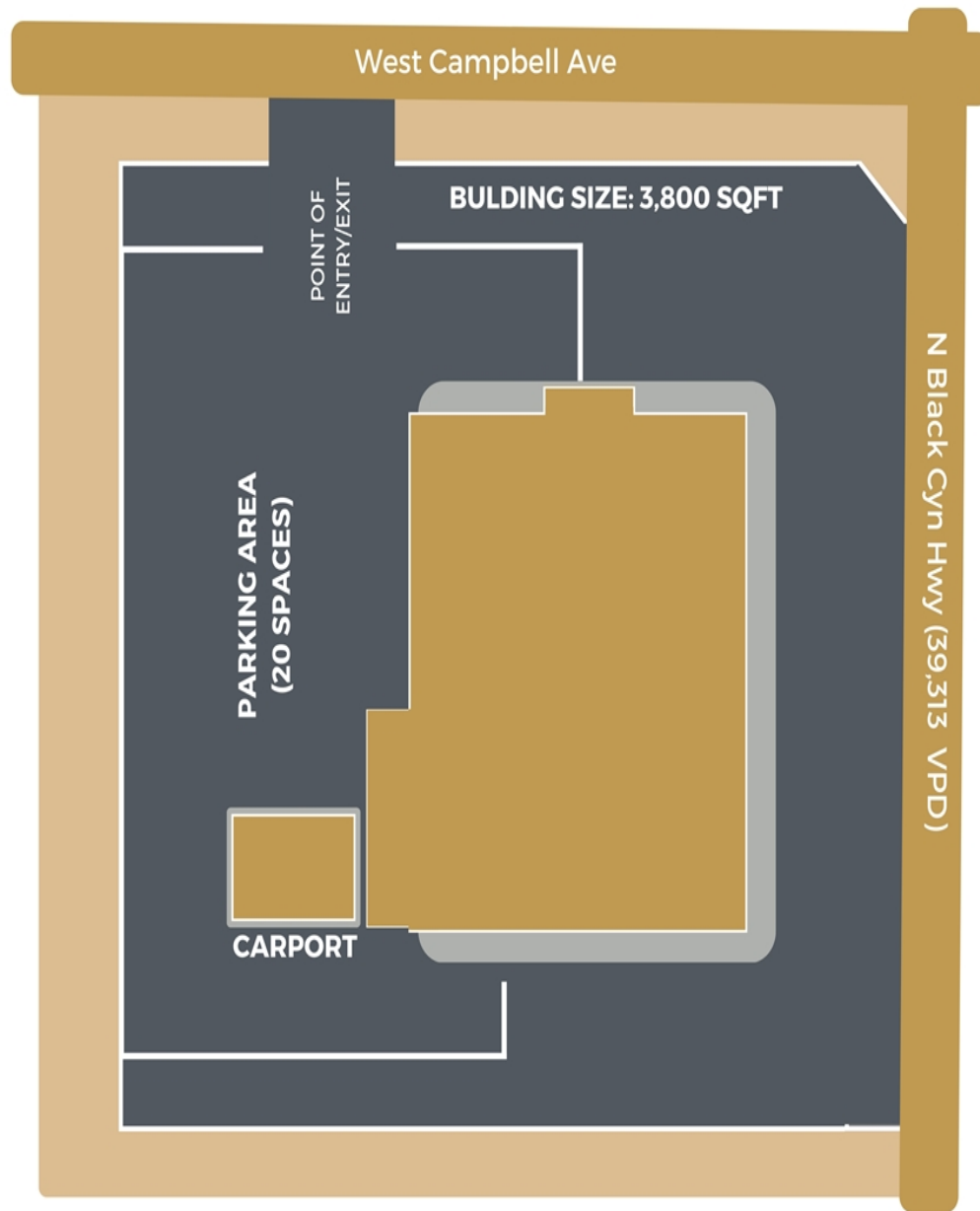
CONSTRUCTION

FOUNDATION	Block; Wood Frame
ROOF	Built-Up
FLOORS	Vinyl; Ceramic Tile

TENANT INFORMATION

LEASE TYPE	NNN
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FLOOR PLAN CREATED BY CURICRSA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



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BR- CA,AZ,FL,WI,IL. CCIM,BOD-CCIM
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8100 W Oakton St Ste 103, Niles, IL 60714

BILL LUKE



N Black Cyn Hwy (39,313 VPD)

