

RARE UPTOWN PHOENIX RETAIL CENTER

5324-5338 North 7th Avenue | Phoenix, Arizona 85013



Exclusively Listed By:

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EXECUTIVE SUMMARY

5324-5338 North 7th Avenue - Phoenix, Arizona 85013

Offering Price: **\$1,450,000**

Price PSF: **\$276 PSF**

CAP Rate: **7%**

Building Size: **±5,216 SF**

Parcel Number: **156-43-066A**

Land Area: **±0.63 Acres (27,270 SF)**

Year Built: **1959 | Renovated 2023**

Parking Ratio: **7.25/1,000 SF**

Zoning: **C-2, Phoenix**

Occupancy: **100%**

Traffic Counts: **7th Avenue: 22,999 VPD
Missouri Avenue: 11,920 VPD**

HIGHLIGHTS

- Multi-tenant Retail Center in the North Central Phoenix/ Midtown Submarket
- Located at 4 way intersection with 2 Well Located Access Points
- Adjacent to Freestanding Starbucks with Drive-Thru
- Large Oversized Parcel of 27,000 SF and 35 Parking Spots, Including Five Covered Parking Spaces
- Over a 777k 5-Mile Daytime Population, with a \$91k Average Household Income within 1 Mile



PARCEL/APN INFORMATION

5324-5338 North 7th Avenue - Phoenix, Arizona 85013



PROPERTY PHOTOS

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PROPERTY PHOTOS

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NORTH



EAST



SOUTH



WEST



OBLIQUE AERIAL VIEW

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DISTANT AERIAL MAP

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RENT PROJECTIONS

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Suite	Tenant	SF	2025 Jan	2025 Feb	2025 Mar	2025 Apr	2025 May	2025 Jun	2025 Jul	2025 Aug	2025 Sep	2025 Oct	2025 Nov	2025 Dec	Full Year Total	PSF
5324	Juniors Barber Shop	485	\$958	\$958	\$958	\$958	\$493	\$987	\$987	\$987	\$987	\$987	\$987	\$987	\$11,231	\$23.16
5326	Hot Headz Salon	500	\$935	\$935	\$935	\$963	\$963	\$963	\$963	\$963	\$963	\$963	\$963	\$963	\$11,472	\$22.94
5328	Elizabeths Alterations	1,100	\$1,526	\$1,526	\$1,526	\$1,526	\$1,573	\$1,573	\$1,573	\$1,573	\$1,573	\$1,573	\$1,573	\$1,573	\$18,685	\$16.99
5334	Tony's Shoe Repair	760	\$1,264	\$1,264	\$1,264	\$1,264	\$1,264	\$1,264	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$1,327	\$15,541	\$20.45
5336	Vacant	1,260	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$1,890	\$22,680	\$18.00
5338	Razzle Dazzle Dog Grooming	1,140	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,814	\$1,869	\$21,824	\$19.14
	Totals	5,245	\$8,386	\$8,386	\$8,386	\$8,415	\$7,997	\$8,490	\$8,553	\$8,553	\$8,553	\$8,553	\$8,553	\$8,608	\$101,434	\$19.34

Scheduled Lease Increase

Lease Expires - Assumes Renewal at 3% Increase

FINANCIAL ANALYSIS

5324-5338 North 7th Avenue - Phoenix, Arizona 85013

2023 Estimated Expenses	Amount	psf	%
Real Estate Taxes (2023)	\$12,102	\$2.31	35.5%
Property Insurance (2023)	\$2,965	\$0.57	8.7%
CAMs	\$13,008	\$2.48	38.2%
Management Fee	\$6,000	\$1.14	17.6%
Total Expenses:	\$34,074.44	\$6.50	100%

INCOME ANALYSIS	12 Month Projected Income*
Base Rent - Occupied Suites	\$101,434
Base Rent - Vacant Suites	actual
Total Base Rent	\$101,434
Estimated CAM Recapture - Occupied	\$34,093
Estimated CAM Recapture - Vacant	actual
Total CAM Recapture	\$34,093
Gross Operating Income	\$135,527
Less Vacancy Reserve	actual
Less Operating Expenses	(\$34,074)
Net Operating Income (NOI)	\$101,452

AREA OVERVIEW:

UPTOWN PHOENIX

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Uptown Phoenix is widely considered some of the most sought after real estate in the area. A key perk? The incredible mix of luxury, historic, and modern homes. The area—which includes 15th Avenue and 7th Street, with Missouri Avenue as its northern boundary, and E Camelback Road as its southern boundary—has both urban and suburban neighborhoods. It's a diverse area. From historic homes to luxury mansions, Uptown has it all.

