

# INVESTMENT OPPORTUNITY

37,780± SF MULTI-TENANT OFFICE / OFFICE-WAREHOUSE BUILDING



42302 N VISION WAY | ANTHEM, ARIZONA 85086

FOR FURTHER INFORMATION PLEASE CONTACT:



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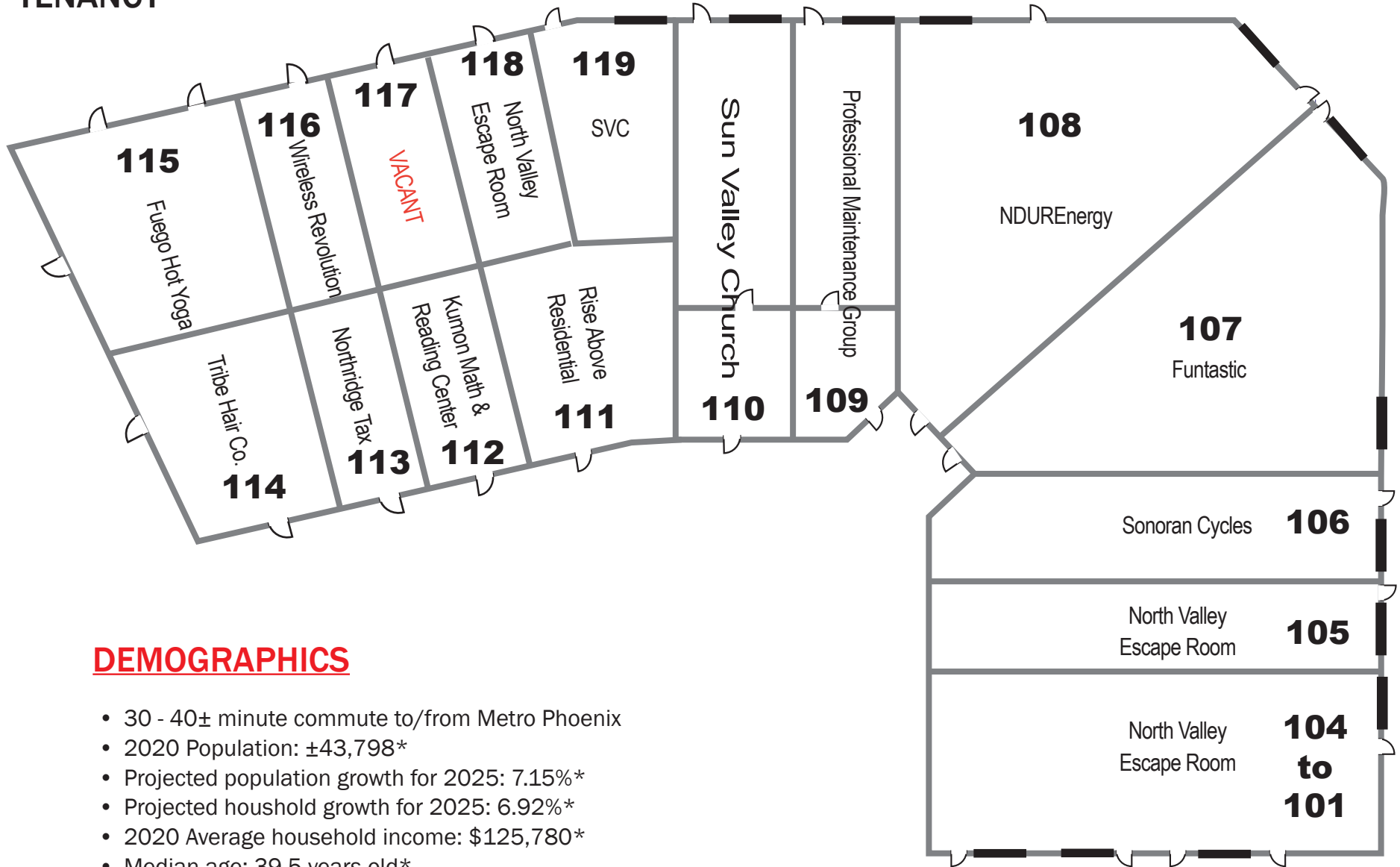


**LOCATED IN THE HEART  
OF ANTHEM'S COMMERCIAL DISTRICT  
WEST OF I-17 FREEWAY & ANTHEM WAY**

## **FEATURES**

- Location: 42302 N Vision Way, Anthem, AZ 85086 | Parcel# 203-03-037
- Details: 37,780± SF Multi-tenant Office and Office/Warehouse units
  - Office Clear Height: 10' | Warehouse Clear Height: 16'
  - Individually Metered for Electric
  - Fully Sprinklered
  - Monument Sign
  - Ample Parking
- Price: \$4,635,000.00
- Property: Built in 2003
- Parking: 2.1/1,000 (76 Spaces)
- Zoning: CP/GCP, City of Anthem