 **Casa De Flores Apartments**

 **Regency 59 Apartments**



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BR- CA,AZ,FL,WI,IL. CCIM,BOD-CCIM
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8100 W Oakton St Ste 103, Niles, IL 60714

Additional Map | STNL Community Church

04 Rent Comps

Rent Comps

Rent Comps Summary

Rent Comps Map

1

BUILDING SF	3,800
LAND SF	13,983
LAND ACRES	0.32
YEAR BUILT	1980
DISTANCE	1 ft

Land Acres 0.32 - 0.32

LOW HIGH

Prime Commercial Space for Sale

4496 N Black Cyn Hwy
Phoenix, AZ 85017

S



BUILDING SF	3,810
LAND SF	13,983
LAND ACRES	0.32
YEAR BUILT	1980
OCCUPANCY	100%
LEASE TYPE	NNN
RENT PSF (YR)	\$11.35
RENT PSF (MO)	\$0.95

RENT PSF (YR) \$0 - \$0

LOW HIGH

OCCUPANCY 100% - 1,000%

LOW HIGH

Land Acres 0.32 - 0.32

LOW HIGH


STNL Community Church

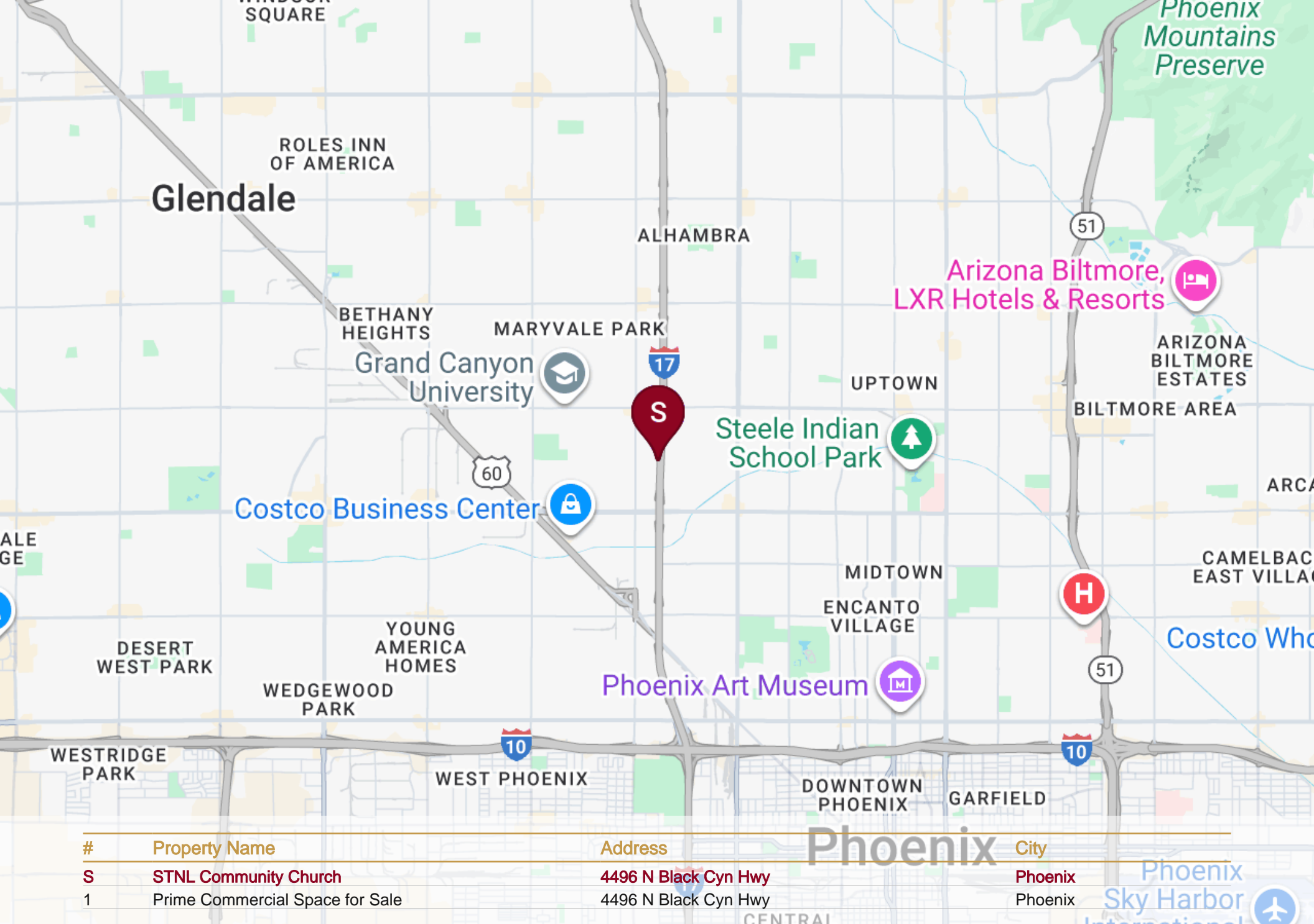
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	PROPERTY	BLDG SF	PSF (YR)	PSF (MO)	BUILT	Lease Type	DISTANCE (mi)
1	Prime Commercial Space for Sale 4496 N Black Cyn Hwy Phoenix, AZ 85017	3,800			1980		0.00
	AVERAGES	3,800					
S	 STNL Community Church 4496 N Black Cyn Hwy Phoenix, AZ 85017	3,810	\$11.35	\$0.95	1980	NNN	



