

# EMPIRE BUSINESS CENTER

NEC 91ST AVE & CACTUS RD, PEORIA, AZ 85381

**Bank Owned**

LOOP  
**101**

**SUBJECT**

**Cactus Rd**

**91st Ave**



**ESCEE**  
COMMERCIAL PROPERTIES

**TOTAL PRICE: \$2,706,000**  
**TOTAL SIZE: ±43,572 SF**  
**YEAR BUILT: 2007**

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**BUILDING B**

**Asking Price** \$590,000  
**Building Size** ±9,884 SF  
**Price/SF** \$60 / SF  
**Zoning** PAD

**BUILDING D**

**Asking Price** \$1,230,000  
**Building Size** ±18,919 SF  
**Price/SF** \$65 / SF  
**Zoning** PAD

**BUILDING E**

**Asking Price** \$886,000  
**Building Size** ±14,769 SF  
**Price/SF** \$60 / SF  
**Zoning** PAD



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**ESCEE COMMERCIAL PROPERTIES**, an Arizona Corporation (the "Agent") has prepared this confidential offering summary (the "Offering Memorandum") intended solely for your limited use in evaluating the purchase of Empire Business Center (the "Property"), located in Peoria, Arizona. ESCEE Commercial Properties has been exclusively retained as the Agent to market the ownership's interest in the Property.

The Offering Memorandum does not purport to provide a necessarily accurate summary of the Property, or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information, which prospective purchasers may need, or desire. All financial projections are based either upon assumptions provided by the owner, or upon assumptions relating to the general economy, competition, and other factors beyond the control of the owner and the Agent, and therefore, are subject to material variation. The Offering Memorandum does not constitute an indication that there has been no change in the business or affairs of the Property since the date of preparation of the Offering Memorandum. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers.

Neither the owner nor ESCEE Commercial Properties nor any of their respective officers, agents or principals has made or will make any representations or warranties, expressed or implied, as to the accuracy or completeness of the Offering Memorandum or any of the Contents. Analysis and verification of the information contained in the Offering Memorandum is solely the responsibility of the prospective purchaser.

The owner and ESCEE Commercial Properties expressly reserve the right, at their sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or terminate discussions with an entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such sale of the Property is approved by the owner, and a contract to purchase the Property is approved by the owner, and a contract to purchase the property has been fully executed, delivered, and approved by the owner and its legal counsel, and any conditions to the owner's obligations there under have been satisfied or waived.

This Offering Memorandum and the Contents, except such information, which is a matter of public record or is provided in sources available to the public (such contents as so limited herein called the "Contents"), are of a confidential nature and are not to be made available to persons not receiving copies directly from the Agent. By accepting the Offering Memorandum, you agree that you will hold and treat it in the strictest confidence, that you will not photocopy or duplicate it, that you will not disclose the Offering Memorandum or any of the Contents any other entity (except for outside advisors retained by you if necessary, in your opinion, for your determination of whether or not to make a proposal) without the prior written authorization of the owner or Agent, and that you will not use the Offering Memorandum or any of the Contents in any fashion or manner detrimental to the interest of the owner or Agent.

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**DISCLAIMER**

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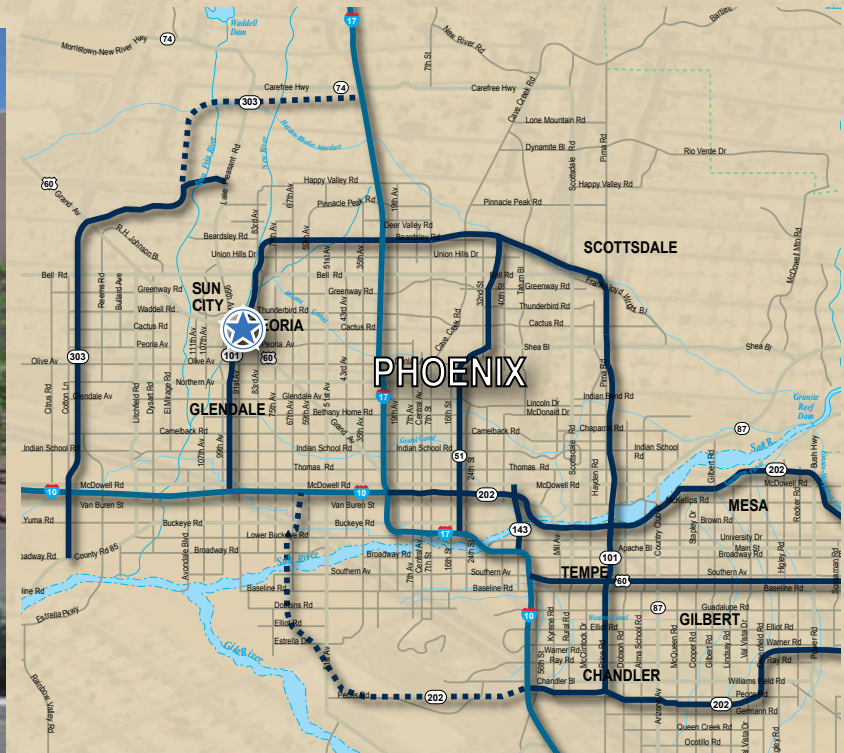
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- Attractive newly constructed showroom / warehouse industrial buildings
- Truckwells & grade-level loading
- Close proximity to Loop 101 Freeway
- Clear heights of 18 feet
- Zoned PAD (Planned Area Development)
- Power is 3-phase, 208 Volt

