



HAUGEN
Commercial Real Estate, Inc.
www.HaugenCommercialRealEstateInc.com

FOR SALE/LEASE

**4140 Grand Avenue
Phoenix, Arizona 85019**

*Approximately 5.74 Acres for Sale
Building Area Approximately 1,846 SF (Built in 1956)*

LOCATED IN OPPORTUNITY ZONE/SELLER MAY FINANCE

MARKETING VIDEO
www.vimeo.com/344044271

MAY 2019 – NORTHWEST VIEW



PROPERTY DETAILS

Location: 4140 Grand Avenue Phoenix, Arizona 85019
 Size: Land Area approximately 5.74 Acres
 Building Area approximately 1,846 square feet (Built in 1956)
 APN: 107-04-004A
 RE Taxes: \$28,524.70 (2019)
 Traffic Counts: US 60 (Grand Avenue) 39,274 (2017 ADOT AADT)
 Zoning: C-2 C-3 Commercial (Multi-family Allowed)
 Purchase Price: \$1,495,000 – Lease Rate: Submit Offer

George Haugen

Designated Broker
(602) 499-6000 Mobile
George@HaugenCommercial.com

Anthony Bongratz

Listing Agent
(480) 797-0457 Mobile
Tony@HaugenCommercial.com

8765 E. Bell Road, Suite 207
Scottsdale, AZ 85260
(480) 455-1150 Office

The information contained herein has been provided to Haugen Commercial Real Estate, Inc. from various sources. Although Haugen Commercial Real Estate, Inc. has no reason to doubt the accuracy thereof, we do not guarantee such information. The prospective buyer or lessee is advised that he or she should independently verify all such information contained herein. All offerings are subject to prior sale, lease or withdrawal from the market without notice. By accepting this information, it is agreed that all negotiations regarding this property be made through Haugen Commercial Real Estate, Inc.



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MAY 2019 – NORTHEAST VIEW



PROPERTY HIGHLIGHTS

- Located in Opportunity Zone!
- Grand Avenue Frontage!
- Former RV Sales Lot!
- Near Grand Canyon University!
- Easy Access to Interstates 10 & 17!
- C-2 C-3 Commercial (Multi-family Allowed)



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MAY 2019 – SOUTHEAST VIEW



OPPORTUNITY ZONES

Program Overview: In December of 2017, the “Tax Cuts and Jobs Act” was passed, establishing the Opportunity Zone program. The program was created to increase investment by investors into specific low-income communities. Under the program, citizens or corporations who experience capital gains can invest that money into designated low-income areas known as Opportunity Zones. Doing so comes with tax benefits to the investors, and most importantly, will hopefully result in increased investment into these communities.

Tax Benefits for Investors: Tax on the initial realized capital gain is deferred and reduced depending on the length of time the investment is held for (5 or 7 years). If investment is held for 10 years, capital gains made on the investment will not be taxed.

Please see map on page 5.

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LOCATED IN OPPORTUNITY ZONE/SELLER MAY FINANCE

MAY 2019 – SOUTHWEST VIEW



OPPORTUNITY ZONES

Please contact the City of Phoenix with questions regarding **Opportunity Zones**

Joseph MacEwan, Economic Development Research Specialist,
at joseph.macewan@phoenix.gov

Haugen Commercial Real Estate, Inc. has no experience with Opportunity Zones and recommends consulting with an experienced Attorney or Accountant that is an expert in this field.



