

Service Office and Parking

INTRODUCING A FANTASTIC INVESTMENT OPPORTUNITY IN THE VIBRANT MELROSE DISTRICT OF PHOENIX, ARIZONA!

OFFERING MEMORANDUM



1119 W Indian School Rd
Phoenix, AZ 85013



Service Office and Parking

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Exclusively Marketed by:

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01

Executive Summary

Investment Summary

Location Summary



OFFERING SUMMARY

ADDRESS	1119 W Indian School Rd Phoenix AZ 85013
COUNTY	Maricopa
MARKET	Melrose District
NET RENTABLE AREA (SF)	1,116 SF
LAND ACRES	0.15
LAND SF	6,545 SF
YEAR BUILT	1947
YEAR RENOVATED	2020
APN	110-10-007
OWNERSHIP TYPE	Fee Simple

FINANCIAL SUMMARY

PRICE	\$495
PRICE PSF	\$0.44

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	23,875	180,303	464,559
2023 Median HH Income	\$57,518	\$57,584	\$56,908
2023 Average HH Income	\$84,357	\$87,978	\$88,330



Highlights

- Building Type: Office Building

Number of Buildings: 1

Building Class: B

Topography: Flat

Parking Surface: Asphalt Fenced

??? Number of Parking Spaces: 8

?? Parcel #: 110-10-007

?? Property Square Footage: 1,116 sq ft

?? Roof Type: Shingle

?? List Price: \$495,000

?? Number of Floors: 1

Welcome to Melrose: A Neighborhood Like No Other

- **Diverse Community:** Melrose is a melting pot of culture, diversity, and creativity. Here, you'll find a community that welcomes all walks of life with open arms, fostering a sense of belonging and unity.

Arts and Culture: Melrose is a haven for artists and art enthusiasts. Stroll through the streets to discover vibrant murals, local galleries, and eclectic shops showcasing the work of talented creators. It's a living canvas that will ignite your creative spirit.

Culinary Delights: Foodies rejoice! The Melrose District offers a mouthwatering array of dining options. From cozy cafés to gourmet restaurants, there's something to satisfy every craving. Sample flavors from around the world right in the heart of Phoenix.

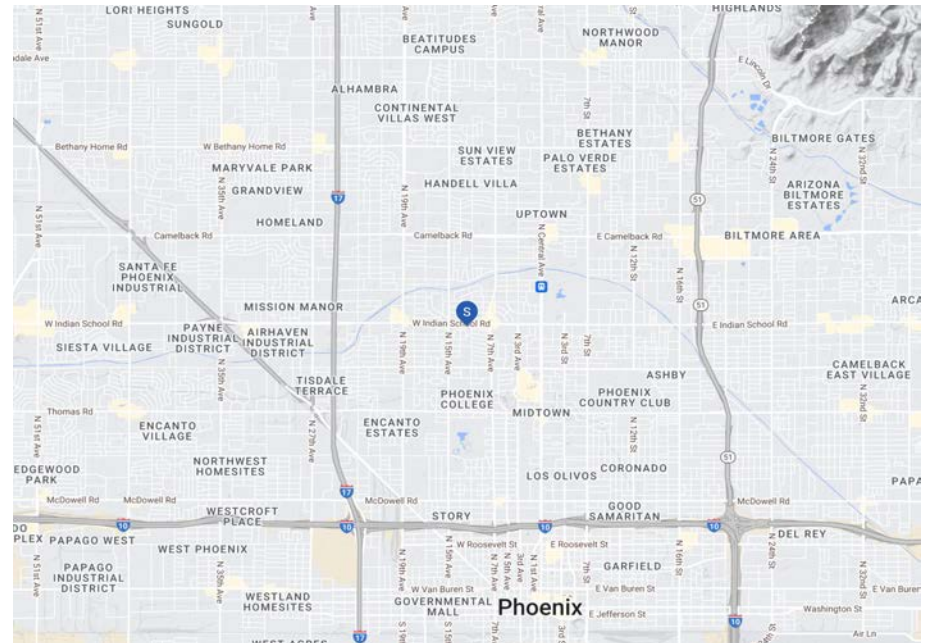
Unique Shopping: Indulge in retail therapy like never before. Melrose boasts an array of boutique shops, vintage stores, and one-of-a-kind finds. Discover hidden treasures and score unique fashion pieces that define your style.