<u>BUILDING B</u>	<u>BUILDING D</u>	<u>BUILDING E</u>
Asking Price \$590,000	Asking Price \$1,230,000	Asking Price \$886,000
Building Size ±9,884 SF	Building Size ±18,919 SF	Building Size ±14,769 SF
Price/SF \$60 / SF	Price/SF \$65 / SF	Price/SF \$60 / SF
Zoning PAD	Zoning PAD	Zoning PAD

**Total Price: \$2,706,000 Total Size: ±43,572 SF Year Built: 2007**



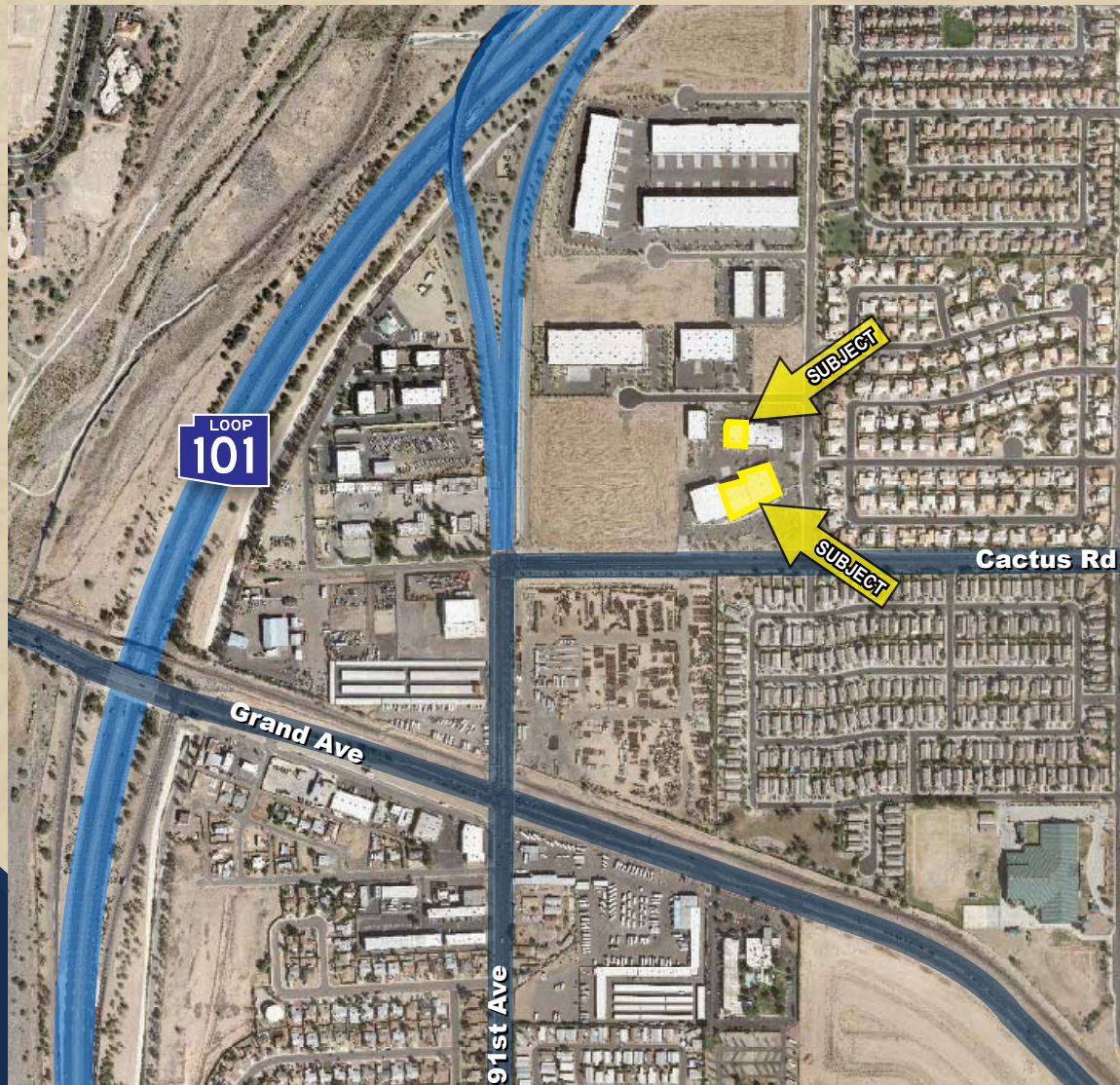
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**INVESTMENT SUMMARY**