City of Phoenix

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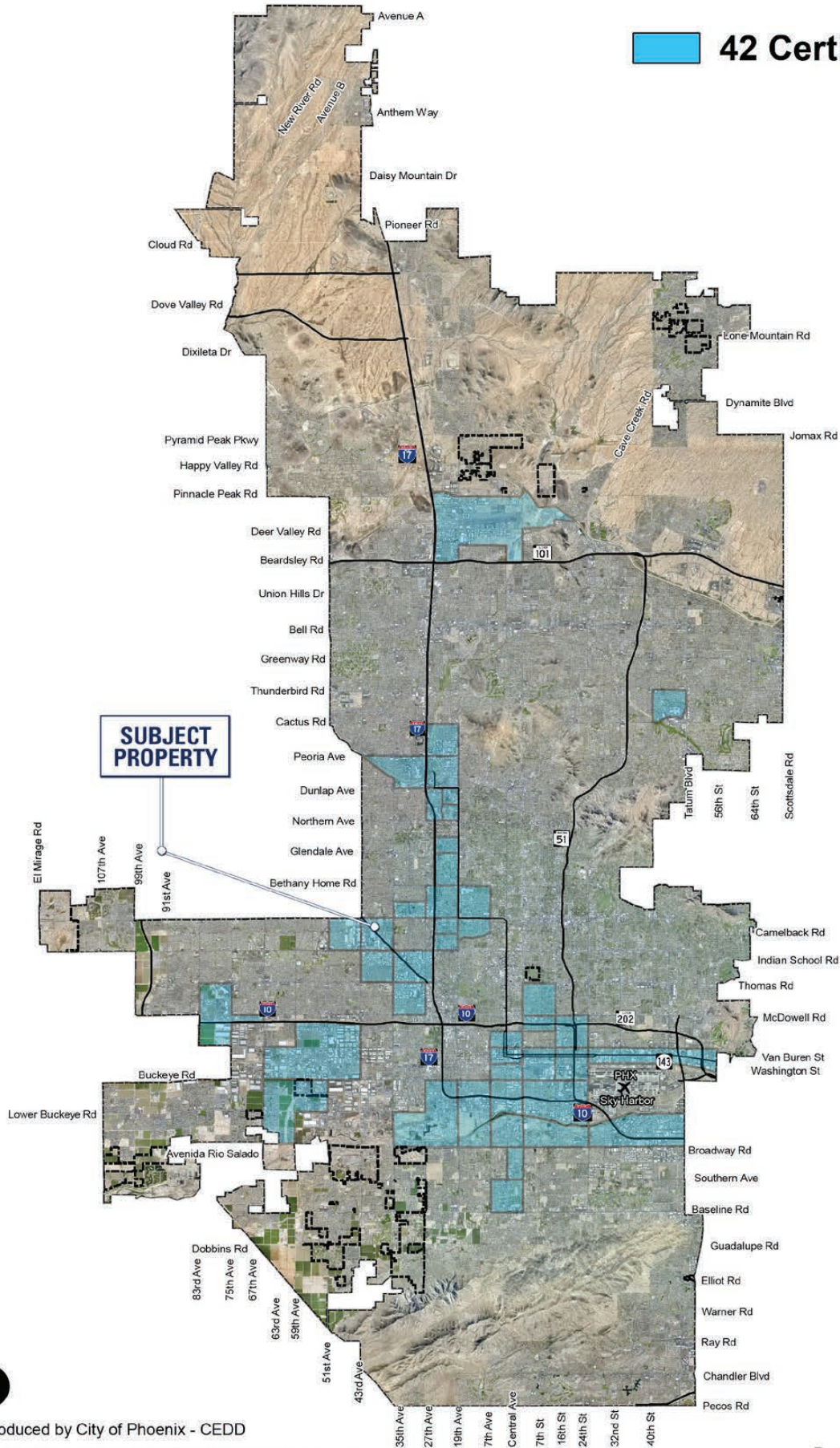
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Phoenix Opportunity Zones

 **42 Certified**



Map Produced by City of Phoenix - CEDD

Source: US Census Bureau, 2015 ACS 5-Year Estimates

Date: 5/25/2018

FULL PROFILE

2000-2010 Census, 2019 Estimates with 2024 Projections

Calculated using Weighted Block Centroid from Block Groups

Toms Camperland

Haugen Commercial Real Estate, Inc.