- The Melrose District is more than just a neighborhood; it's a lifestyle. Embrace the energy, culture, and diversity that define this dynamic part of Phoenix. Experience the synergy of 7th Ave and Indian School Road, where the Melrose District comes to life.

Regional Map



Locator Map





02

Property Description

Property Features

Aerial Map

Property Images

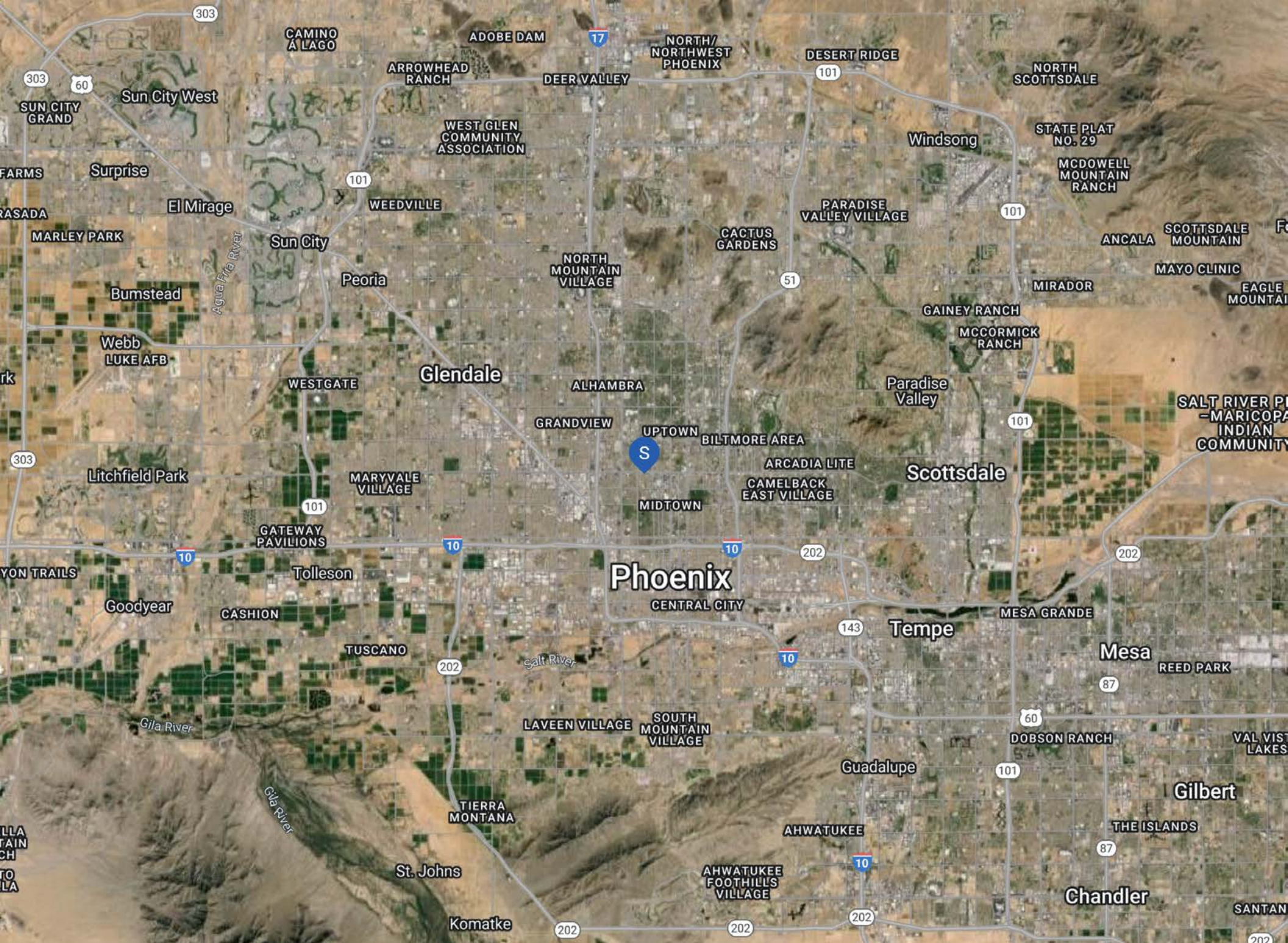
PROPERTY FEATURES

NET RENTABLE AREA (SF)	1,116
LAND SF	6,545
LAND ACRES	0.15
YEAR BUILT	1947
YEAR RENOVATED	2020
# OF PARCELS	1
BUILDING CLASS	B
LOCATION CLASS	B
TOPOGRAPHY	Flat
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	8
NUMBER OF INGRESSES	2
NUMBER OF EGRESSES	2
CEILING HEIGHT	7 ft

MECHANICAL

HVAC	New Heat Pump
ELECTRICAL / POWER	Individual Metered









03

Demographics

Demographics

Demographic Charts

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	22,203	169,924	458,087
2010 Population	19,455	154,396	420,793
2023 Population	23,875	180,303	464,559
2028 Population	25,463	189,315	474,900
2023 African American	2,272	16,499	39,827
2023 American Indian	1,083	7,064	15,684
2023 Asian	1,082	7,278	15,206
2023 Hispanic	8,412	74,605	231,633
2023 Other Race	3,514	37,492	119,783
2023 White	12,056	84,182	195,743
2023 Multiracial	3,808	27,489	77,596
