

Office Investment Opportunity

# VENTURE PROFESSIONAL PLAZA

8805 W. Union Hills Drive | Peoria, Arizona 85382



- ±7,968 SF Office Building
- Includes Pad with Frontage on Union Hills Drive for Potential Build to Suit
- Seven (7) Tenants + Cell Tower
- Built in 1996
- 2019 NOI - \$98,497
- Cap Rate - 7.43%

**SALE PRICE**  
**\$1,325,000**  
**(\$166.29 PSF)**

For More Information, Please Contact: Phill Tomlinson  
480.522.2800 (D)  
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ptomlinson@cpiplaz.com

Michael Douglas  
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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CCOPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiplaz.com

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Venture Professional Plaza is a two story, upscale building in west valley Arrowhead area. This multi-tenant office building is located along Union Hills Drive just west of the Loop 101 and close proximity to Arrowhead Town Center Shopping and restaurants.

<b>Size:</b>	±7,968 SF
<b>Type:</b>	Class B/Two-Story Office Building
<b>Year Built:</b>	1996
<b>Zoning:</b>	C-2, City of Peoria
<b>Tax Parcel No:</b>	200-43-634
<b>Lot Size:</b>	±46,368 SF
<b>Parking Ratio:</b>	7/1,000 SF
<b>Roof:</b>	Masonry -Replaced 2015
<b>HVAC:</b>	Downstairs HVAC Replaced 2017
<b>Fire Sprinklered:</b>	Wet
<b>Building Access:</b>	24/7
<b>Utility Services:</b>	Water & Sewer - City of Peoria Electric - Arizona Public Service Cox and Century Link are available for phone and internet.



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RENT ROLL - The Leases are NNN:															
Suite	Tenant	Sq. Ft.	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	Year 1 Total
100	Sage Counseling	774	\$0.00	\$0.00	\$596.75	\$596.75	\$596.75	\$596.75	\$596.75	\$596.75	\$596.75	\$596.75	\$596.75	\$596.75	\$5,968
101	Thinh Le, PLLC	615	\$0.00	\$725.70	\$725.70	\$725.70	\$725.70	\$725.70	\$725.70	\$725.70	\$725.70	\$725.70	\$725.70	\$725.70	\$7,983
102	Sage Counseling	1,000	\$0.00	\$0.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$1,250.00	\$12,500
103	Serial Tek, LLC	1,900	\$2,539.17	\$2,539.17 <sup>(1)</sup>	\$2,628.33	\$2,628.33	\$2,628.33	\$2,628.33	\$2,628.33	\$2,628.33	\$2,628.33	\$2,628.33	\$2,628.33	\$2,628.33	\$31,362
201	The Hair HQ, LLC	840	\$1,081.50	\$1,081.50	\$1,081.50	\$1,081.50	\$1,081.50	\$1,081.50	\$1,081.50	\$1,081.50	\$1,081.50 <sup>(1)</sup>	\$1,113.95	\$1,113.95	\$1,113.95	\$13,075
202	Altered Image Salon	903	\$918.27	\$982.57 <sup>(1)</sup>	\$982.57	\$982.57	\$982.57	\$982.57	\$982.57	\$982.57	\$982.57	\$982.57	\$982.57	\$982.57	\$11,727
203	Tabitha Black	543	\$878.66	\$878.66	\$878.66	\$878.66	\$878.66	\$905.02 <sup>(1)</sup>	\$905.02	\$905.02	\$905.02	\$905.02	\$905.02	\$905.02	\$10,728
204	Bad Hair Days	596	\$767.46	\$767.46	\$767.46	\$790.48 <sup>(1)</sup>	\$790.48	\$790.48	\$790.48	\$790.48	\$790.48	\$790.48	\$790.48	\$790.48	\$9,417
205	Vacant	797	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0
TOWER	Crown Castle-Cell Tower	0	\$788.29	\$788.29	\$788.29	\$788.29	\$788.29	\$788.29	\$788.29	\$788.29	\$788.29 <sup>(1)</sup>	\$811.94	\$811.94	\$811.94	\$9,530
		<b>7,968</b>	<b>\$6,973.35</b>	<b>\$7,763.35</b>	<b>\$9,699.26</b>	<b>\$9,722.28</b>	<b>\$9,722.28</b>	<b>\$9,748.64</b>	<b>\$9,748.64</b>	<b>\$9,748.64</b>	<b>\$9,748.64</b>	<b>\$9,804.74</b>	<b>\$9,804.74</b>	<b>\$9,804.74</b>	<b>\$112,289</b>

<sup>(1)</sup> Scheduled Annual Rent Increase

Sale Price	Price/SF
\$1,325,000	\$166.29

Cap Rate
7.43%

Lease Income:	\$112,289
NNN Reimbursables:	\$59,766
Total Income:	\$172,055
2018 Budgeted Expenses:	\$73,558

