



SINGLE TENANT INDUSTRIAL BUILDING ON FIVE ACRES

12345 NW GRAND AVE
EL MIRAGE, AZ 85335

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Property Summary



OFFERING SUMMARY

Sale Price:	\$1,325,000
Cap Rate:	7.0%
NOI:	\$93,000
Lot Size:	5 Acres
Building Size:	12,000
Zoning:	UC - Urban Corridor
Market:	Phoenix MSA
Submarket:	Northwest suburbs
Price / SF:	\$110.42

PROPERTY OVERVIEW

Metal industrial building on 5 acres. Single tenant lease to Merchant Metals [MMI Products, Inc], a wholesale fencing company, since 2010. Lease has been extended through April, 2020. Redevelopment potential for entire property. 2017 Taxes: \$19,363 [tenant pays].

LOCATION OVERVIEW

The common address is 12345 NW Grand Ave [formerly known as 501 Northrup Ave], El Mirage AZ. Located on US Hwy 60 [Grand Ave / Phoenix-Wickenburg Hwy] at the far north side of the City of El Mirage AZ, between the communities of Surprise and Sun City. It is approx. 40 minutes northwest of Phoenix.

The property is on the southwest side of Grand Ave, directly behind Coury's Grand Plaza, a retail center which includes Food City, 99 Cents Plus, and A&A Tire & Auto Repair.

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Complete Highlights

SALE HIGHLIGHTS

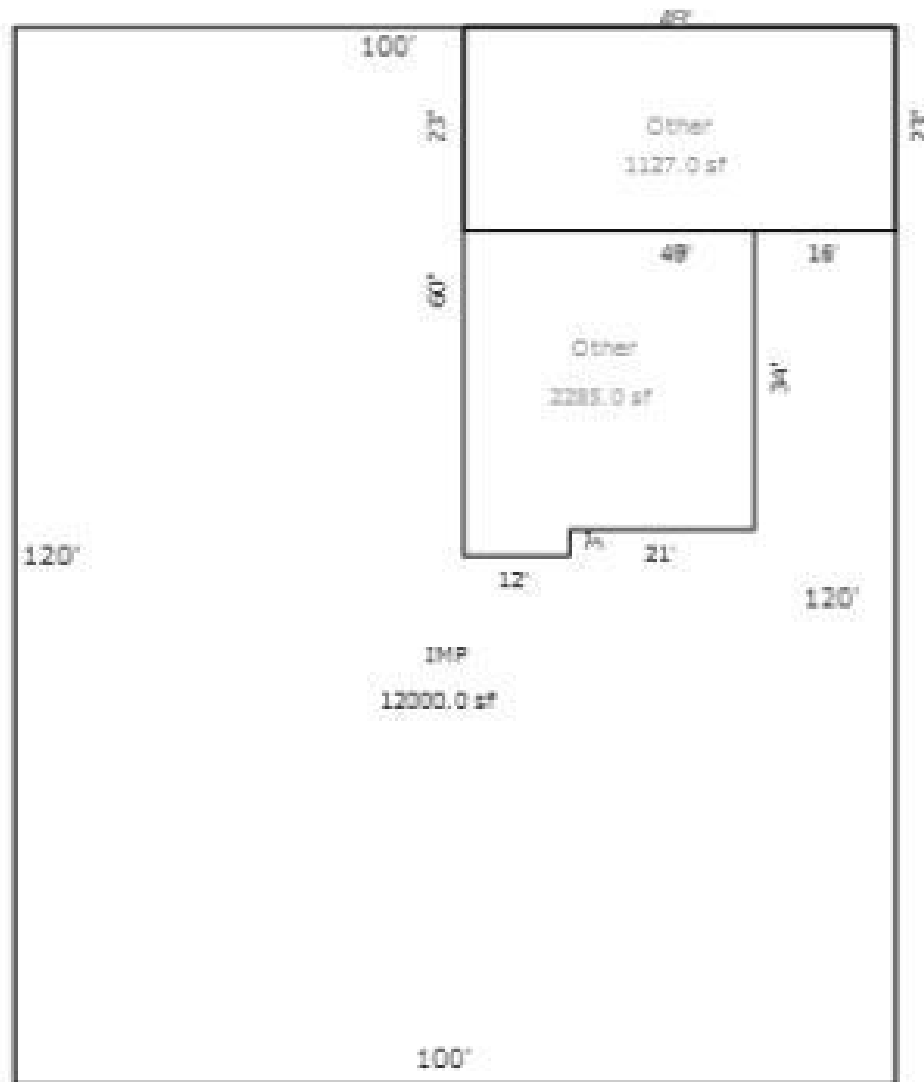
- Industrial Property
- Metal Building on 5 Acres
- Single Tenant Lease (since 2010)
- NW Suburban Phoenix
- Redevelopment Potential