2023-2028: Population: Growth Rate	6.50 %	4.90 %	2.20 %

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	1,255	9,153	21,298
\$15,000-\$24,999	935	6,517	15,613
\$25,000-\$34,999	994	6,798	17,182
\$35,000-\$49,999	1,808	10,512	24,275
\$50,000-\$74,999	2,409	13,664	31,357
\$75,000-\$99,999	1,514	10,082	22,369
\$100,000-\$149,999	1,660	9,957	24,076
\$150,000-\$199,999	602	4,496	10,027
\$200,000 or greater	710	5,482	13,139
Median HH Income	\$57,518	\$57,584	\$56,908
Average HH Income	\$84,357	\$87,978	\$88,330

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	10,366	71,454	174,706
2010 Total Households	8,750	61,354	151,298
2023 Total Households	11,887	76,661	179,341
2028 Total Households	12,969	83,243	188,254
2023 Average Household Size	1.97	2.22	2.50
2000 Owner Occupied Housing	3,515	27,699	77,923
2000 Renter Occupied Housing	5,783	37,823	83,950
2023 Owner Occupied Housing	4,025	29,370	76,890
2023 Renter Occupied Housing	7,862	47,291	102,451
2023 Vacant Housing	1,173	9,319	18,792
2023 Total Housing	13,060	85,980	198,133
2028 Owner Occupied Housing	4,272	30,913	80,168
2028 Renter Occupied Housing	8,696	52,330	108,086
2028 Vacant Housing	1,037	8,410	18,050
2028 Total Housing	14,006	91,653	206,304
2023-2028: Households: Growth Rate	8.80 %	8.30 %	4.85 %



