OPTION 1	
Address:	3345 N.19th Ave. 85015
SF:	23,993
Property Type:	Retail (Neighborhood Center)
Rate	$6.00 sq. ft.
Expense:	$2.40
Lease Type:	Direct
Total Lease Rate:	$8.40 per square foot
Annual Lease Cost:	$201,541.20
Notes:	Synergy Public School will only occupy a portion of the full space.

3345 N 19th Ave - Bayless Shopping Center - Bayless Shopping Center 19th

Location:	**Bayless Shopping Center** **AKA 3331-3353 N 19th Ave** **SEC 19th Ave & Osborn** **Downtown Phoenix Ret Cluster** **Downtown Phoenix Ret Submarket** **Maricopa County** **Phoenix, AZ 85015**	Building Type:	**Retail/(Neighborhood Center)**
		Bldg Status:	**Built 1953, Renov 2012**
		Building Size:	**30,343 SF**
		Typical Floor Size:	**30,343 SF**
		Stories:	**1**
		Land Area:	**2.58 AC**
Developer:	**-**	Total Avail:	**23,993 SF**
Management:	**-**	% Leased:	**20.9%**
Recorded Owner:	**Ireland Family Trust**	Total Spaces Avail:	**2**
Expenses:	**2015 Tax @ $1.19/sf, 2014 Est Tax @ $1.66/sf; 2015 Ops @ $2.40/sf, 2014 Est Ops @ $0.26/sf**	Smallest Space:	**3,300 SF**
		Bldg Vacant:	**23993**
Parcel Number:	**110-26-081**		
CAM:	**$0.20**		
Amenities:	**Bus Line, Pylon Sign, Signage, Signalized Intersection**		
Street Frontage:	**307 feet on N 19th Ave** **225 feet on Osborn Rd**		
Parking:	**325 free Surface Spaces are available; Ratio of 2.24/1,000 SF**		

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
P 1st / Suite 3345/3353	8,000 - 20,693	20,693	20,693	$6.00/nnn	Vacant	1-10 yrs	Direct

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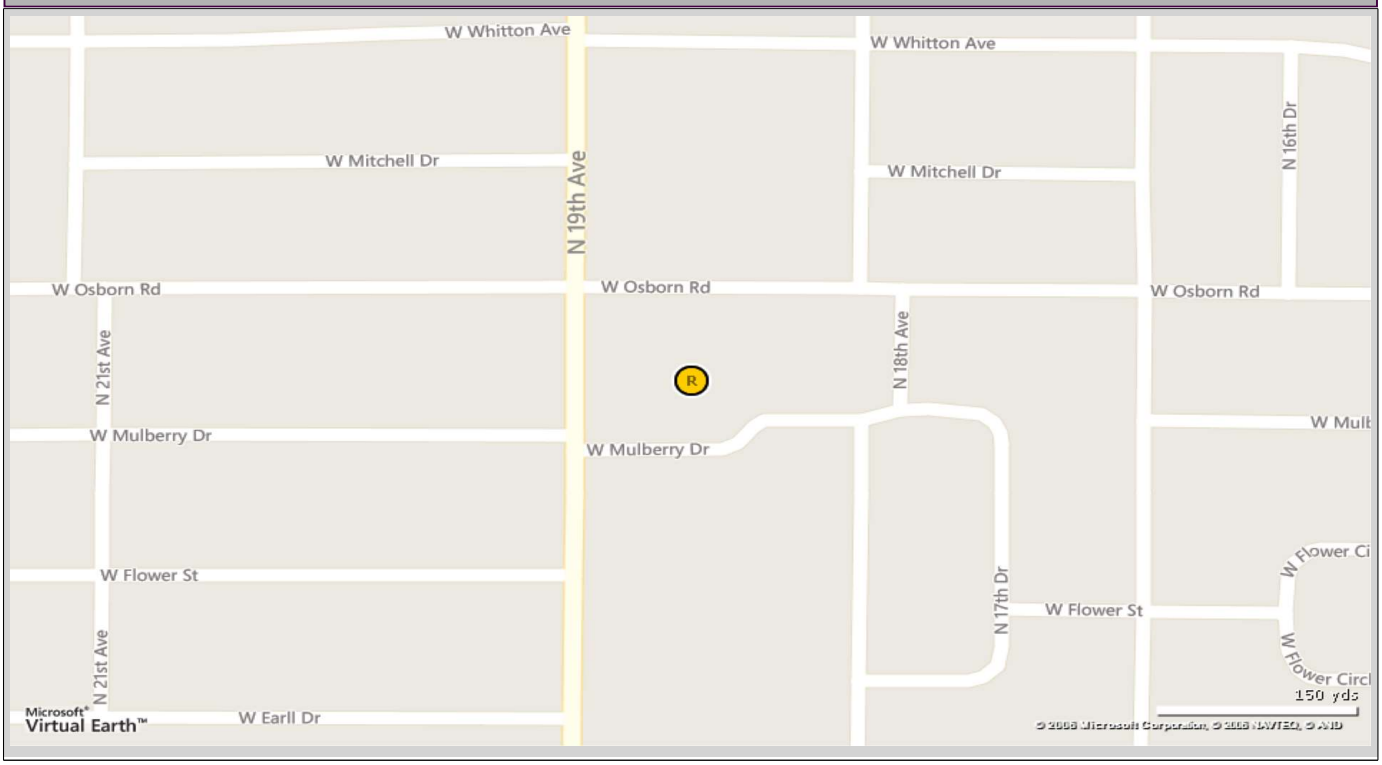
Aerial / Map Report

