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Asking Price:

**\$560,000**  
(\$138.17/SF)

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**FOR SALE** | 34975 N North Valley Parkway | Phoenix, AZ

## Office Condo | Executive Suite Opportunity

Great opportunity to own a well-leased executive suite operation in north Phoenix. The property is located in the Tramonto Crossing Office Condominium development across the street from the Tramonto Marketplace shopping center.

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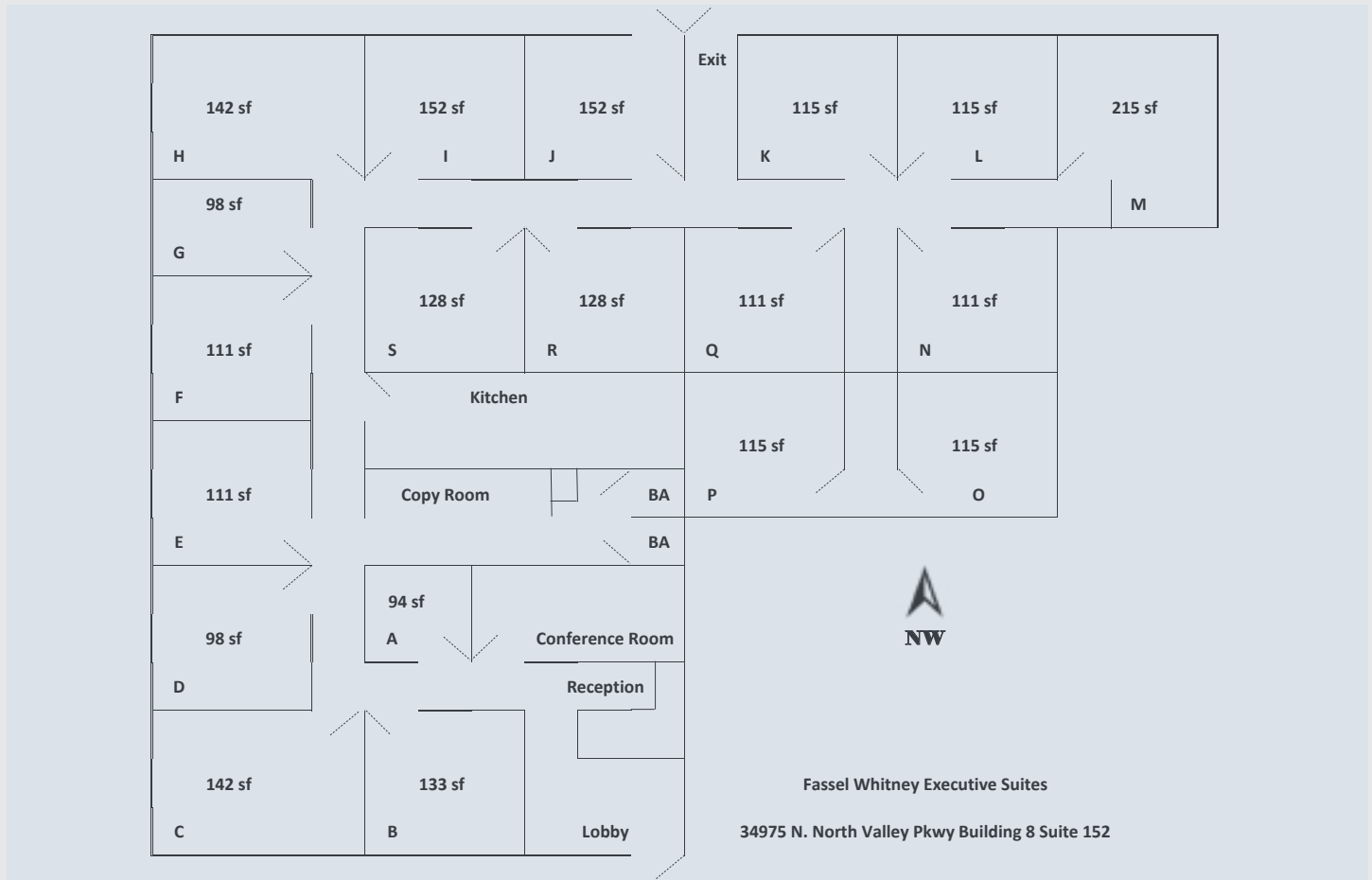
## Property Profile

Development	<a href="#">Tramonto Crossing Office Condominiums</a>
Developer	<a href="#">Voit Development Company</a>
Architect	<a href="#">Davis</a>
Year Built	<a href="#">2007</a>
Number of Buildings	<a href="#">Eight</a>
Zoning	<a href="#">C-2, City of Phoenix</a>
Number of Floors	<a href="#">One</a>
Building Size	<a href="#">±4,053 SF</a>
Parcel Numbers	<a href="#">203-27-758, 203-27-759, 203-27-760</a>

## INVESTMENT HIGHLIGHTS

34975 N North Valley Parkway is a great opportunity to own a well-leased executive suite operation in north Phoenix. The property is located in the Tramonto Crossing Office Condominium development across the street from the Tramonto Marketplace shopping center. This area features excellent access to Interstate 17 and many amenities and retail conveniences are located just across the street. The property has been well maintained by the owner and currently only two out of a total of 19 units are vacant. This is a very flexible opportunity where a buyer could move into a portion of the building and have the balance leased out or they could occupy the entire building. All but three of the leases roll over by May 2018.

\$560,000 (\$138.17/SF)



FLOOR PLAN

	1 MILE	3 MILES	5 MILES
2017 TOTAL POPULATION	7,257	18,330	57,457
2022 POPULATION	7,842	19,813	62,222
2017-2022 POPULATION GROWTH	8.06%	8.09%	8.29%
2017 AVERAGE AGE	34.3	35.7	36.2
2017 TOTAL HOUSEHOLDS	2,761	6,733	20,125
2017-2022 HOUSEHOLD GROWTH	8.11%	8.02%	8.15%
2017 MEDIAN HOUSEHOLD INCOME	\$71,482	\$82,733	\$85,612
2017 AVERAGE HOUSEHOLD SIZE	2.6	2.7	2.8
2017 MEDIAN HOME VALUE	\$276,239	\$327,214	\$320,183
2017 MEDIAN YEAR BUILT	2005	2004	2004



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