Source: esri

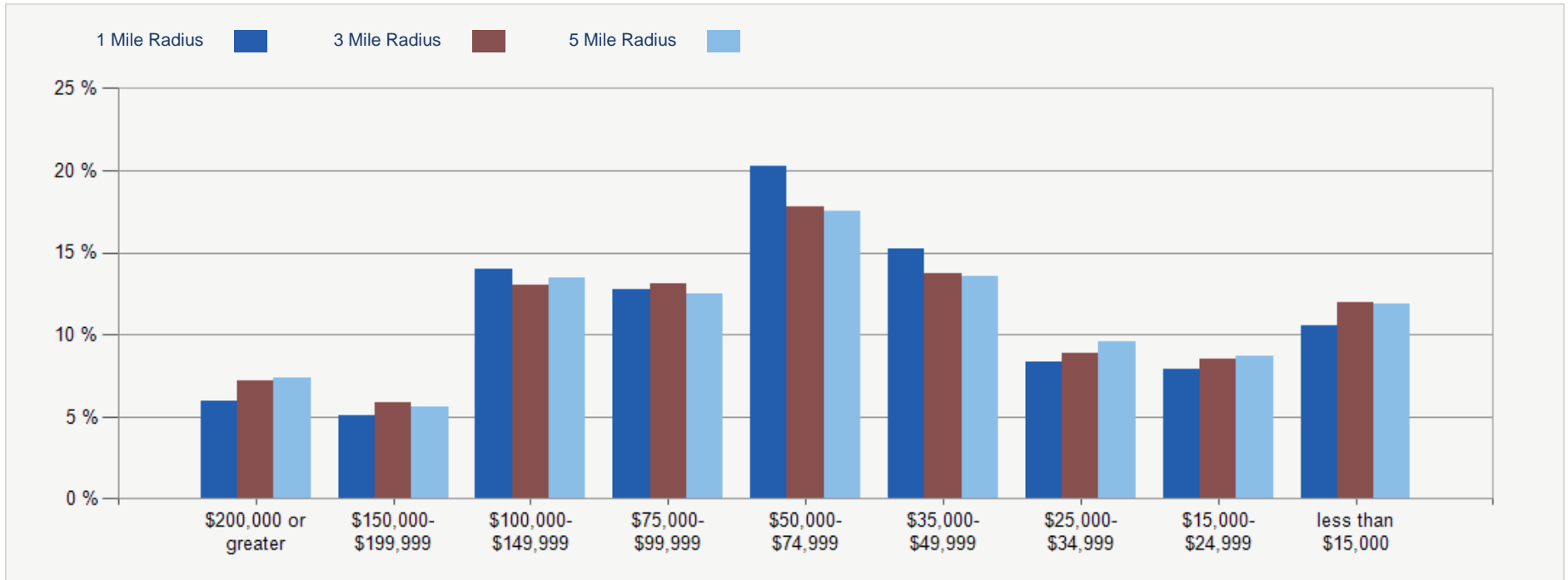
2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	2,125	13,725	34,280
2023 Population Age 35-39	1,811	12,586	30,674
2023 Population Age 40-44	1,755	11,478	28,741
2023 Population Age 45-49	1,443	10,010	25,562
2023 Population Age 50-54	1,530	10,224	25,730
2023 Population Age 55-59	1,364	9,439	24,118
2023 Population Age 60-64	1,316	9,189	23,323
2023 Population Age 65-69	1,182	8,192	20,542
2023 Population Age 70-74	898	6,195	16,413
2023 Population Age 75-79	536	3,946	11,163
2023 Population Age 80-84	331	2,451	6,958
2023 Population Age 85+	426	2,491	7,078
2023 Population Age 18+	19,180	139,292	346,190
2023 Median Age	37	34	33

2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,813	\$58,099	\$58,030
Average Household Income 25-34	\$76,825	\$79,597	\$79,461
Median Household Income 35-44	\$72,243	\$66,268	\$63,553
Average Household Income 35-44	\$102,887	\$97,382	\$95,723
Median Household Income 45-54	\$67,149	\$68,716	\$67,421
Average Household Income 45-54	\$97,342	\$102,402	\$101,566
Median Household Income 55-64	\$61,508	\$61,847	\$61,377
Average Household Income 55-64	\$89,749	\$97,672	\$99,470
Median Household Income 65-74	\$46,626	\$51,771	\$51,645
Average Household Income 65-74	\$72,047	\$85,152	\$86,674
Average Household Income 75+	\$59,531	\$68,664	\$72,259

