

# SANTAN CROSSING

SEC PECOS RD & COOPER RD CHANDLER, ARIZONA 85225

**Bank Owned**



**INDIVIDUAL UNIT PRICES: (\$100/sf)**

<del>Bldg 1: 6,000 sf - \$600,000</del>	<del>Bldg 4: 4,000 sf - \$400,000</del>	<del>Bldg 6: 4,000 sf - \$400,000</del>
Bldg 2: 2,288 sf - \$228,800	Bldg 7: 5,293 sf - \$529,300	Bldg 10: 5,293 sf - \$529,300
Bldg 3: 2,216 sf - \$221,600	Bldg 8: 4,957 sf - \$495,700	Bldg 11: 3,043 sf - \$304,300

**ESCEE**  
COMMERCIAL PROPERTIES

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**BULK ASKING PRICE: \$1,616,300** (\$70/sf)

**YEAR BUILT: 2008**

**BULK SIZE: ±23,090 SF**

P: 480.505.0919 F: 480.505.0920 • [www.esceeproperties.com](http://www.esceeproperties.com) • 7377 E Doubletree Ranch Rd Suite A-160 Scottsdale, AZ 85258

Sellers and brokers make no representation as to the environment or other conditions of the property and recommend the purchaser investigate fully. Information contained herein has been obtained from the owner or other sources. Brokers do not guarantee the accuracy of the information.



# SANTAN CROSSING

**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 Santan Crossing (the "Property"), located in Chandler, 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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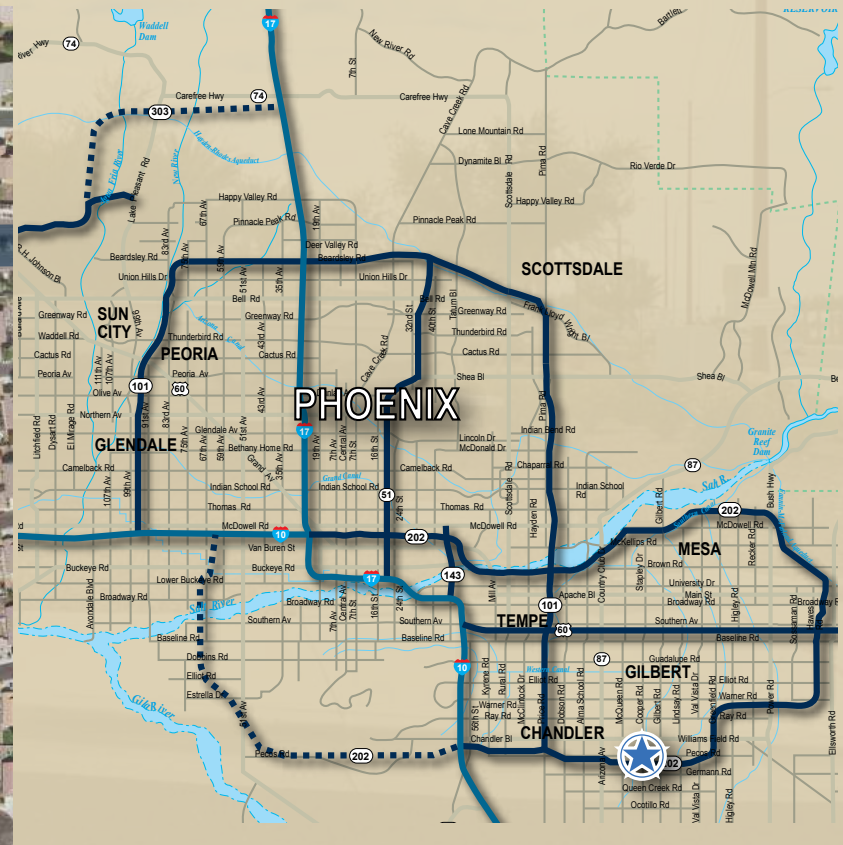
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# SANTAN CROSSING