Lat/Lon: 33.5056/-112.1461



RF1

4140 Grand Ave

Phoenix, AZ 85019

	1 mi radius	3 mi radius	5 mi radius	10 mi radius	
POPULATION	2019 Estimated Population	18,939	230,756	553,859	1,441,477
	2024 Projected Population	20,983	253,236	606,883	1,573,427
	2010 Census Population	15,834	200,287	482,202	1,267,708
	2000 Census Population	16,913	209,340	492,293	1,178,089
	Projected Annual Growth 2019 to 2024	2.2%	1.9%	1.9%	1.8%
	Historical Annual Growth 2000 to 2019	0.6%	0.5%	0.7%	1.2%
HOUSEHOLDS	2019 Estimated Households	5,629	69,183	182,443	506,001
	2024 Projected Households	6,047	73,816	194,188	536,770
	2010 Census Households	4,592	58,514	154,250	434,340
	2000 Census Households	5,313	65,401	163,307	407,034
	Projected Annual Growth 2019 to 2024	1.5%	1.3%	1.3%	1.2%
	Historical Annual Growth 2000 to 2019	0.3%	0.3%	0.6%	1.3%
AGE	2019 Est. Population Under 10 Years	17.1%	16.4%	15.6%	14.2%
	2019 Est. Population 10 to 19 Years	17.0%	16.4%	15.6%	14.7%
	2019 Est. Population 20 to 29 Years	15.5%	15.6%	15.7%	15.6%
	2019 Est. Population 30 to 44 Years	21.3%	20.6%	20.6%	20.5%
	2019 Est. Population 45 to 59 Years	16.5%	17.1%	17.7%	18.3%
	2019 Est. Population 60 to 74 Years	9.2%	9.9%	10.5%	11.7%
	2019 Est. Population 75 Years or Over	3.5%	4.1%	4.4%	5.1%
	2019 Est. Median Age	29.7	30.5	31.7	33.6
MARITAL STATUS & GENDER	2019 Est. Male Population	50.7%	50.2%	50.0%	50.0%
	2019 Est. Female Population	49.3%	49.8%	50.0%	50.0%
	2019 Est. Never Married	50.3%	46.1%	44.5%	41.2%
	2019 Est. Now Married	27.1%	31.0%	32.0%	34.9%
	2019 Est. Separated or Divorced	18.8%	18.7%	19.0%	19.1%
	2019 Est. Widowed	3.8%	4.3%	4.5%	4.8%
INCOME	2019 Est. HH Income \$200,000 or More	1.8%	0.9%	2.6%	3.7%
	2019 Est. HH Income \$150,000 to \$199,999	1.5%	1.9%	3.0%	4.4%
	2019 Est. HH Income \$100,000 to \$149,999	7.0%	7.7%	9.1%	11.9%
	2019 Est. HH Income \$75,000 to \$99,999	9.8%	10.2%	11.0%	13.1%
	2019 Est. HH Income \$50,000 to \$74,999	15.8%	18.5%	18.6%	19.5%
	2019 Est. HH Income \$35,000 to \$49,999	16.1%	16.5%	16.4%	15.2%
	2019 Est. HH Income \$25,000 to \$34,999	11.6%	11.9%	11.2%	10.0%
	2019 Est. HH Income \$15,000 to \$24,999	15.7%	14.7%	13.0%	10.6%
	2019 Est. HH Income Under \$15,000	20.8%	17.6%	15.1%	11.6%
	2019 Est. Average Household Income	\$39,314	\$44,222	\$54,185	\$66,381
	2019 Est. Median Household Income	\$37,281	\$41,104	\$47,850	\$56,943
	2019 Est. Per Capita Income	\$11,704	\$13,306	\$17,908	\$23,558
2019 Est. Total Businesses	536	5,208	17,154	49,944	
2019 Est. Total Employees	9,382	58,736	194,536	615,983	