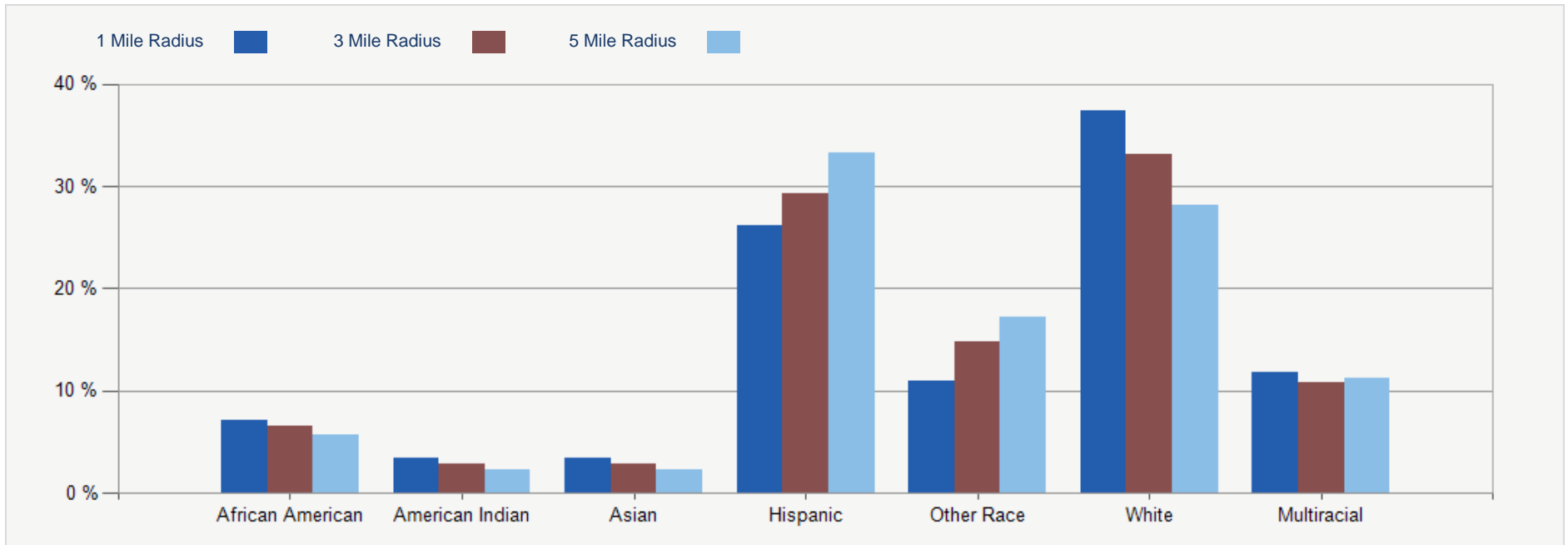
2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	2,084	13,654	33,940
2028 Population Age 35-39	1,896	12,458	31,403
2028 Population Age 40-44	1,683	11,631	28,723
2028 Population Age 45-49	1,689	11,009	27,308
2028 Population Age 50-54	1,399	9,705	24,234
2028 Population Age 55-59	1,486	9,743	23,967
2028 Population Age 60-64	1,283	9,015	22,182
2028 Population Age 65-69	1,210	8,707	21,450
2028 Population Age 70-74	1,029	7,390	18,161
2028 Population Age 75-79	738	5,506	14,028
2028 Population Age 80-84	461	3,391	9,171
2028 Population Age 85+	471	3,071	8,280
2028 Population Age 18+	20,627	148,141	357,184
2028 Median Age	37	34	34

2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$65,259	\$68,201	\$68,665
Average Household Income 25-34	\$91,038	\$94,707	\$94,079
Median Household Income 35-44	\$84,936	\$78,511	\$76,114
Average Household Income 35-44	\$120,979	\$114,716	\$111,372
Median Household Income 45-54	\$80,532	\$81,284	\$79,940
Average Household Income 45-54	\$117,728	\$119,871	\$117,727
Median Household Income 55-64	\$75,566	\$76,033	\$75,061
Average Household Income 55-64	\$109,305	\$114,308	\$115,317
Median Household Income 65-74	\$55,917	\$64,125	\$63,641
Average Household Income 65-74	\$88,253	\$102,986	\$104,250
Average Household Income 75+	\$76,059	\$83,397	\$88,699