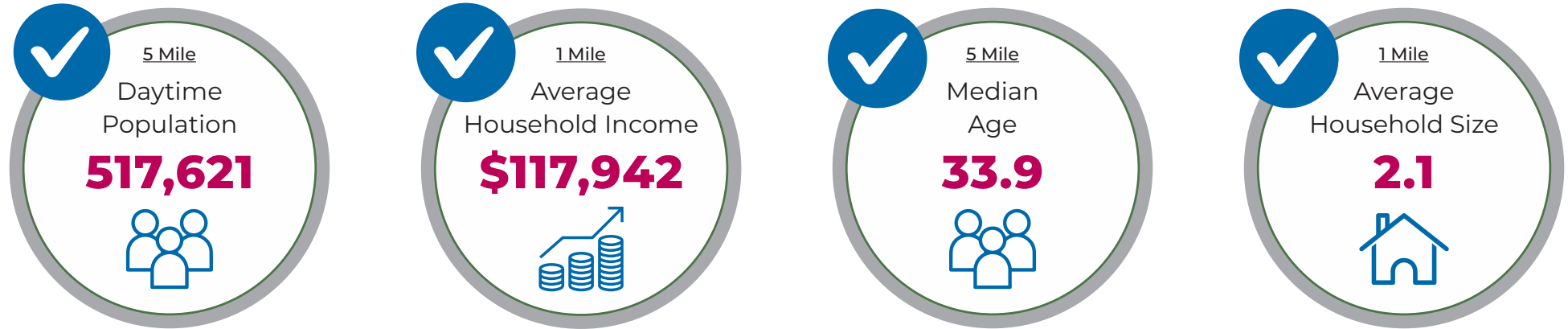
BUSINESS'S, SCHOOLS AND PARKS IN UPTOWN DISTRICT:

- Brophy College Preparatory
- Central High School
- Xavier College Preparatory High School
- St. Francis Xavier Elementary School
- Uptown Plaza Shopping Center with AJ's Fine Foods and Lou Malnati's Pizza
- Carl T. Hayden VA Medical Center
- Tawa Park
- Osborn Middle School
- Valley Lutheran High School
- Camelback Village Square Shopping Center
- Colter Park
- Steele Indian School Park
- Melrose Curve
- Grand Canal
- Valley Metro Light Rail

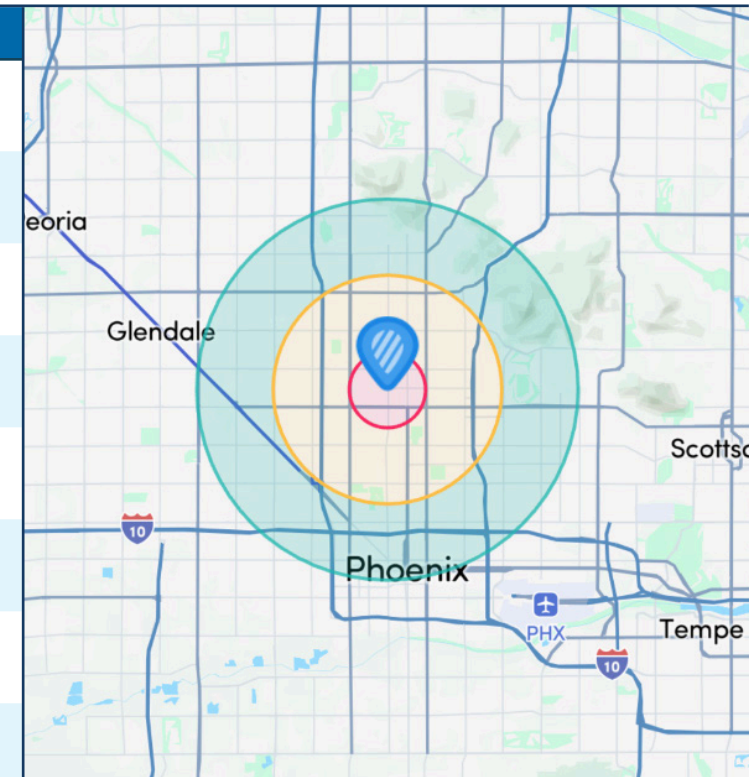


AREA DEMOGRAPHICS

5324-5338 North 7th Avenue - Phoenix, Arizona 85013



2024 SUMMARY (SitesUSA)	1 Mile	3 Mile	5 Mile
Daytime Population:	28,315	208,058	517,621
Estimated Population:	20,198	196,110	465,114
Average Household Income:	\$117,942	\$109,231	\$105,193
Median Age:	36.7	34.3	33.9
Average Household Size:	2.1	2.2	2.4
Housing Units:	10,587	90,871	207,170
Total Households:	9,676	83,182	189,288
Total Employees:	8,117	11,948	27,721



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