#	Property Name	Address	City
S	STNL Community Church	4496 N Black Cyn Hwy	Phoenix
1	Prime Commercial Space for Sale	4496 N Black Cyn Hwy	Phoenix

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05	Rent Roll
	Rent Roll
	Lease Expiration

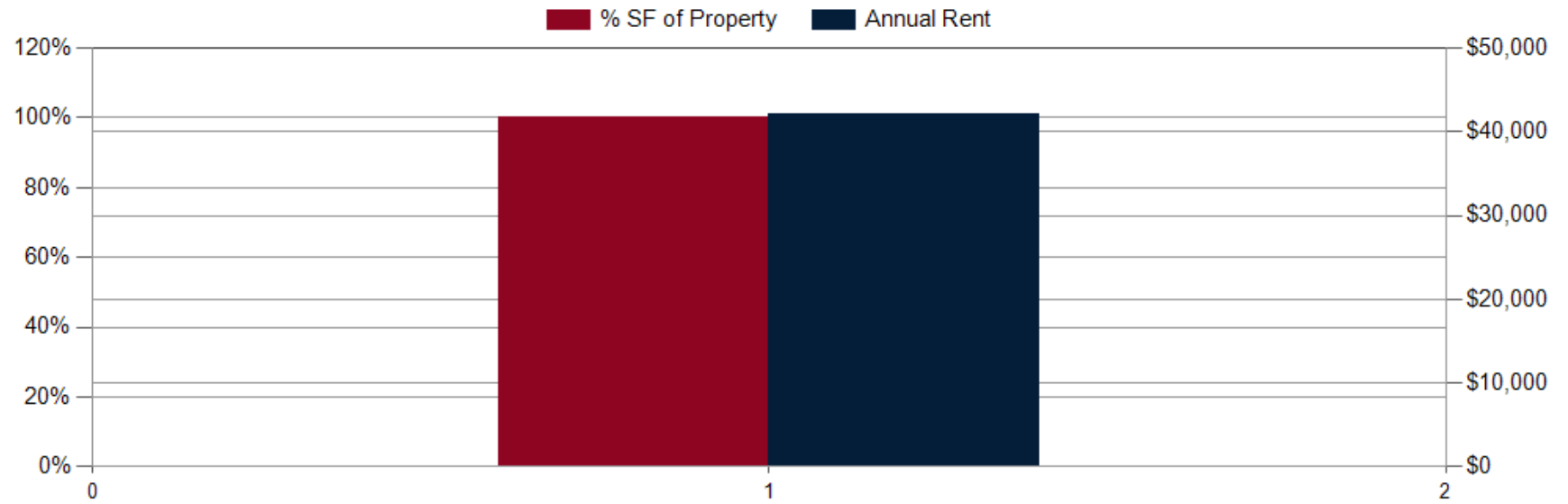
Suite	Tenant Name	Square Feet	% of NRA	Lease Term		Rental Rates					Lease Type	Options/Notes
				Lease Start	Lease End	Begin Date	Monthly	PSF	Annual	PSF		
	Community Church	3,810	100.00%			CURRENT	\$3,508	\$0.92	\$42,096	\$11.05		NNN
Totals:		3,810					\$3,508		\$42,096			