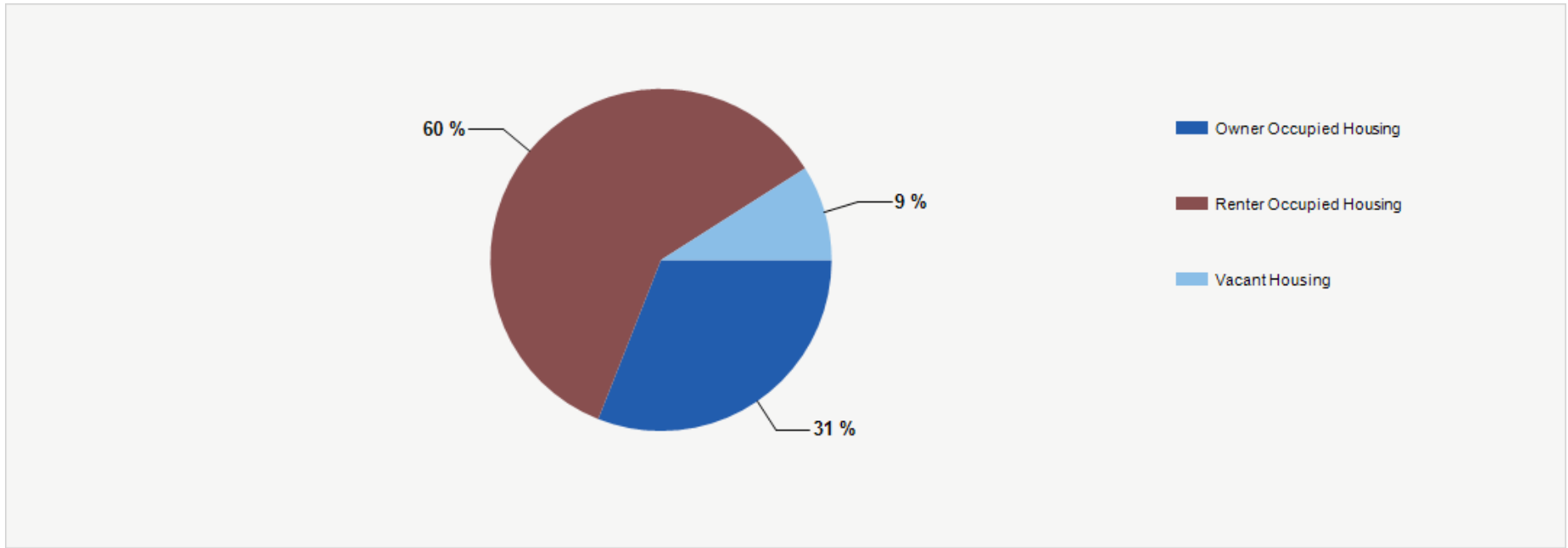
2023 Household Income



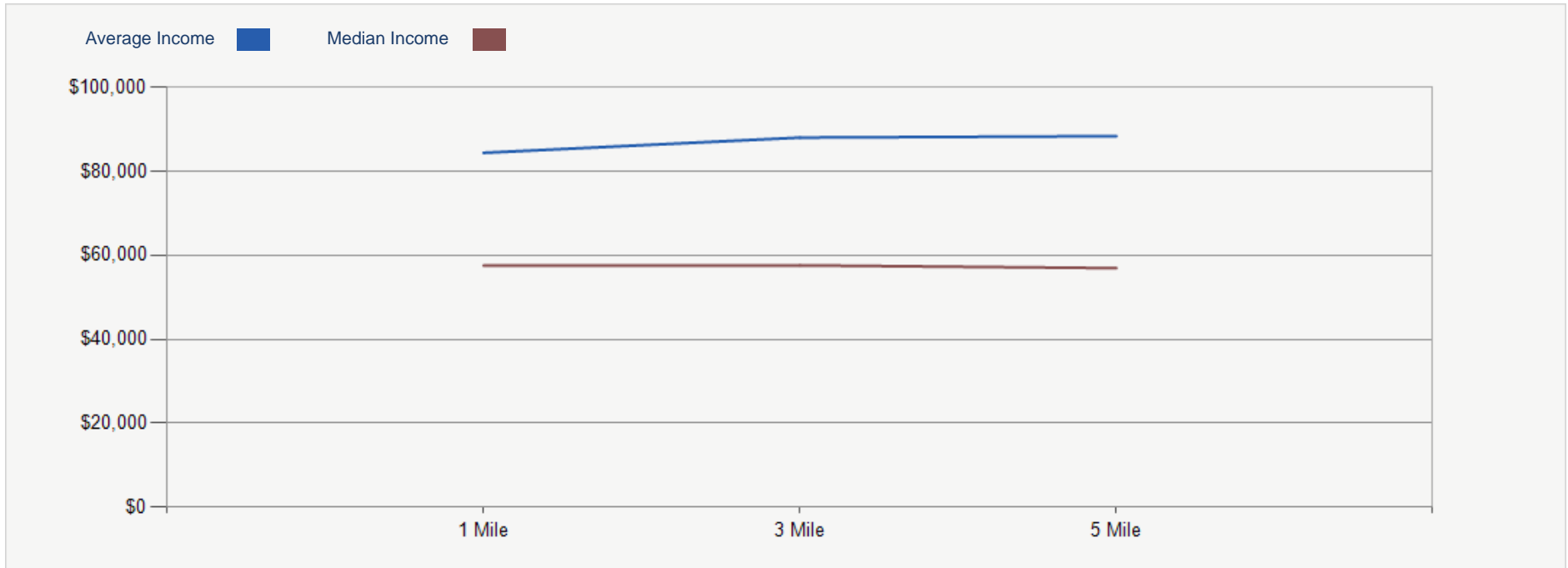
2023 Population by Race



2023 Household Occupancy - 1 Mile Radius



2023 Household Income Average and Median





04

Company Profile

- Company Bio
- Advisor Profile

At Gerchick Real Estate, we pride ourselves on having the experience and know-how to handle any number of Real Estate Investment products and transactions. Whether you're looking for your first-time Investment or are ready to increase your Portfolio-Gerchick Real Estate's seasoned Advisors will guide you through the decision-making process and ensure your transaction closes quickly and efficiently.

- Investment Planning

As with all successes-it takes considerable planning. Your Goals, Your NEEDS and Your Wants are all elements to success.

- Market Analysis

It is important to understand not only where the Market has been; but where it is going. This takes time and the ability to be connected. We are your feet on the ground.

- Type of Properties

There are many Asset Classes in Real Estate. We are adept at helping you define which type of Investment is right for your needs.

- Portfolio Management

First, we need a clear understanding of your Goals. We will review your entire Portfolio with you to achieve success.

- Repositioning Assets

We are experts in sourcing Value Add Opportunities. We stay in the game – from the acquisition to the rehab. Our role is to assist you in achieving your Goals.



Linda Gerchick
CCIM

Linda is a Broker and a CCIM. A good combination. This would be comparable to a Real Estate Ph.D! And it shows up in everything she does. “Professional and “highly qualified” are two things you will always hear about Linda from those who have worked with her.

And following right behind are the words “Truly dedicated.” This is what everyone declares when they meet Linda. The next thing that is clear and has been said throughout her more than 25 years of experience is that they want to be on Linda’s side of the table, not across from her when she negotiates.

In addition, she is an acclaimed author. Her seminars draw hundreds of attendees. She has spent countless hours preparing a Video Seminar Series for you as an investor!

Her clients become Raving Fans. This happens over and over again because she cares and will work tirelessly to achieve your goals.

And on top of all of this, Linda is a loving Mother, dedicated Partner and a good Friend. We should also mention, she’s now a Grandmother of 2 boys—Will and Dre.

Take a moment and give her a call. As dedicated and busy as she is, she really does answer her phone! And she will call you back, a rare thing in today’s world.

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