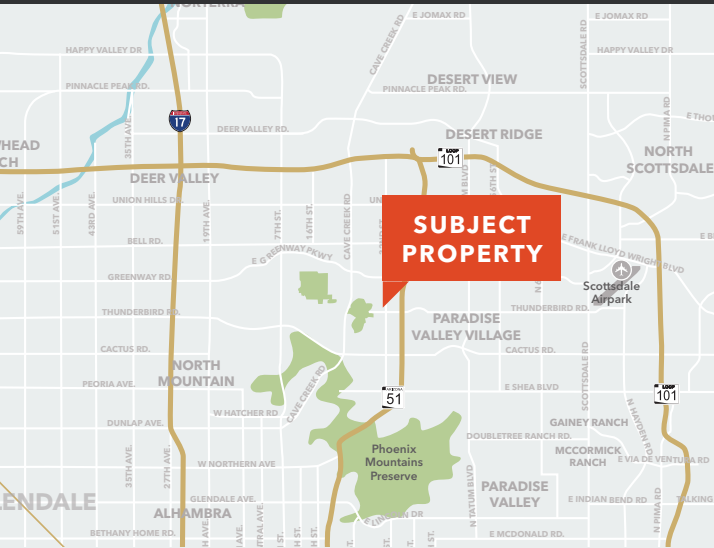




FOR SALE

Kino Plaza Office Park

13832 N 32ND ST, PHOENIX, AZ 85032



ERIK MARSH
Senior Vice President
602.513.5105
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SUSANNA REUST
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**Kidder
Mathews**

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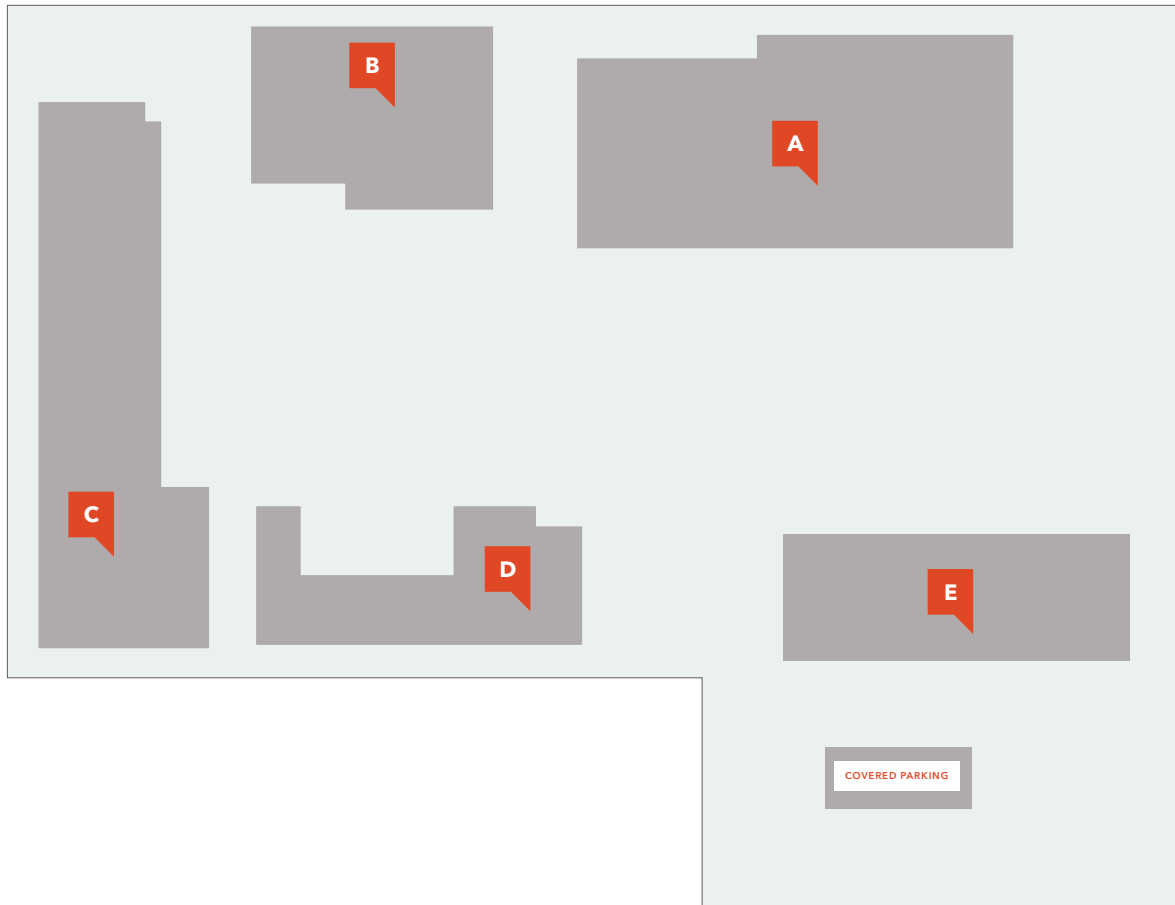
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FOR SALE