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 BR- CA,AZ,FL,WI,IL. CCIM,BOD-CCIM
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Tenant SF Analysis



06 Financial Analysis

Income & Expense Analysis

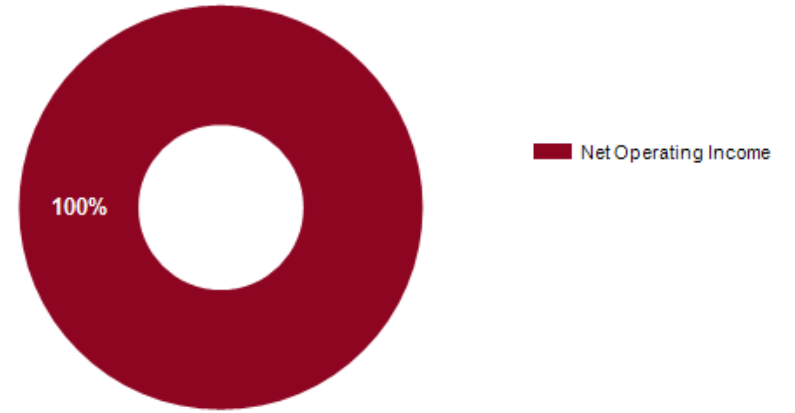
Multi-Year Cash Flow Assumptions

Cash Flow Analysis

Financial Metrics

REVENUE ALLOCATION CURRENT

INCOME	CURRENT
Gross Scheduled Rent	\$43,260
Effective Gross Income	\$43,260
Net Operating Income	\$43,260



Disclaimer: These numbers are provided as assumptions and are not guaranteed. Broker and/or Seller shall bear no responsibility if actual outcomes vary.



Simon Enwia, CCIM
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BR- CA,AZ,FL,WI,IL. CCIM,BOD-CCIM
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GLOBAL

Price **\$600,000**

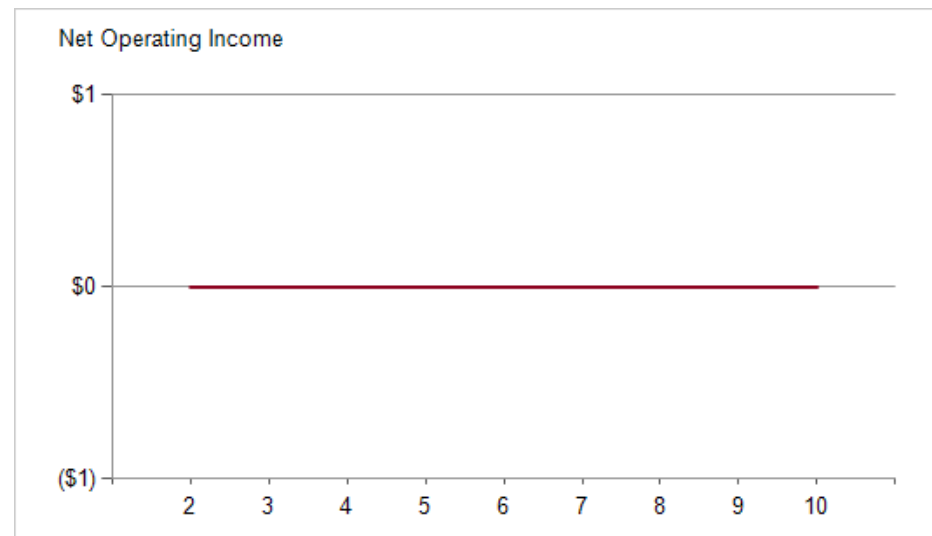
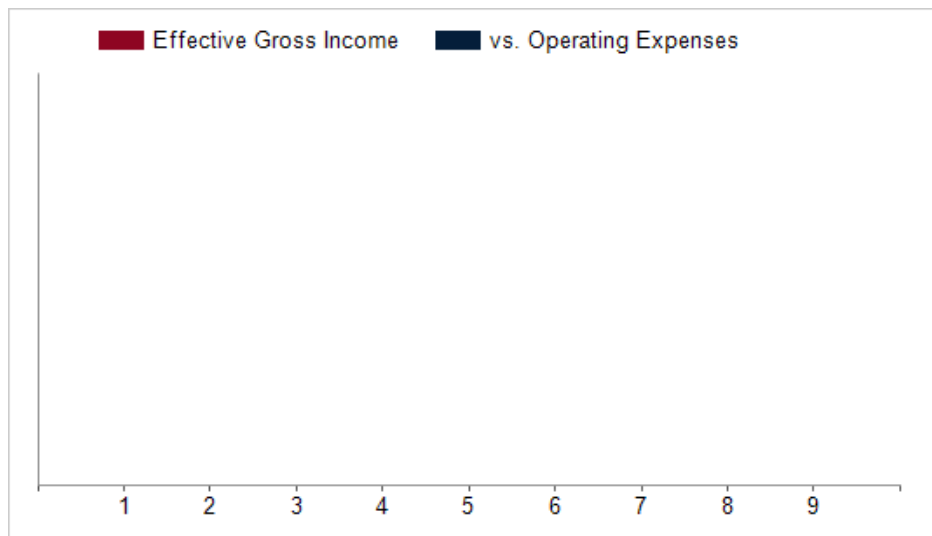
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Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
Gross Revenue										
Gross Scheduled Rent	\$43,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Effective Gross Income	\$43,260	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Operating Expenses										
Net Operating Income	\$43,260									