Bayless Shopping Center
3345 N 19th Ave - Phoenix, AZ 85015



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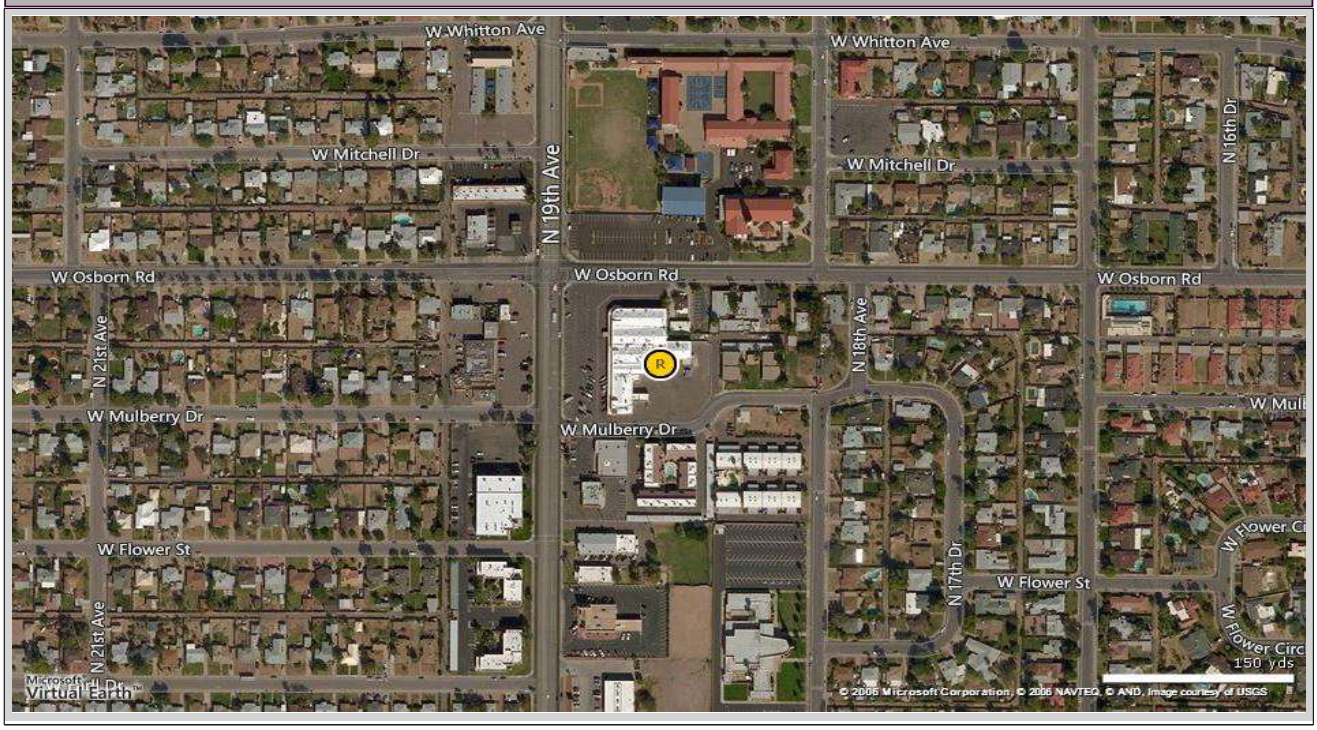
3345 N 19th Ave - Phoenix, AZ 85015