- Santan Crossing is ideally located with access to the Loop 202 Freeway (1/2 mi.), attractive neighborhoods, and shopping (Walmart, Target, Home Depot, theaters, etc.)
- Area amenities include Chandler Gilbert Community College, Chandler 202 Auto Mall, Chandler Municipal Airport, and others
- The construction is attractive and the grounds are well maintained
- Chandler-Gilbert Community College is located 1/2 mi. directly east of the project on Pecos Rd
- The office buildings are priced below replacement cost and comparable sales

<b>Bulk Asking Price</b>	<b>\$1,616,300</b>
<b>Year Built</b>	<b>2008</b>
<b>Bulk Size</b>	<b>±23,090 SF</b>
<b>Price/SF</b>	<b>\$70 / SF</b>
<b>Parking</b>	<b>5.6:1,000 SF</b>



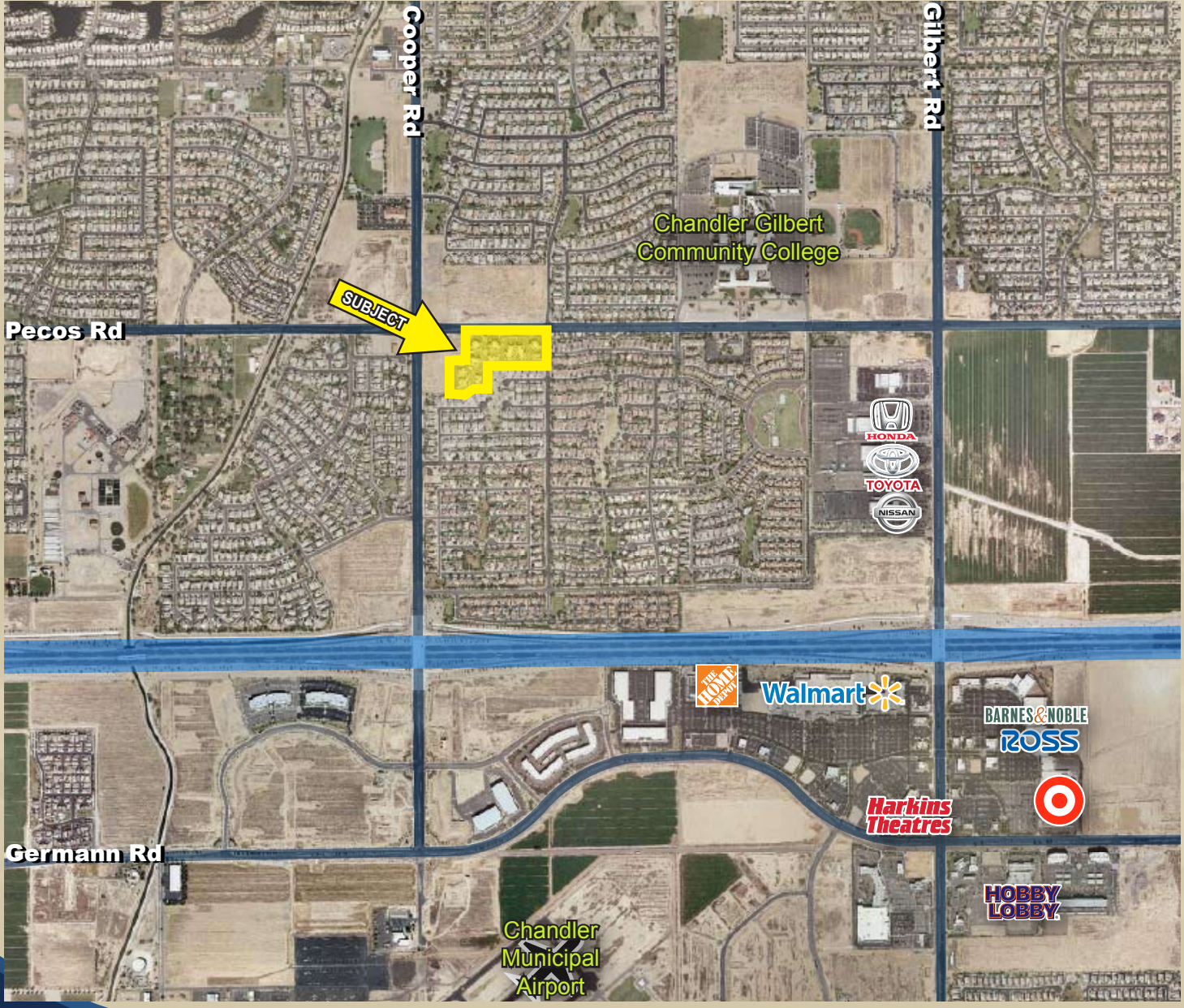
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## INVESTMENT SUMMARY