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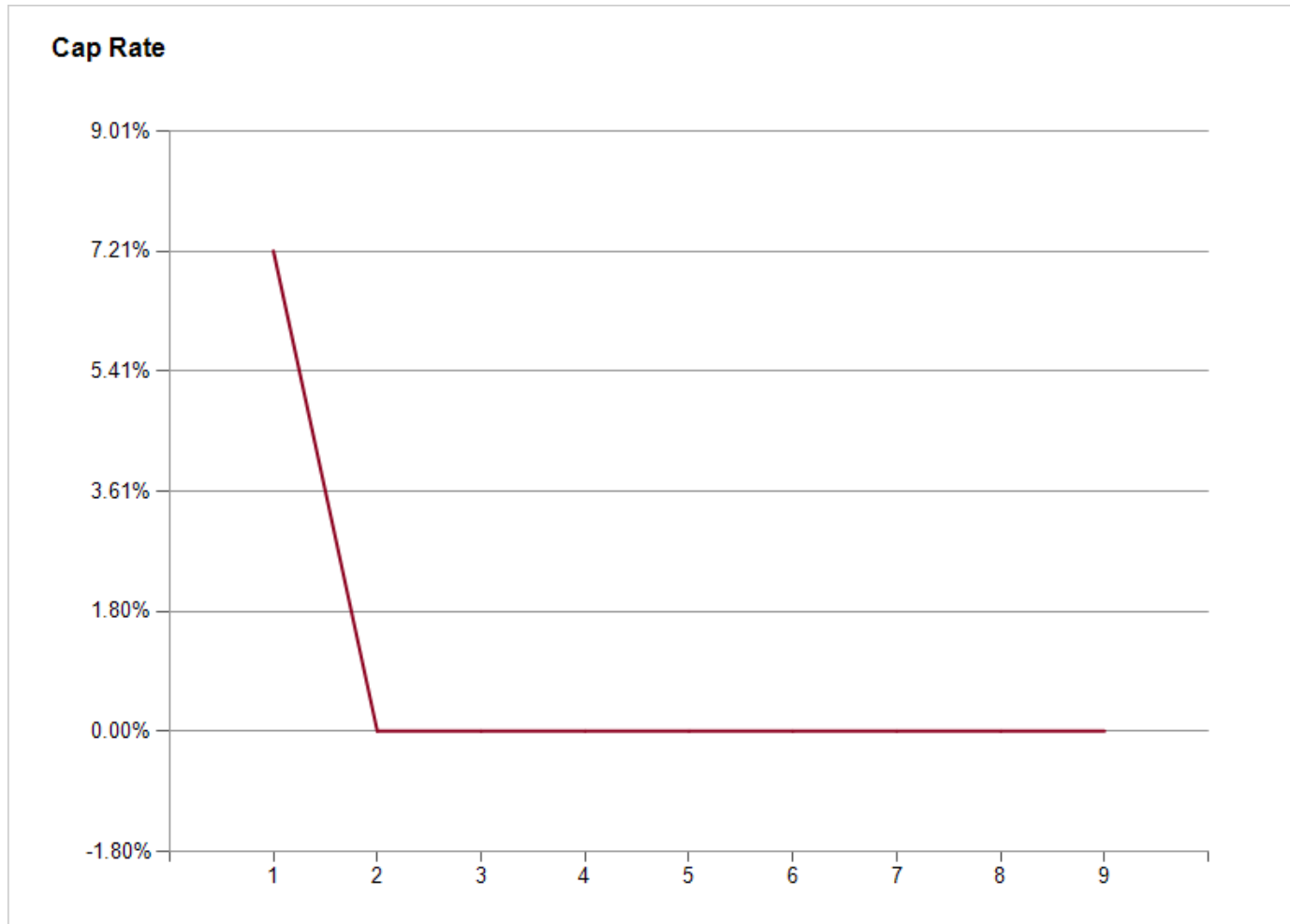