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Bayless Shopping Center

3345 N 19th Ave
Phoenix, AZ 85015

A SINGULAR PROPERTY FOR

LEASE

RE/MAX
2920 E Camelback Rd # 230, Phoenix AZ 85016
www.ReMaxCommercialBrokers.net

FOR MORE INFORMATION, PLEASE CONTACT:
NICHOLAS BURCHFIELD
m: (602) 697-2679
e: Nickb@remaxcommercialbrokers.net

All information furnished is from sources deemed reliable. No representation is made as to the accuracy thereof and it is submitted subject to errors, omissions, changes, or withdrawal without notice and to any special listings conditions, including the rate and manner of payment of commissions for particular offerings imposed by principals or agreed to by the company, the terms of which are available to interested principles or brokers. All dimensions are approximate. Owner and/or Broker make no representations expressed or implied as to the accuracy of floor plan/site plan dimensions.

COMMERCIAL COMPLEX

Bayless Shopping Center

3345 N 19th Ave, Phoenix AZ 85015

±24,583 total SF available | Three commercial suites from ±590 to ±20,693 SF | 93.6% Leased

PROPERTY HIGHLIGHTS

* Excellent Street Visibility
* 2015 Total Households within 3 miles: 156,430
* Amenities include Bus Line, Pylon Sign, Signage, Signalized Intersection
* Street frontage: 307 feet on N 19th Ave & 225 feet on Osborn Rd

PROPERTY SUMMARY

Zoning	C1, Light Commercial	Typical Floor Size	±30,343 SF
Parking	325 free Surface Spaces are available; Ratio of 2.24/1,000 SF		
Intersection	Southeast Corner 19th Ave & Osborn Rd		Bldg Status
Expenses	2015 Tax @ $1.19/SF; 2015 Ops Bldg Vacant: 1950 @ $2.40/SF		Retail Neighborhood

Available Space

Ste 3345/3353	8,000-20,693 SF	Retail	$6.00/NNN
Ste 3341	3,300 SF	Office/Retail	$12.00/NNN
Ste 3339	590 SF	Office/Retail	$12.00/NNN

RE/MAX
CONTACT:
2920 E Camelback Rd # 230
Phoenix AZ 85016
www.ReMaxCommercialBrokers.net

NICHOLAS BURCHFIELD
m: (602) 697-2679
e: Nickb@remaxcommercialbrokers.net

OPTION 2	
Address:	1726 W. Camelback Road 85015
SF:	21,169
Property Type:	Retail/Freestanding
Rate	Assumed $10.00 sq. ft.
Expense:	$1.37
Lease Type:	Direct
Total Lease Rate:	$11.37 per square foot
Annual Lease Cost:	$240,691.53
Notes:	Synergy Public School will only occupy a portion of the full space.