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AERIAL

# SANTAN CROSSING

## SEC - Cooper and Pecos Roads



- 2 - 2181 E Pecos Rd
- 3 - 2201 E Pecos Rd
- 7 - 2171 E Pecos Rd
- 8 - 2151 E Pecos Rd
- 10 - 2111 E Pecos Rd
- 11 - 2121 E Pecos Rd

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PHOTOS

# SANTAN CROSSING

Radius	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2015 Projection	14,266	112,455	309,559
2010 Estimate	12,209	99,924	273,964
2000 Census	6,742	62,989	177,048
Growth 2010 - 2015	16.80%	12.50%	13.00%
Growth 2000 - 2010	81.10%	58.60%	54.70%
<b>2010 Population by Hispanic Origin</b>	3,684	37,372	82,449
<b>2010 Population By Race</b>	12,209	99,924	273,964
White	8,974 73.50%	67,341 67.39%	196,901 71.87%
Black or African American	542 4.44%	4,001 4.00%	10,792 3.94%
American Indian and Alaska Native	133 1.09%	1,436 1.44%	3,427 1.25%
Asian	284 2.33%	3,434 3.44%	11,819 4.31%
Native Hawaiian and Pacific Islander	23 0.19%	174 0.17%	423 0.15%
Other Race	1,768 14.48%	19,453 19.47%	39,424 14.39%
Two or More Races	486 3.98%	4,084 4.09%	11,179 4.08%
<b>Households</b>			
2015 Projection	4,552	35,226	99,002
2010 Estimate	3,930	31,373	88,026
2000 Census	2,333	20,022	58,726
Growth 2010 - 2015	15.80%	12.30%	12.50%
Growth 2000 - 2010	68.50%	56.70%	49.90%
Owner Occupied	3,193 81.25%	23,467 74.80%	66,001 74.98%
Renter Occupied	737 18.75%	7,906 25.20%	22,025 25.02%
<b>2010 Households by HH Income</b>	3,930	31,374	88,027
Income Less Than \$15,000	66 1.68%	1,527 4.87%	3,570 4.06%
Income: \$15,000 - \$24,999	149 3.79%	1,845 5.88%	4,205 4.78%
Income: \$25,000 - \$34,999	107 2.72%	1,614 5.14%	4,193 4.76%
Income: \$35,000 - \$49,999	369 9.39%	3,157 10.06%	9,364 10.64%
Income: \$50,000 - \$74,999	983 25.01%	6,633 21.14%	18,818 21.38%
Income: \$75,000 - \$99,999	1,168 29.72%	6,086 19.40%	16,488 18.73%
Income: \$100,000 - \$149,999	822 20.92%	7,852 25.03%	22,701 25.79%
Income: \$150,000 - \$249,999	217 5.52%	2,195 7.00%	7,107 8.07%
Income: \$250,000 - \$499,999	47 1.20%	399 1.27%	1,314 1.49%
Income: \$500,000 or more	2 0.05%	66 0.21%	267 0.30%
<b>2010 Avg Household Income</b>	\$88,069	\$87,633	\$91,718
<b>2010 Med Household Income</b>	\$79,183	\$77,714	\$79,426
<b>2010 Per Capita Income</b>	\$30,146	\$27,483	\$29,777

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DEMOGRAPHICS