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Calendar Year	CURRENT	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10
CAP Rate	7.21%									
Price / SF	\$157.48	\$157.48	\$157.48	\$157.48	\$157.48	\$157.48	\$157.48	\$157.48	\$157.48	\$157.48
Income / SF	\$11.35	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

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07

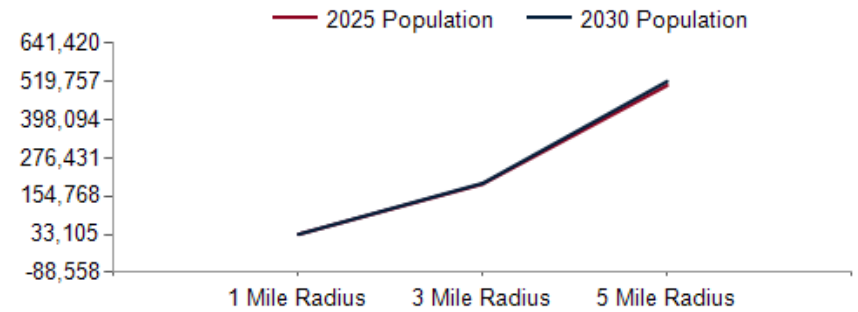
Demographics

General Demographics

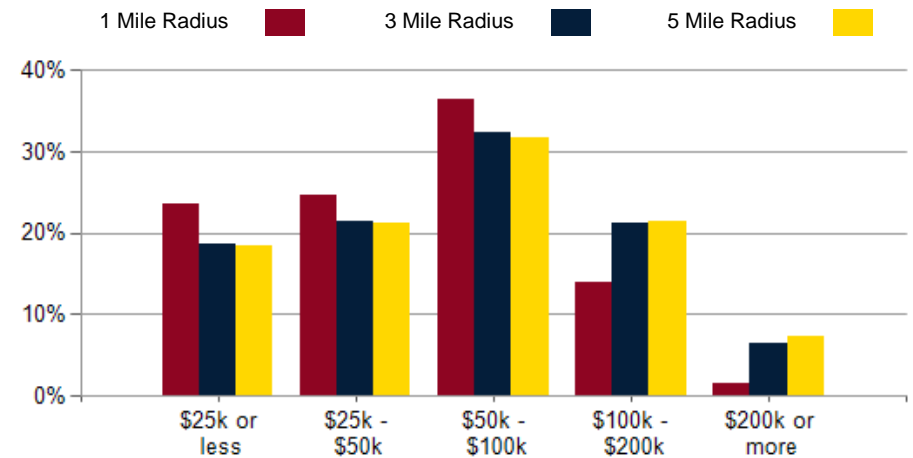
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	32,676	182,914	482,135
2010 Population	30,285	171,600	455,024
2025 Population	33,105	193,406	506,887
2030 Population	33,235	195,658	519,757
2025 African American	3,803	18,029	42,949
2025 American Indian	1,453	7,459	17,685
2025 Asian	1,640	8,521	17,337
2025 Hispanic	19,933	103,355	272,651
2025 Other Race	12,085	55,754	145,134
2025 White	9,048	71,826	196,445
2025 Multiracial	5,028	31,476	86,506
2025-2030: Population: Growth Rate	0.40%	1.15%	2.50%