TENANCY



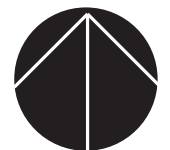
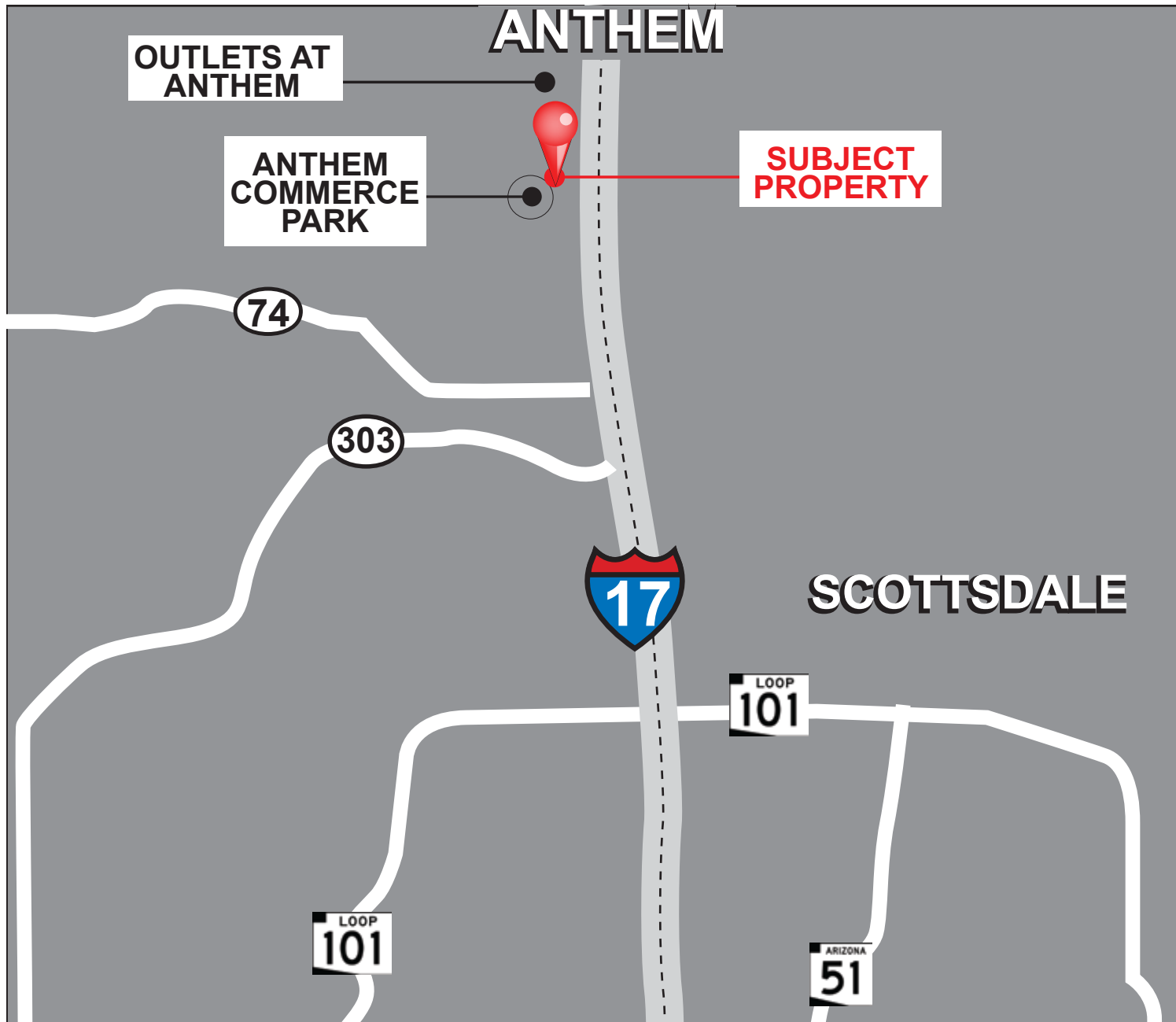
**DEMOGRAPHICS**

- 30 - 40± minute commute to/from Metro Phoenix
- 2020 Population: ±43,798\*
- Projected population growth for 2025: 7.15%\*
- Projected household growth for 2025: 6.92%\*
- 2020 Average household income: \$125,780\*
- Median age: 39.5 years old\*

\*5 mile radius; Based on 2020 CoStar Data

**NOT TO SCALE**

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, rental or other conditions, prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein. This information has been secured from sources deemed reliable, however, we make no warranties as to its accuracy.





42302 N. Vision Way  
 Anthem, AZ 85086  
 37,780 SQ FT

**NOI Analysis**  
**April 1, 2021 - March 31, 2022**

**CURRENT PROJECTED NET OPERATING INCOME**

| <u>Rental Revenue</u>                         | <u>Annual</u>      | <u>\$ / PSF</u> |
|---|--------------------|-----------------|
| Current Projected Rental Income               | \$295,537          | \$8.07          |
| Expense Reimbursements                        | \$123,856          | \$3.38          |
| Signage Income                                | \$2,340            |                 |
| <b>TOTAL REVENUE</b>                          | <b>\$421,733</b>   |                 |
| <b>Operating Expenses</b>                     | See Below          |                 |
| Building Repairs & Maintenance                |                    |                 |
| Utilities (Water/Sewer/Trash/Common Electric) |                    |                 |
| Landscaping                                   |                    |                 |
| Management Fee                                |                    |                 |
| Insurance                                     |                    |                 |
| Property Taxes                                |                    |                 |
| <b>TOTAL OPERATING EXPENSES</b>               | <b>(\$127,936)</b> | <b>(\$3.39)</b> |
| <b>NET OPERATING INCOME</b>                   | <b>\$293,797</b>   |                 |

*Additional Information:*  
 \* Analysis assumes suite 117 vacant  
 \* Takes contracted rental increases into account  
 \* Any lease that expires during period, assume renewal at same rate  
 \* Current vacancy 3.05%

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