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**EMPIRE BUSINESS CENTER** is an attractive industrial showroom complex located near the Loop 101 Freeway. The 6 building development offers visibility and close proximity to some of the west valley's world class developments such as Westgate, Cabela's, Arizona Cardinals University of Phoenix Stadium, and the Phoenix Coyotes Jobing.com Arena. There is convenient access to the city freeway system through Loop 101, connecting with Interstates 10 and 17 and State Route 60.

This lender-owned project is well located within the City of Peoria between the Arrowhead Master Planned Community and the Loop 101 / Interstate 10 freeway intersection. Peoria is currently the sixth largest city in Arizona for land area, and the ninth largest for population. In July 2008, Money magazine listed Peoria in its "Top 100 Places to Live".

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**SUMMARY & AERIAL**

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**SITE PLAN**

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Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2015 Projection	14,225	109,752	306,539
2010 Estimate	13,655	105,803	287,604
2000 Census	12,359	97,392	240,672
Growth 2010 - 2015	4.20%	3.70%	6.60%
Growth 2000 - 2010	10.50%	8.60%	19.50%
<b>2010 Population by Hispanic Origin</b>	3,570	22,140	70,481
<b>2010 Population By Race</b>	13,655	105,803	287,604
White	10,262 75.15%	84,894 80.24%	223,907 77.85%
Black or African American	789 5.78%	3,887 3.67%	12,012 4.18%
American Indian and Alaska Native	143 1.05%	877 0.83%	3,046 1.06%
Asian	336 2.46%	2,520 2.38%	7,737 2.69%
Native Hawaiian and Pacific Islander	17 0.12%	144 0.14%	419 0.15%
Other Race	1,693 12.40%	10,351 9.78%	30,485 10.60%
Two or More Races	416 3.05%	3,129 2.96%	9,998 3.48%
<b>Households</b>			
2015 Projection	5,064	44,002	117,946
2010 Estimate	4,908	42,766	111,654
2000 Census	4,593	40,296	96,257
Growth 2010 - 2015	3.20%	2.90%	5.60%
Growth 2000 - 2010	6.90%	6.10%	16.00%
Owner Occupied	3,415 69.58%	34,224 80.03%	82,198 73.62%
Renter Occupied	1,493 30.42%	8,542 19.97%	29,456 26.38%
<b>2010 Households by HH Income</b>	4,909	42,764	111,647
Income Less Than \$15,000	386 7.86%	3,116 7.29%	7,966 7.13%
Income: \$15,000 - \$24,999	363 7.39%	3,993 9.34%	9,346 8.37%
Income: \$25,000 - \$34,999	469 9.55%	3,957 9.25%	10,535 9.44%
Income: \$35,000 - \$49,999	715 14.57%	6,721 15.72%	17,736 15.89%
Income: \$50,000 - \$74,999	1,057 21.53%	9,605 22.46%	26,399 23.65%
Income: \$75,000 - \$99,999	825 16.81%	6,456 15.10%	17,393 15.58%
Income: \$100,000 - \$149,999	866 17.64%	6,611 15.46%	16,492 14.77%
Income: \$150,000 - \$249,999	166 3.38%	1,800 4.21%	4,650 4.16%
Income: \$250,000 - \$499,999	54 1.10%	421 0.98%	949 0.85%
Income: \$500,000 or more	8 0.16%	84 0.20%	181 0.16%
<b>2010 Avg Household Income</b>	\$72,477	\$70,967	\$70,446
<b>2010 Med Household Income</b>	\$62,340	\$58,978	\$59,056
<b>2010 Per Capita Income</b>	\$26,257	\$28,901	\$27,650

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DEMOGRAPHICS

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