



COMMERCIAL PROPERTIES
I n c o r p o r a t e d

8777 N. Gainey Center Dr., #245
Scottsdale, AZ 85258
(480) 966-2301
www.cpi.az.com

J & J Commercial Properties, Inc., Confidentiality Agreement

CONFIDENTIAL MEMORANDUM

ESCUDA OFFICE PARK
20100 N. 51ST AVENUE, SUITE E-540
GLENDALE, AZ 85308

The information on **Escuda Office Park, Suite E-540** ("Property") provided by Commercial Properties, Inc. ("CPI"), may be used only by parties approved by CPI and the Owner. The property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to CPI, immediately upon request of CPI or the Owner and; (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of CPI.

The information contained in this Offering Memorandum is confidential, furnished solely for the review purposes by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of CPI. This information is presented to you for your information only to determine if you are interested in pursuing this investment opportunity as Principals. The material is based in part upon information supplied by the Owner and in part upon information obtained by CPI from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by the Owner, CPI, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering and environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including but not limited to engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the property.

The Owner expressly reserves the right, at its sole discretion, to reject any and all expressions of interest, or offers to purchase the Property and/or terminate discussions with any party at any time, with or without notice. The Owner shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property. CPI is not authorized to make any representations or agreements on behalf of the Owner.

The terms and conditions set forth apply to the Offering Memorandum in its entirety. CPI, is acting as the Agent for the Owner in this transaction. It is important to understand that this confidential memorandum shall not be deemed a representation of the state of affairs of the property, or constitute an indication that there has been no change in the business or affairs of the property since the date of preparation of this memorandum.

ACKNOWLEDGED, AGREED AND ACCEPTED: PROSPECTIVE PURCHASER:

Company Name

Signature: _____

Name Printed: _____

Address: _____

Telephone: _____

Fax: _____

Email: _____

Date: _____

BROKER:

Company Name

Signature: _____

Name Printed: _____

Address: _____

Telephone: _____

Fax: _____

Email: _____

Date : _____

EXCLUSIVE OFFICE INVESTMENT OPPORTUNITY

6.05% CAP Rate • 100% Leased • 1,169 SQ FT

Offering Memorandum

**PLEASE DO NOT
DISTURB TENANT**



Escuda Office Park

20100 N 51st Ave, Suite E-540 | Glendale, AZ 85308



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CSOPAC International

Investment Offering Disclaimer

Escuda Office Park
20100 N 51st Ave, Suite E-540
Glendale, AZ 85308

INVESTMENT ADVISORS

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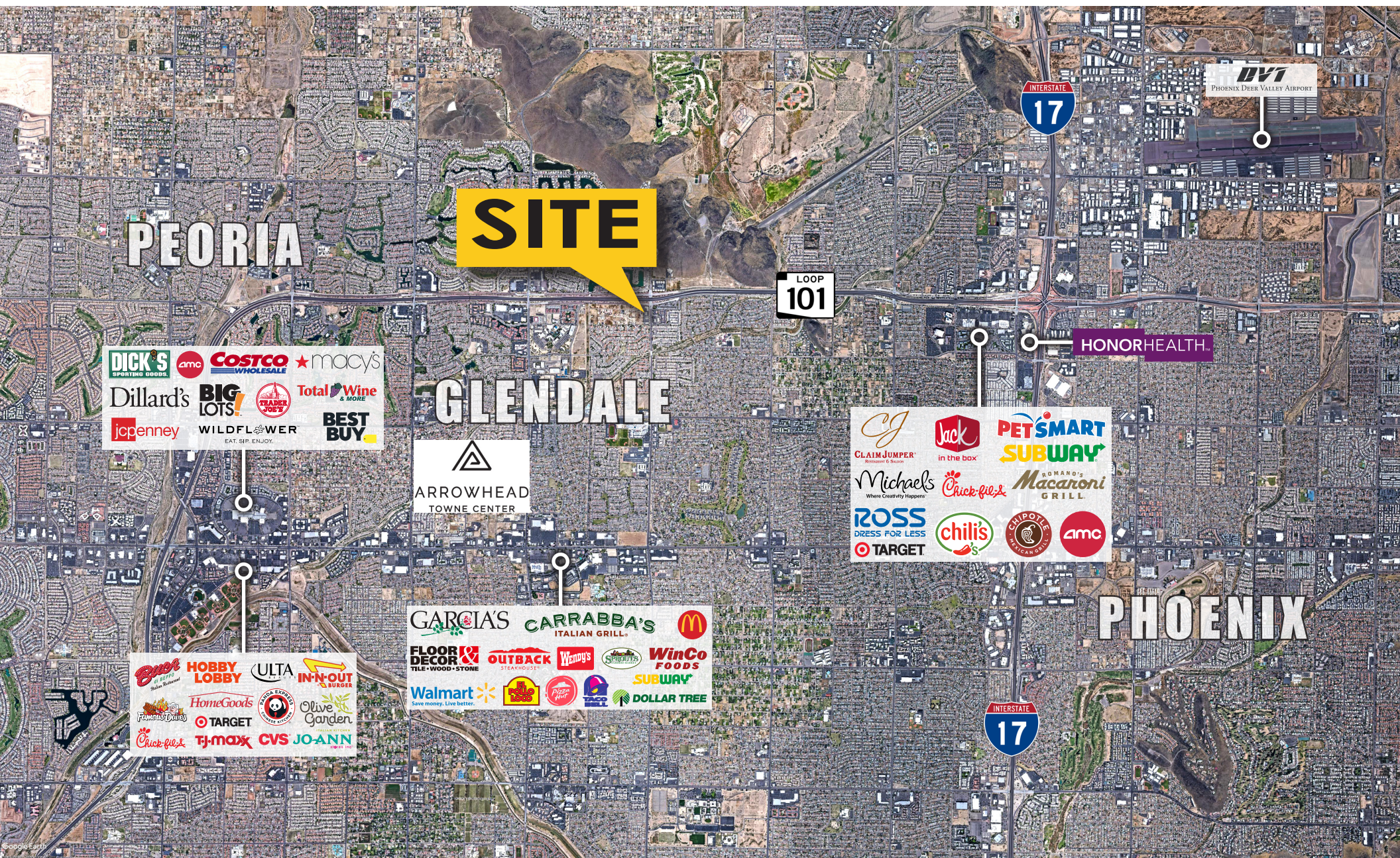
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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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Nearby Amenities



INVESTMENT SUMMARY

Address	20100 N 51st Ave Glendale, AZ 85308
Suite	E-540
Size	±1,169 SQ FT
APN	200-24-340
Zoning	C-O
Tenant	Edward Jones
NOI*	\$25,929.81
Sale Price	\$428,250
Price PSF	\$366
CAP Rate	6.05%

*based off of year forward income from 01/01/2021 - 12/31/2021



Population	
1 Mi	11,760
3 Mi	106,183
5 Mi	282,055



Households	
1 Mi	4,736
3 Mi	39,977
5 Mi	105,465



HH Income	
1 Mi	\$84,206
3 Mi	\$79,270
5 Mi	\$73,967



Employment	
1 Mi	3,100
3 Mi	32,108
5 Mi	127,175

Edward Jones

MAKING SENSE OF INVESTING

Edward Jones serves nearly 7 million investors from more offices than any other investment firm in America. We attribute a great deal of our success to our principles and personal, long-term approach to investing.

We have consistently been ranked among the best companies to work for by FORTUNE magazine, and our employees tend to stay with us for years. As a privately owned company, Edward Jones has a very personal feel that's almost like family. And we're very proud of that.



