



REIN & GROSSOEHME
COMMERCIAL REAL ESTATE

24 THOMAS OFFICE INVESTMENT

SEC Thomas Rd. & 24th St.
2425 E. Thomas Rd., Phoenix, AZ

FOR SALE

10,300 SF Office Property
Investment

\$699,000 Purchase Price
\$68 Per SF

8.4% Cap Rate on Actual
Income

Stable, Low Maintenance
Investment

Thomas Road exposure, with
over 70,000 VPD

.5 mile from SR-51 and 1
mile from Loop 202/I-10

Redeveloping Trade Area



8767 E. Via de Ventura
Suite 290
Scottsdale, AZ 85258
RGcre.com

JARED LIVELY

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SEC Thomas Rd. & 24th St.
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FOR SALE

\$82,980 Yearly Rental
Income

\$23,918 Yearly Operating
Expense

\$59,062 Net Income

8.4% Actual Cap Rate

Upside with 2 vacant 525 sf
Suites

Recently Painted, and new
roof coating.

All 16 Suites Individually
Metered for Electricity



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DEMOGRAPHICS

(2017)

Population Estimates

1 Mile	23,995
3 Mile	166,874
5 Mile	311,770

Average Household Income

1 Mile	\$46,721
3 Mile	\$60,013
5 Mile	\$66,413

Households

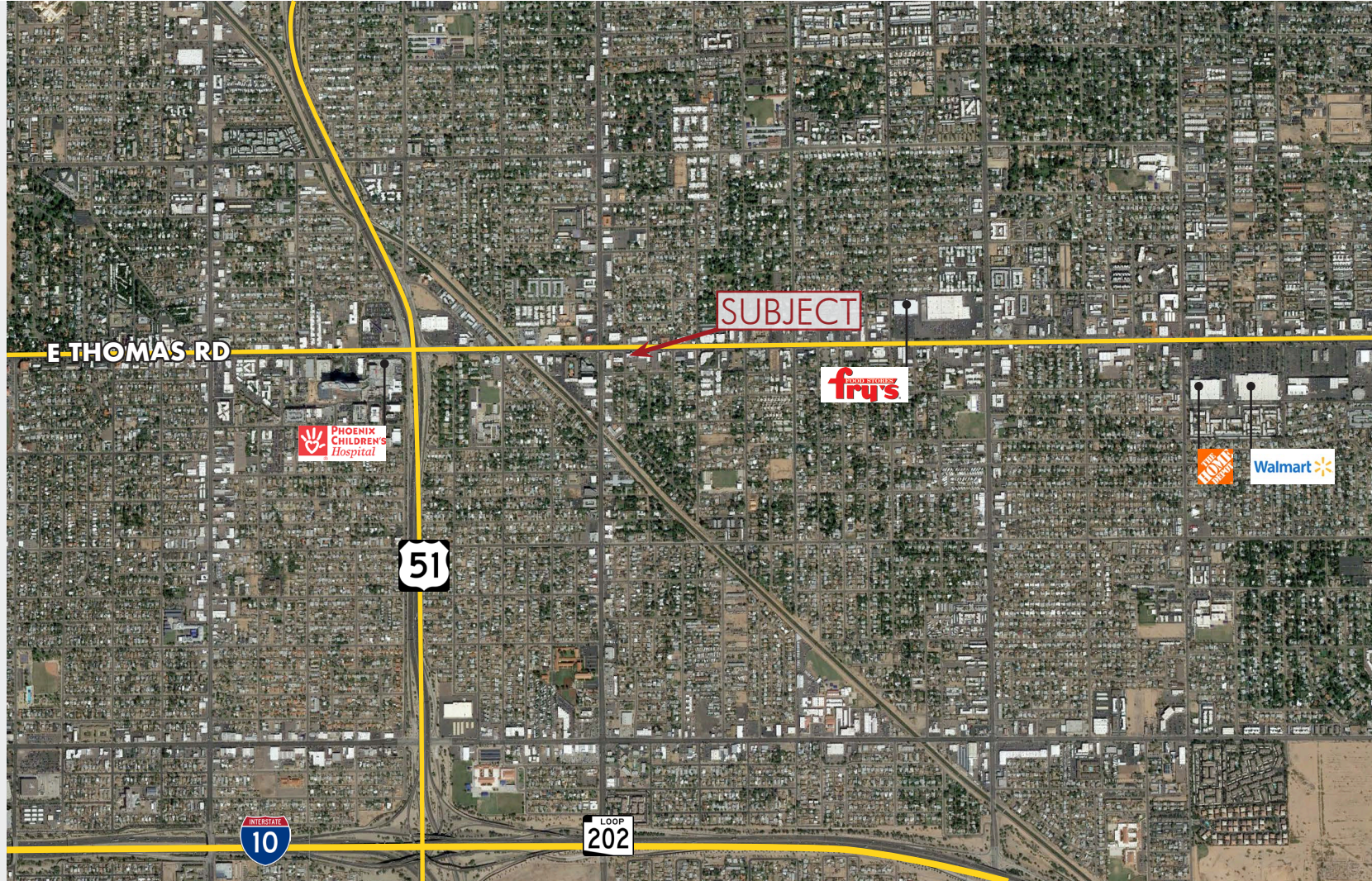
1 Mile	4,657
3 Mile	47,870
5 Mile	129,556

TRAFFIC COUNT

(2016)

Thomas Road

East	42,780 VPD
West	38,100 VPD



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