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

FULL PROFILE

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RACE	2019 Est. White	48.8%	51.1%	54.8%	59.9%
	2019 Est. Black	7.3%	7.5%	7.6%	8.2%
	2019 Est. Asian or Pacific Islander	4.2%	3.9%	3.7%	3.8%
	2019 Est. American Indian or Alaska Native	2.3%	2.4%	2.4%	2.2%
	2019 Est. Other Races	37.3%	35.1%	31.5%	25.8%
HISPANIC	2019 Est. Hispanic Population	12,669	147,932	317,305	676,795
	2019 Est. Hispanic Population	66.9%	64.1%	57.3%	47.0%
	2024 Proj. Hispanic Population	66.5%	63.9%	57.3%	47.3%
	2010 Hispanic Population	70.3%	68.3%	60.3%	48.2%
EDUCATION (Adults 25 or Older)	2019 Est. Adult Population (25 Years or Over)	11,062	137,362	338,773	916,148
	2019 Est. Elementary (Grade Level 0 to 8)	21.5%	20.2%	15.7%	10.8%
	2019 Est. Some High School (Grade Level 9 to 11)	18.0%	14.8%	13.3%	10.7%
	2019 Est. High School Graduate	28.4%	29.9%	28.4%	26.9%
	2019 Est. Some College	18.0%	18.9%	19.9%	22.1%
	2019 Est. Associate Degree Only	5.3%	6.3%	6.9%	7.6%
	2019 Est. Bachelor Degree Only	6.4%	6.8%	10.2%	14.2%
	2019 Est. Graduate Degree	2.4%	3.0%	5.6%	7.7%
HOUSING	2019 Est. Total Housing Units	5,891	72,224	190,288	528,284
	2019 Est. Owner-Occupied	41.5%	44.1%	43.8%	50.6%
	2019 Est. Renter-Occupied	54.1%	51.7%	52.1%	45.2%
	2019 Est. Vacant Housing	4.4%	4.2%	4.1%	4.2%
HOMES BUILT BY YEAR	2019 Homes Built 2010 or later	3.2%	3.3%	3.7%	4.4%
	2019 Homes Built 2000 to 2009	7.2%	5.7%	8.8%	15.2%
	2019 Homes Built 1990 to 1999	8.8%	8.6%	10.0%	12.5%
	2019 Homes Built 1980 to 1989	12.1%	13.1%	13.6%	15.1%
	2019 Homes Built 1970 to 1979	22.0%	21.3%	22.6%	20.3%
	2019 Homes Built 1960 to 1969	19.9%	18.4%	15.6%	12.2%
	2019 Homes Built 1950 to 1959	21.0%	22.1%	15.4%	11.0%
	2019 Homes Built Before 1949	1.4%	3.4%	6.0%	5.0%
HOME VALUES	2019 Home Value \$1,000,000 or More	0.7%	0.8%	1.0%	1.2%
	2019 Home Value \$500,000 to \$999,999	7.4%	6.6%	8.3%	8.7%
	2019 Home Value \$400,000 to \$499,999	7.7%	6.0%	7.0%	7.7%
	2019 Home Value \$300,000 to \$399,999	10.4%	11.2%	12.8%	14.8%
	2019 Home Value \$200,000 to \$299,999	22.3%	20.1%	23.5%	28.1%
	2019 Home Value \$150,000 to \$199,999	18.9%	20.7%	20.8%	21.1%
	2019 Home Value \$100,000 to \$149,999	17.2%	18.0%	15.5%	13.8%
	2019 Home Value \$50,000 to \$99,999	13.5%	15.6%	12.3%	8.5%
	2019 Home Value \$25,000 to \$49,999	6.3%	5.0%	3.9%	2.5%
	2019 Home Value Under \$25,000	10.4%	6.6%	5.4%	4.3%
	2019 Median Home Value	\$155,383	\$164,639	\$196,666	\$224,648
	2019 Median Rent	\$701	\$732	\$772	\$826