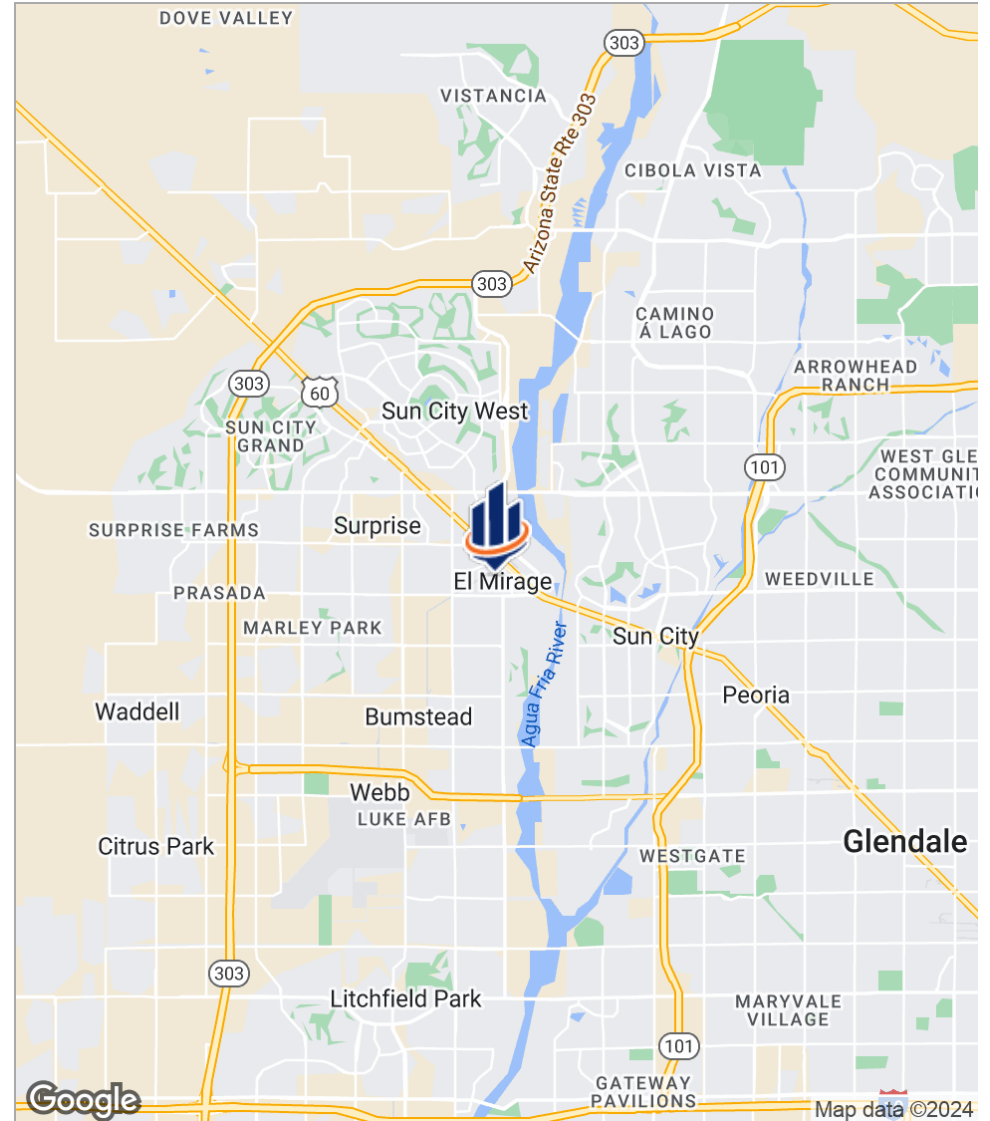
