



NNN RETAIL INVESTMENT

2260 WEST GLENDALE AVENUE
PHOENIX, AZ



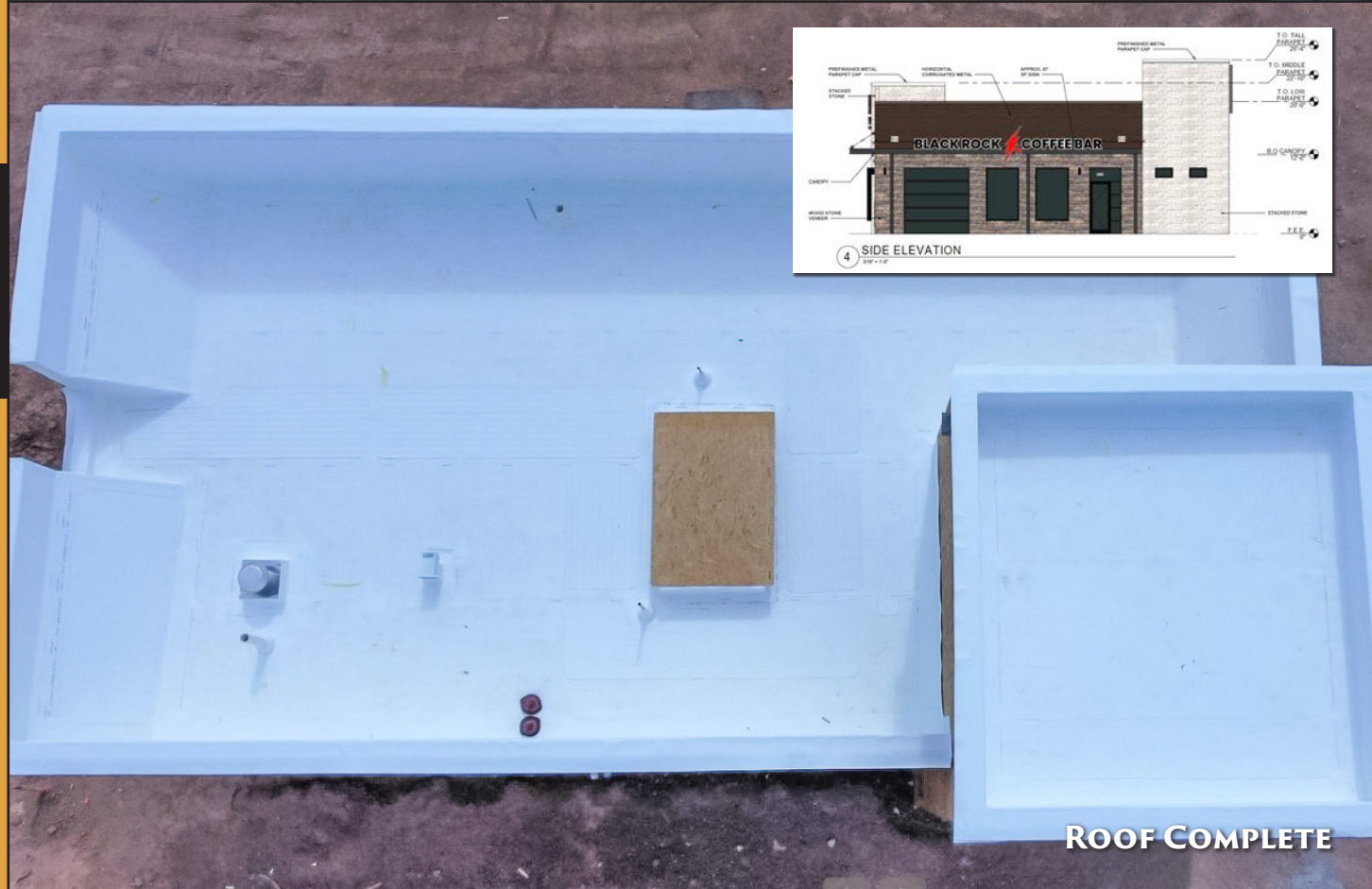
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ORION 
INVESTMENT REAL ESTATE

ORION INVESTMENT REAL ESTATE
SCOTTSDALE FASHION SQUARE
7150 EAST CAMELBACK ROAD | SUITE 425
WWW.ORIONPROP.COM



FOUNDATION & WALLS COMPLETE



ROOF COMPLETE



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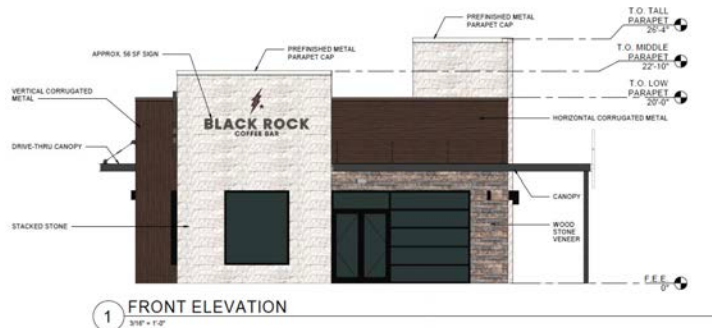
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SALE PRICE: **\$2,550,000**



CAP RATE: **4.12%**



PRIMARY LEASE TERM: **FIFTEEN (15) YEARS**



LEASE TYPE: **ABSOLUTE NNN**



TOTAL BUILDING SIZE: **830 SF**



TOTAL LAND SIZE: **23,997 SF**



ANTICIPATED DELIVERY: **9/1/2022**



PROPERTY ADDRESS: **2260 W. GLENDALE AVENUE**





701,935
Daytime Population

5 Mile



\$70,382
Average Household Income

3 Mile



33.3
Median Age

3 Mile

2021 SUMMARY (SOURCE: ESRI)	ONE MILE	THREE MILE	FIVE MILE
DAYTIME POPULATION	32,600	267,371	701,935
POPULATION	27,033	205,390	469,485
AVERAGE HOUSEHOLD SIZE	2.45	2.77	2.67
AVERAGE HOUSEHOLD INCOME	\$57,677	\$70,382	\$70,199
MEDIAN AGE	34.3	33.3	34.0