

OFFICE INVESTMENT OPPORTUNITY!



Subject Property



Cactus Road (46,254 CPD)

32nd Street (16,983 CPD)



12251 N. 32ND STREET
PHOENIX, AZ

Rommie Mojahed
602.702.4663
Rommie@CRE8Advisors.com

Chad Shipley
480.220.5954
Chad@CRE8Advisors.com

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

	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
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

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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantees, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. CRE8 is independently owned and operated.

PROPERTY PHOTOS

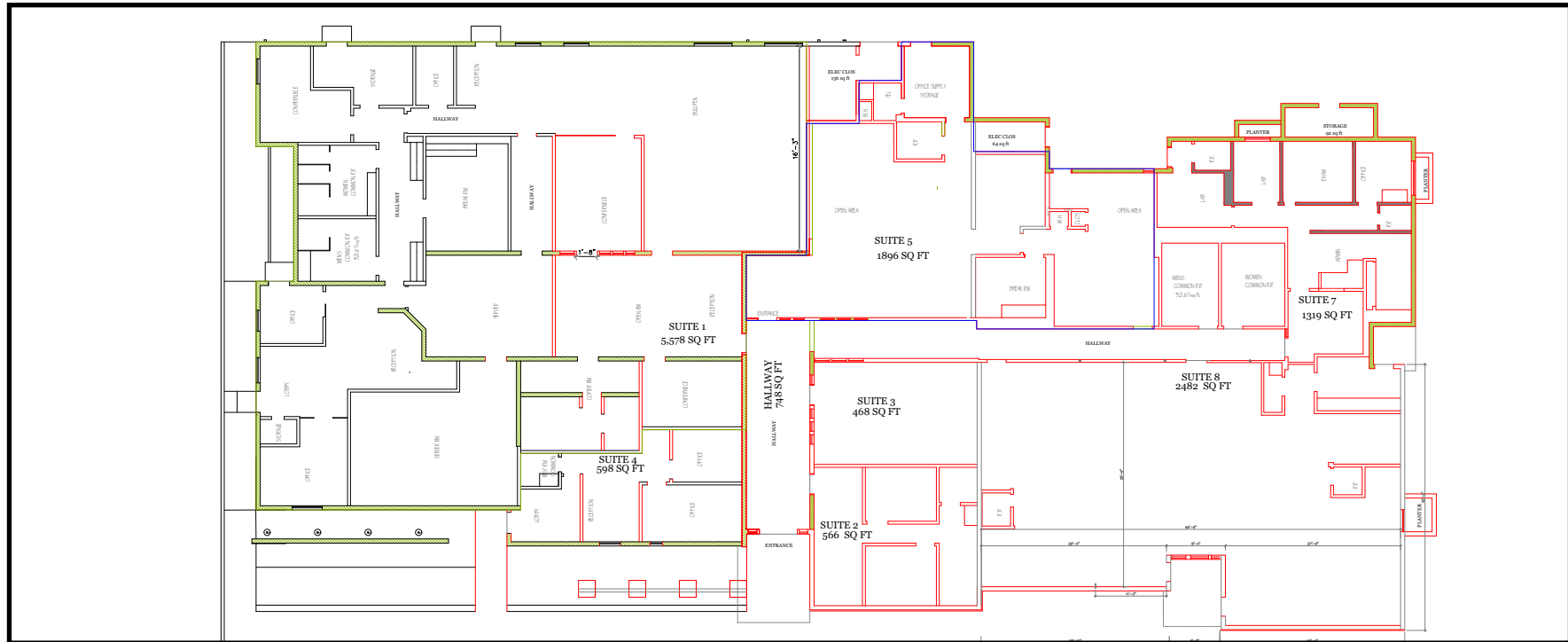
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FLOORPLAN & RENT ROLL

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CURRENT RENT ROLL

Suite	Tenant Name	Lease Start	Lease End	Term (Months)	SF	Rent/SF	Monthly Base Rent	Yearly Base Rent
1	Cargar	9/1/24	8/31/29	60	5,578	\$32.36	\$15,042.01	\$180,504.08
2	Eyebrows & More	9/27/24	10/31/29	60	566	\$18.93	\$892.87	\$10,714.38
3	Wyman Plumbing	11/1/25	11/30/28	37	468	\$25.00	\$975.00	\$11,700.00
4	Farmers Insurance	7/1/25	10/31/27	60	598	\$22.00	\$1,096.33	\$13,156.00
5	Dapta	10/1/25	10/30/29	48	1,896	\$28.48	\$4,499.84	\$53,998.08
6-A	Greenfire	10/1/23	10/31/28	60	1,000	\$28.99	\$2,415.83	\$28,990.00
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					13,907			\$299,062.54

RETAILER AERIAL

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CRE8
ADVISORS

The logo features the word 'CRE8' in a bold, sans-serif font. The 'C', 'R', and 'E' are black, while the '8' is a vibrant green. Below 'CRE8', the word 'ADVISORS' is written in a smaller, black, all-caps, sans-serif font.

For Additional details contact the team
by phone at: (602) 888. CRE8
or by email: Lindsey@CRE8Advisors.com