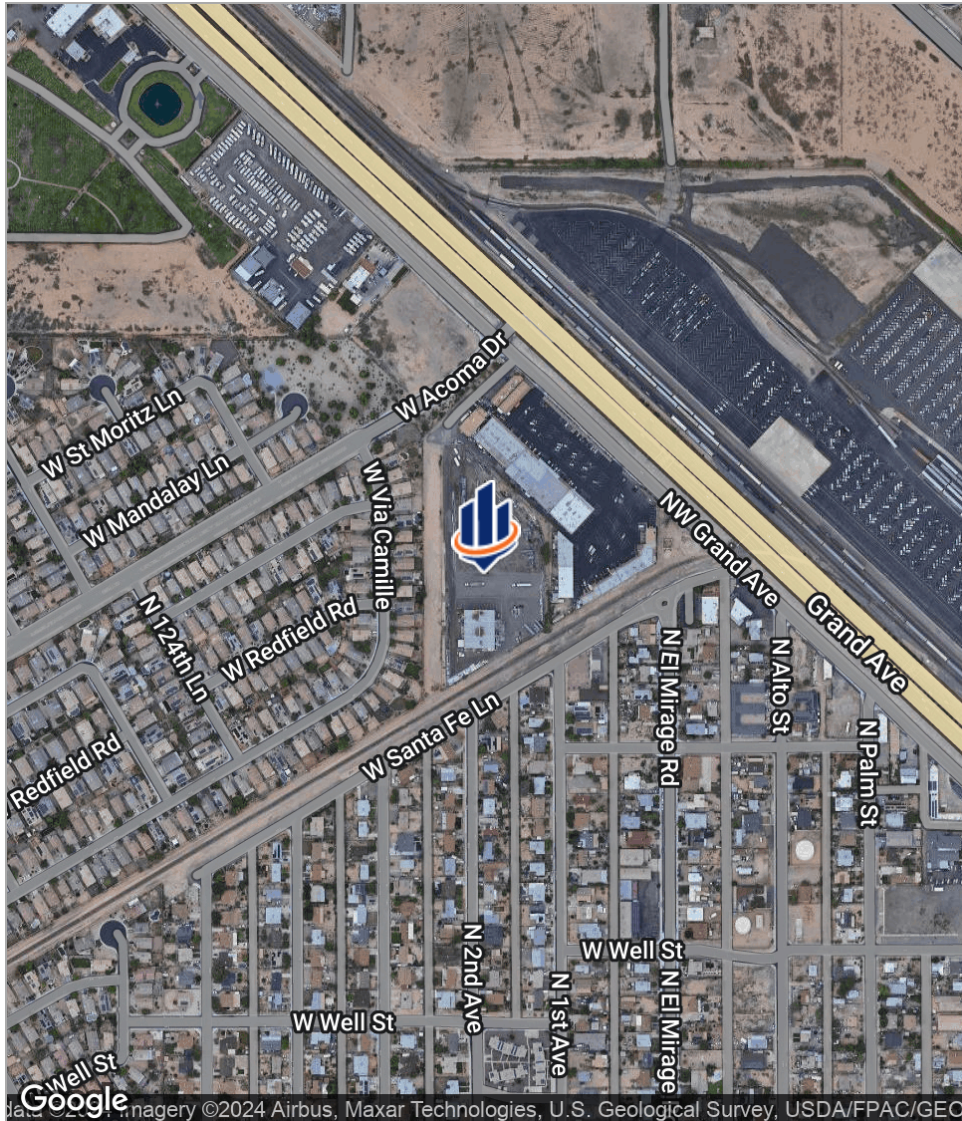
Additional Photos