Kino Plaza

13832 N 32ND ST, PHOENIX, AZ 85032

Site Plan



N 32ND ST

Excellent street frontage and monument signage

\$9,000,000 sale price

TWENTY-ONE (21) suites individually metered with bathrooms

±67,699 SF of office space

FIVE (5) buildings

PARKING ratio of 4.37/1,000 SF

92.87% occupancy

5.24 acres of land (228,075 SF)

BUILT in 1976

ZONED C-2, City of Phoenix

APN 214-55-010,008 C

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INVESTMENT SUMMARY

List Price	\$9,000,000
Price / SF	\$133.00
Price/SF	±67,699 SF
Site Area	4.39 SF AC (225,641 SF)
Year Built	1976
Parking Ratio	4.37/1,000SF
Actual NOI	\$811,681



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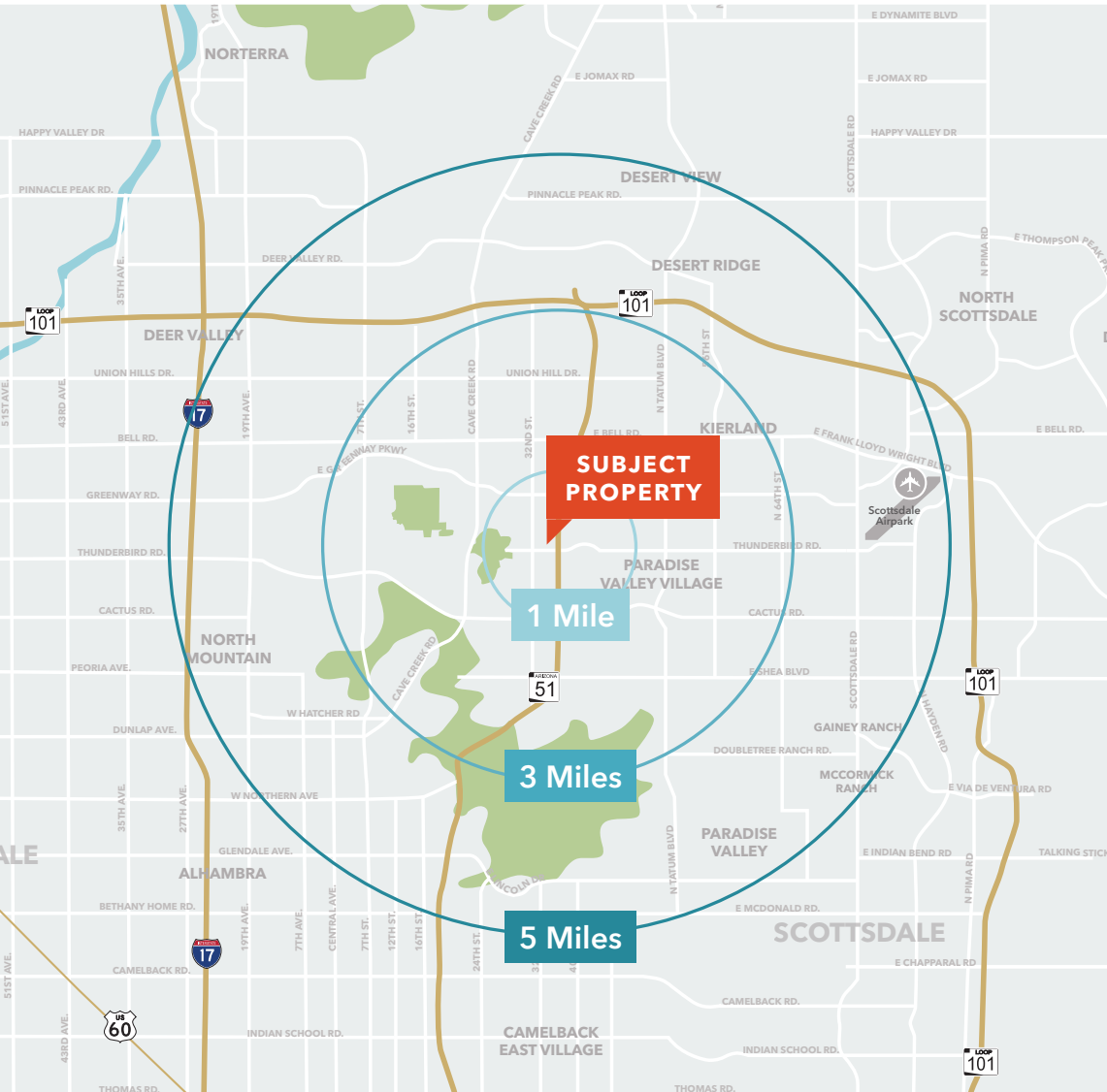
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DEMOGRAPHICS

2019 Population	18,920	125,615	290,141
2024 Projected Pop.	20,803	134,099	310,508
2019 Households	7,020	51,028	119,771
Median Home Value	\$256,129	\$270,130	\$284,520
Avg. HH Income	\$95,716	\$84,345	\$87,191
Parking Ratio	List Price	List Price	List Price
Daytime Employment	2,593	41,455	91,801

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