<b>NOI</b>	<b>\$98,497</b>
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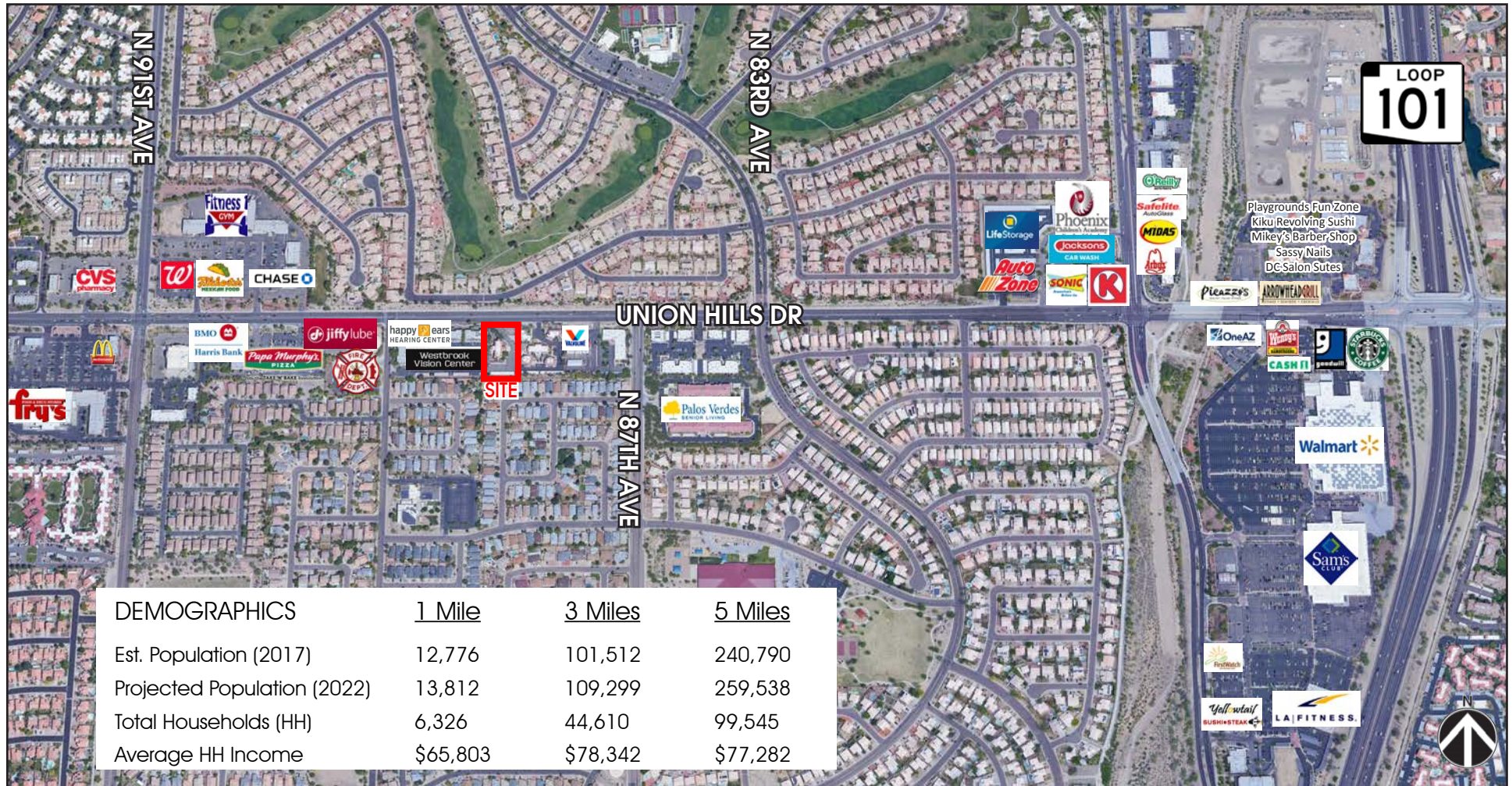
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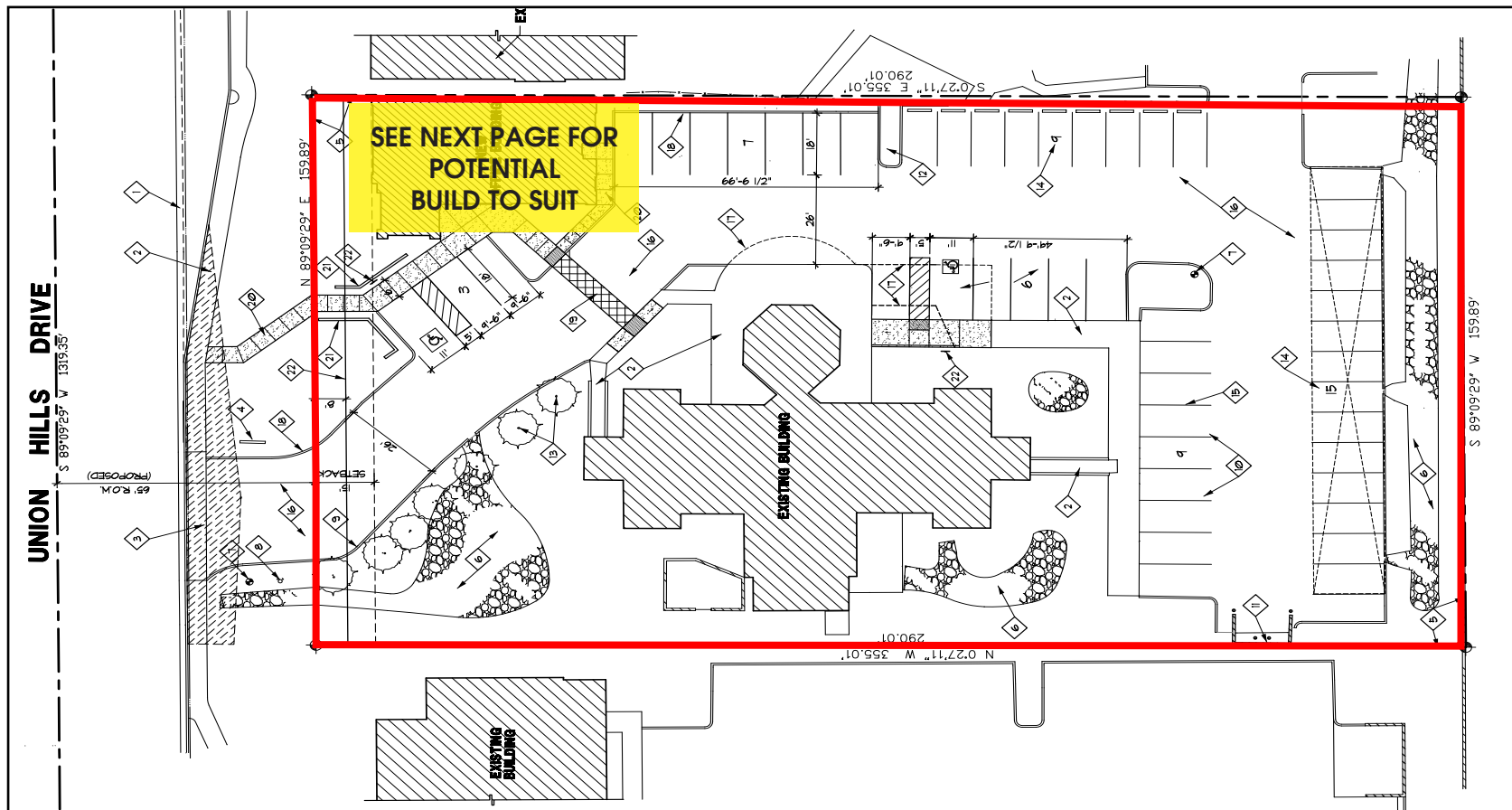
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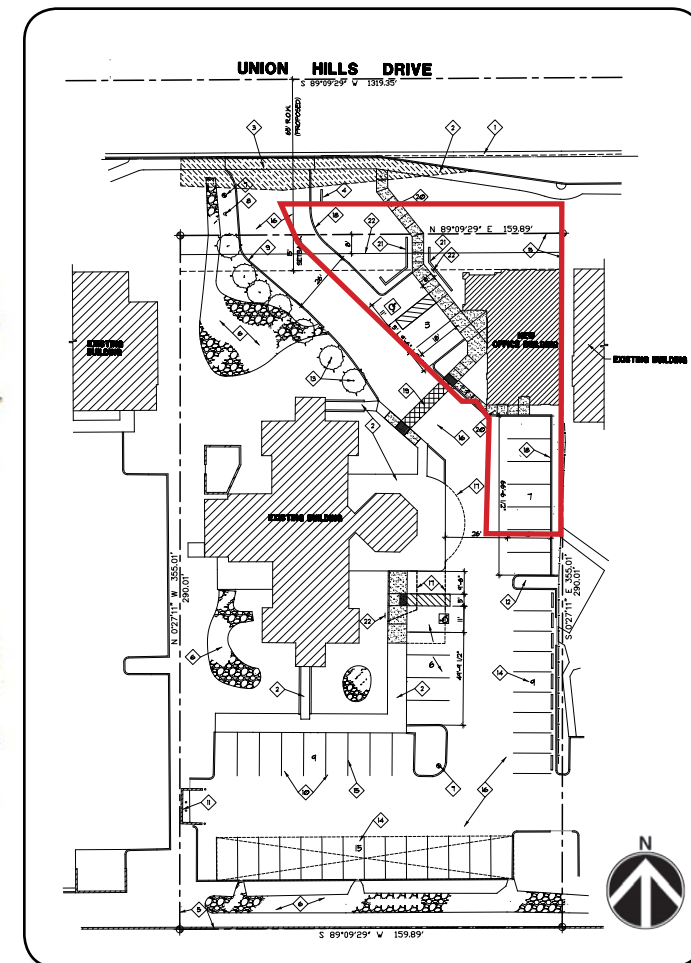
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Potential Build to Suit with Frontage on Union Hills Dr  
± 1,920 SF New Office Building



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## Confidentiality Memorandum

The information on Venture Professional Plaza, 8805 W Union Hills Drive, Peoria, AZ 85382 ("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 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 analysis 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, unless a written agreement for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations thereunder have been satisfied or waived.

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 exclusive 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.

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