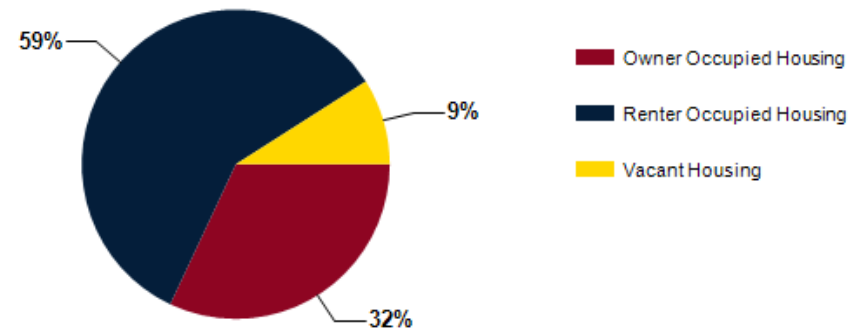
2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,482	7,511	20,581
\$15,000-\$24,999	919	5,498	14,051
\$25,000-\$34,999	1,171	6,024	16,280
\$35,000-\$49,999	1,344	8,920	23,609
\$50,000-\$74,999	2,262	12,815	33,664
\$75,000-\$99,999	1,444	9,671	25,900
\$100,000-\$149,999	1,089	10,409	28,228
\$150,000-\$199,999	331	4,392	12,011
\$200,000 or greater	146	4,515	13,544
Median HH Income	\$51,258	\$61,105	\$62,065
Average HH Income	\$62,182	\$86,545	\$89,502



2025 Household Income



2025 Own vs. Rent - 1 Mile Radius



Source: esri

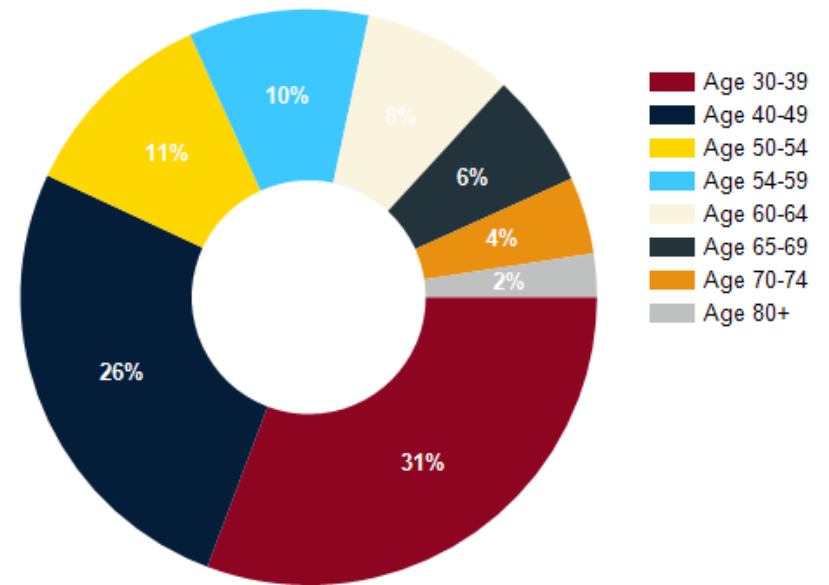


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 BR- CA,AZ,FL,WI,IL. CCIM,BOD-CCIM
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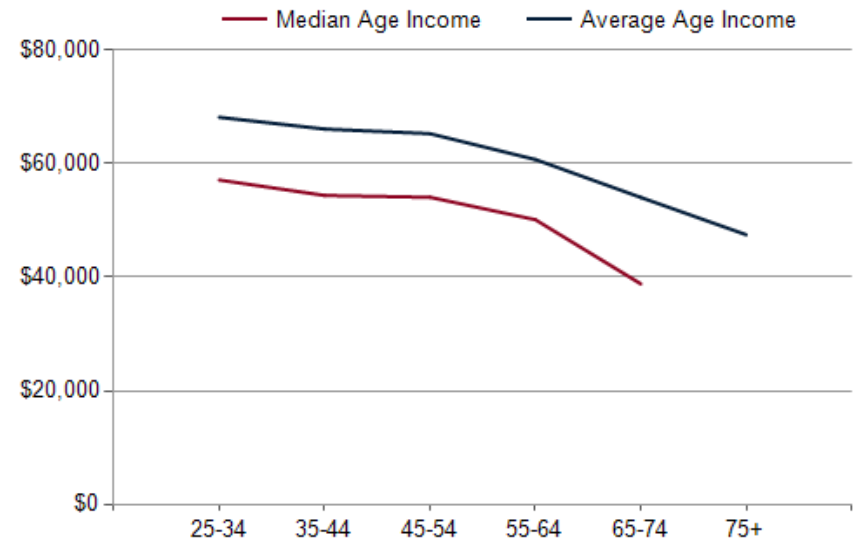
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2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	2,421	15,551	42,477
2025 Population Age 35-39	2,101	13,264	35,959
2025 Population Age 40-44	2,026	12,583	33,604
2025 Population Age 45-49	1,833	11,256	29,945
2025 Population Age 50-54	1,663	11,135	29,692
2025 Population Age 55-59	1,487	10,000	26,725
2025 Population Age 60-64	1,246	9,160	24,943
2025 Population Age 65-69	946	7,369	20,331
2025 Population Age 70-74	635	5,575	15,181
2025 Population Age 75-79	359	3,773	10,512
2025 Population Age 80-84	205	2,269	6,156
2025 Population Age 85+	184	2,386	6,040
2025 Population Age 18+	24,495	148,511	388,991
2025 Median Age	27	32	33
2030 Median Age	28	34	34