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LABOR FORCE	2019 Est. Labor Population Age 16 Years or Over	13,784	170,565	415,778	1,111,718
	2019 Est. Civilian Employed	56.5%	57.1%	59.0%	60.8%
	2019 Est. Civilian Unemployed	2.5%	3.5%	3.3%	3.2%
	2019 Est. in Armed Forces	-	-	-	0.1%
	2019 Est. not in Labor Force	41.0%	39.4%	37.6%	36.0%
	2019 Labor Force Males	50.6%	50.1%	49.7%	49.7%
	2019 Labor Force Females	49.4%	49.9%	50.3%	50.3%
OCCUPATION	2019 Occupation: Population Age 16 Years or Over	7,782	97,400	245,401	675,637
	2019 Mgmt, Business, & Financial Operations	8.2%	8.0%	10.1%	12.9%
	2019 Professional, Related	9.0%	9.4%	13.0%	16.4%
	2019 Service	28.8%	25.4%	23.4%	21.0%
	2019 Sales, Office	25.2%	24.7%	24.9%	26.1%
	2019 Farming, Fishing, Forestry	0.3%	0.3%	0.3%	0.3%
	2019 Construction, Extraction, Maintenance	12.3%	16.0%	13.6%	11.0%
	2019 Production, Transport, Material Moving	16.1%	16.2%	14.8%	12.4%
	2019 White Collar Workers	42.5%	42.1%	47.9%	55.4%
	2019 Blue Collar Workers	57.5%	57.9%	52.1%	44.6%
TRANSPORTATION TO WORK	2019 Drive to Work Alone	73.7%	73.9%	75.0%	75.7%
	2019 Drive to Work in Carpool	15.9%	15.6%	14.2%	13.1%
	2019 Travel to Work by Public Transportation	3.8%	3.6%	3.4%	2.9%
	2019 Drive to Work on Motorcycle	0.3%	0.3%	0.3%	0.3%
	2019 Walk or Bicycle to Work	2.3%	2.4%	2.5%	2.5%
	2019 Other Means	0.4%	0.8%	0.8%	1.0%
	2019 Work at Home	3.6%	3.3%	3.8%	4.5%
	2019 Travel to Work in 14 Minutes or Less	13.6%	14.0%	16.6%	19.2%
TRAVEL TIME	2019 Travel to Work in 15 to 29 Minutes	27.3%	30.1%	33.8%	37.8%
	2019 Travel to Work in 30 to 59 Minutes	36.3%	34.6%	32.5%	32.3%
	2019 Travel to Work in 60 Minutes or More	8.5%	9.2%	8.9%	7.5%
	2019 Average Travel Time to Work	28.2	27.2	26.1	24.7
	2019 Est. Total Household Expenditure	\$210.6 M	\$2.78 B	\$8.33 B	\$26.48 B
CONSUMER EXPENDITURE	2019 Est. Apparel	\$7.44 M	\$98 M	\$293.44 M	\$932.53 M
	2019 Est. Contributions, Gifts	\$10.87 M	\$143.52 M	\$445.93 M	\$1.46 B
	2019 Est. Education, Reading	\$6.23 M	\$81.26 M	\$251.64 M	\$814.4 M
	2019 Est. Entertainment	\$11.41 M	\$151.21 M	\$457.52 M	\$1.47 B
	2019 Est. Food, Beverages, Tobacco	\$33.44 M	\$440.95 M	\$1.31 B	\$4.12 B
	2019 Est. Furnishings, Equipment	\$7.07 M	\$93.87 M	\$284.15 M	\$915.95 M
	2019 Est. Health Care, Insurance	\$19.23 M	\$255.55 M	\$762.62 M	\$2.43 B
	2019 Est. Household Operations, Shelter, Utilities	\$70.02 M	\$921.98 M	\$2.75 B	\$8.66 B
	2019 Est. Miscellaneous Expenses	\$3.87 M	\$51.4 M	\$155.18 M	\$496.78 M
	2019 Est. Personal Care	\$2.81 M	\$37.14 M	\$111.34 M	\$354.69 M
	2019 Est. Transportation	\$38.21 M	\$506.95 M	\$1.51 B	\$4.83 B

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