

OFFICE INVESTMENT OPPORTUNITY!



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

	<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

12251 N. 32ND STREET
PHOENIX, AZ



PROPERTY PHOTOS

12251 N. 32ND STREET
PHOENIX, AZ



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.

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

RETAILER AERIAL

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The logo features the letters 'CRE8' in a bold, sans-serif font. 'CRE' is black, and '8' is a vibrant green. Below it, the word 'ADVISORS' is written in a smaller, black, all-caps sans-serif font.

CRE8 ADVISORS

For Additional details contact the team
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