Population By Age



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$57,118	\$64,606	\$64,949
Average Household Income 25-34	\$68,177	\$85,455	\$86,102
Median Household Income 35-44	\$54,396	\$70,046	\$71,630
Average Household Income 35-44	\$66,102	\$96,600	\$100,658
Median Household Income 45-54	\$54,079	\$70,285	\$72,053
Average Household Income 45-54	\$65,280	\$97,689	\$101,439
Median Household Income 55-64	\$50,128	\$62,735	\$63,058
Average Household Income 55-64	\$60,731	\$89,796	\$93,226
Median Household Income 65-74	\$38,820	\$51,020	\$52,335
Average Household Income 65-74	\$54,044	\$79,052	\$82,282
Average Household Income 75+	\$47,483	\$66,660	\$73,907



Demographic Data is MISSING

Go to **DEMOGRAPHICS > GENERAL** page and click on the "Reload Demographic Data" to update this data.

Uncheck "Race" under Demographics in the Publisher Tree to remove this page from the PDF.

08 **Company Profile**
Advisor Profile



Simon Enwia, CCIM
CEO & Designated Managing Broker

Simon Enwia, CCIM CIPS GRI SRS ABR is CEO & Designated Managing Broker of SENW, where he leads a full-service, AI-enabled, multi-state brokerage. Licensed in Illinois, Wisconsin, Florida, Arizona, and California, Simon has led high-value transactions across industrial, retail, multifamily, and mixed-use properties. He is a national broker focused on data center development sites, providing owners of powered land and industrial sites unparalleled value.

Simon's career spans leadership roles in redevelopment, general contracting, and real estate investment trusts (REITs), including pivotal work in the digitization of REIT securities.

Simon is a Certified Commercial Investment Member (CCIM), Certified International Property Specialist (CIPS), Graduate Realtor Institute (GRI), a Seller Representative Specialist (SRS), An Accredited Buyer Representative (ABR) and a Member Associate with the Society of Industrial and Office Realtors (SIOR). He currently serves on several boards, including as the 2025–2026 Institute Affiliate Director for the Northern Illinois Commercial Association of REALTORS® (NICAR), Director-at-Large for the CCIM Illinois Chapter, and Board Member for the RED Awards. His professional volunteerism focuses on advancing commercial real estate education, where he serves as a mentor with both the CCIM Institute and the CCIM Illinois Chapter. Simon is AI Certified in Real Estate by the RRC and also carries the e-PRO®, AHWD® and C2EX® Realtor® endorsements, furthering his commitment to the real estate profession.

Simon is an avid writer with an affinity for social media and has been featured in numerous publications. He is also a recognized speaker at real estate and technology conferences. His past volunteer work includes serving as an administrator and advisor for Leasehackr.com, the Assyrian Arts Institute, and Silicon Valley Advantage

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- Phoenix REALTORS
- Scottsdale Area Association of REALTORS Inc
- Florida Realtors
- Suncoast Tampa Association of REALTORS Inc
- Illinois REALTORS
- Mainstreet Organization of REALTORS
- Wisconsin REALTORS Association
- CARW – Commercial Association of REALTORS Wisconsin
- Northern Illinois Commercial Association of Realtors

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The information contained herein is not a substitute for a thorough due diligence investigation. SENW has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

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