Site Plan



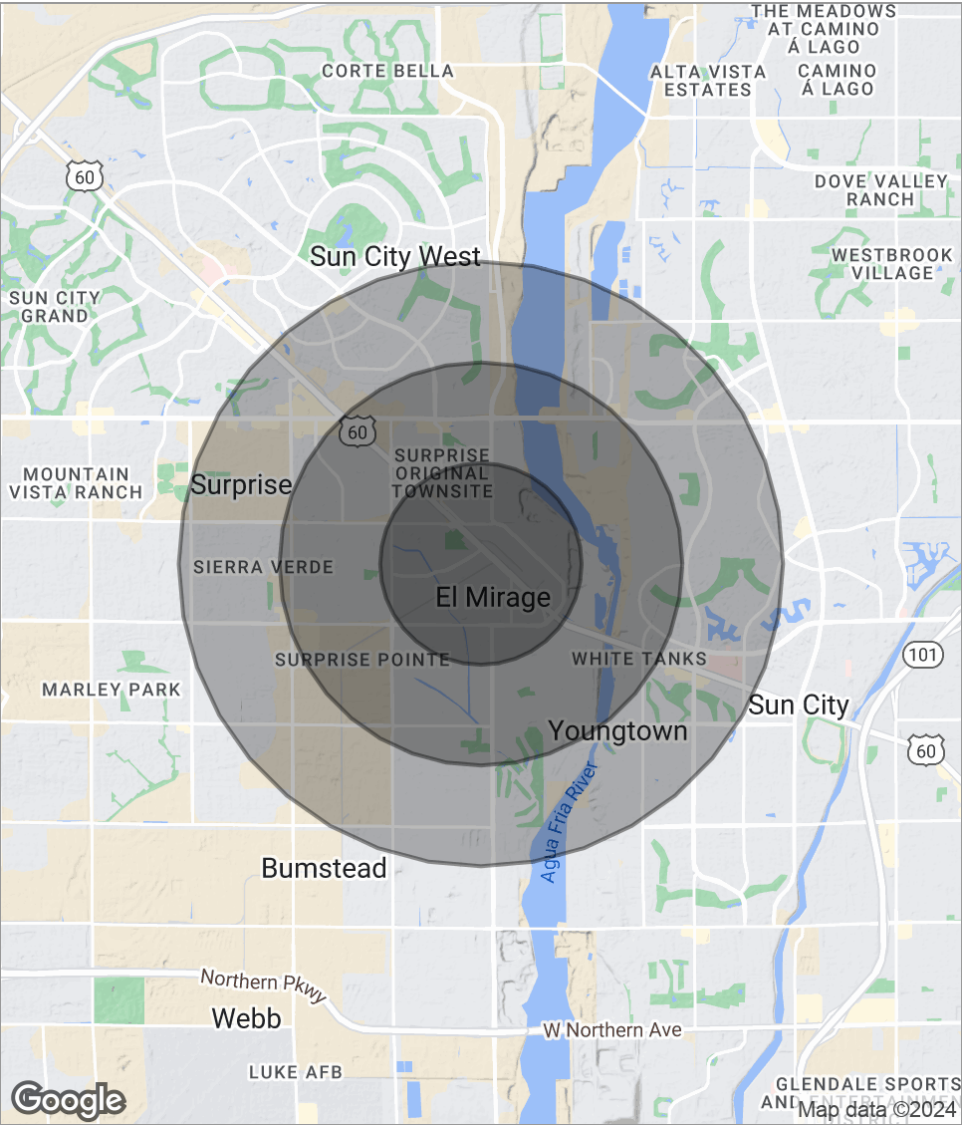
Location Maps



Area Amenities



Demographics Map



POPULATION	1 MILE	2 MILES	3 MILES
Total population	13,572	50,151	84,628
Median age	27.8	31.6	40.3
Median age (male)	28.9	31.5	39.6
Median age (Female)	26.5	31.7	40.9
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total households	3,884	16,338	32,784
# of persons per HH	3.5	3.1	2.6
Average HH income	\$52,210	\$54,172	\$53,237
Average house value	\$153,786	\$157,157	\$169,231

* Demographic data derived from 2020 ACS - US Census