

OFFICE INVESTMENT OPPORTUNITY!

CRE8
ADVISORS

**Subject
Property**



Cactus Road (46,254 CPD)

32nd Street (16,983 CPD)

**12251 N. 32ND STREET
PHOENIX, AZ**

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PROPERTY SUMMARY

12251 N. 32ND STREET
PHOENIX, AZ



PROPERTY HIGHLIGHTS

- Investment Office Opportunity
- Call for Pricing
- 13,912SF Multi-Tenant Office Property on 1.28 Acres
- Currently 70% leased
- Great Freeway Access
- Monument Signage on 32nd Street
- New Roof with Recent HVAC Replacement
- Property is located on 32nd Street (16,983 CPD), just north of Cactus Road and is just off the 51 Freeway
- Excellent demographics within the trade area and an average household income of \$119,724 within 5 miles.

PROPERTY DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2025 Population:	14,294	101,849	280,383
2030 Population	14,723	105,066	290,134
# of Households:	5,770	42,187	116,908
Average Household Income:	\$115,326	\$114,477	\$119,724

PROPERTY SUMMARY

ASKING PRICE:	Call for Pricing
LAND AREA:	1.28 Acres
BUILDING AREA:	13,912 SF
APN:	166-01-007M
ZONING:	C-O (Commercial Office)

PROPERTY PHOTO

12251 N. 32ND STREET
PHOENIX, AZ



PROPERTY PHOTOS

12251 N. 32ND STREET
PHOENIX, AZ



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FLOORPLAN & RENT ROLL

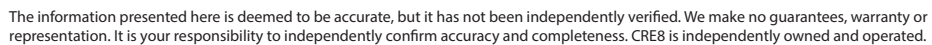
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CURRENT RENT ROLL

Suite	Tenant Name	Lease Start	Lease End	Term (Months)	SF	Lease Type	Rent/SF	Monthly Base Rent	Yearly Base Rent
1	Cargar	9/1/24	8/31/29	60	4,491	NNN	\$32.36	\$12,110.50	\$145,326.00
2	Eyebrows & More	9/27/24	10/31/29	60	634	FS	\$18.93	\$1,000.00	\$12,000.00
3	Wyman Plumbing	11/1/25	11/30/28	37	448	NNN	\$25.85	\$965.06	\$11,580.72
4	Farmers Insurance	7/1/25	10/31/27	60	520	NNN	\$22.64	\$980.98	\$11,771.76
5	Dapta	10/1/25	10/30/29	48	750	FS	\$72.00	\$4,500.00	\$54,000.00
6	Vacant	N/A	N/A	N/A	1,000		\$0.00	\$0.00	\$0.00
7	Vacant	N/A	N/A	N/A	1,319		\$0.00	\$0.00	\$0.00
8	Vacant	N/A	N/A	N/A	2,482		\$0.00	\$0.00	\$0.00
Total					11,644			\$19,556.54	\$234,678.48

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For Additional details contact the team
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