1726 W Camelback Rd

Location: **Downtown Phoenix Ret Cluster**
Downtown Phoenix Ret Submarket
Maricopa County
Phoenix, AZ 85015

Developer: **-**
Management: **-**
Recorded Owner: **Rosenthal Family LLC**
Expenses: **2006 Tax @ $1.37/sf**

Parcel Number: **156-37-061B, 156-37-065, 156-37-068C**

Building Type: **Retail/Freestanding**
Bldg Status: **Built 1974, Renov 2004**
Building Size: **21,169 SF**
Typical Floor Size: **21,169 SF**
Stories: **1**
Land Area: **1.78 AC**

Total Avail: **21,169 SF**
% Leased: **0%**
Total Spaces Avail: **1**
Smallest Space: **3,892 SF**
Bldg Vacant: **21169**

Parking: **90 Surface Spaces are available; Ratio of 5.03/1,000 SF**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	3,892 - 21,169	21,169	21,169	Withheld	Vacant	Negotiable	Direct

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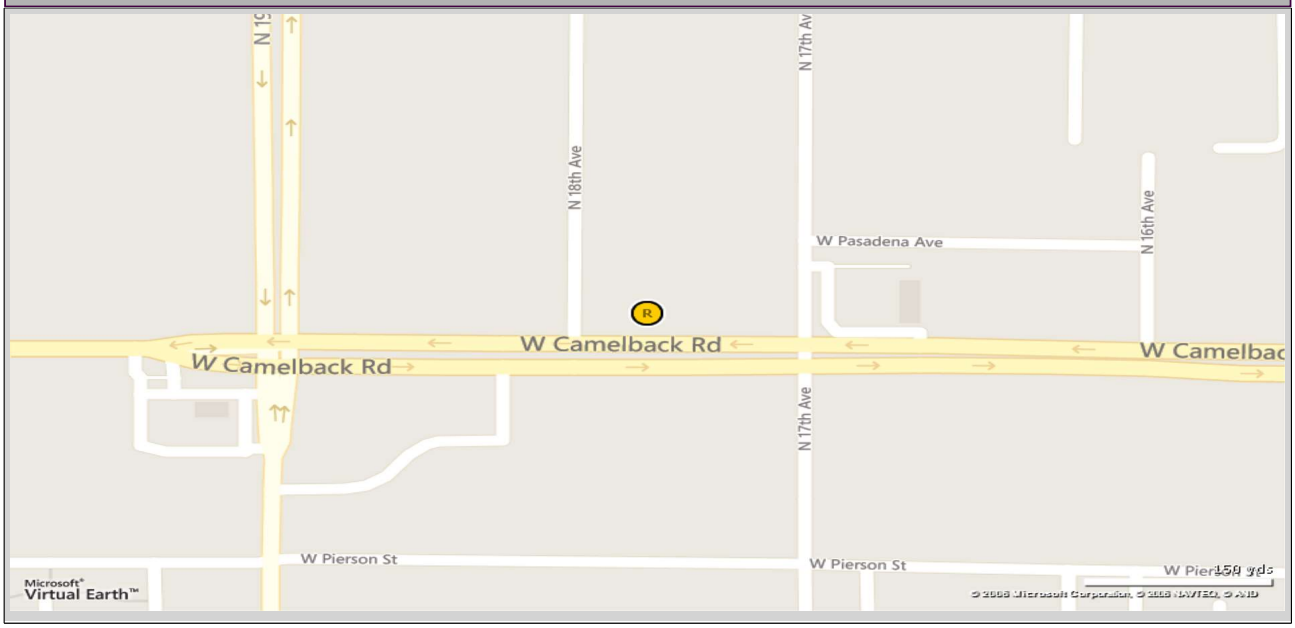

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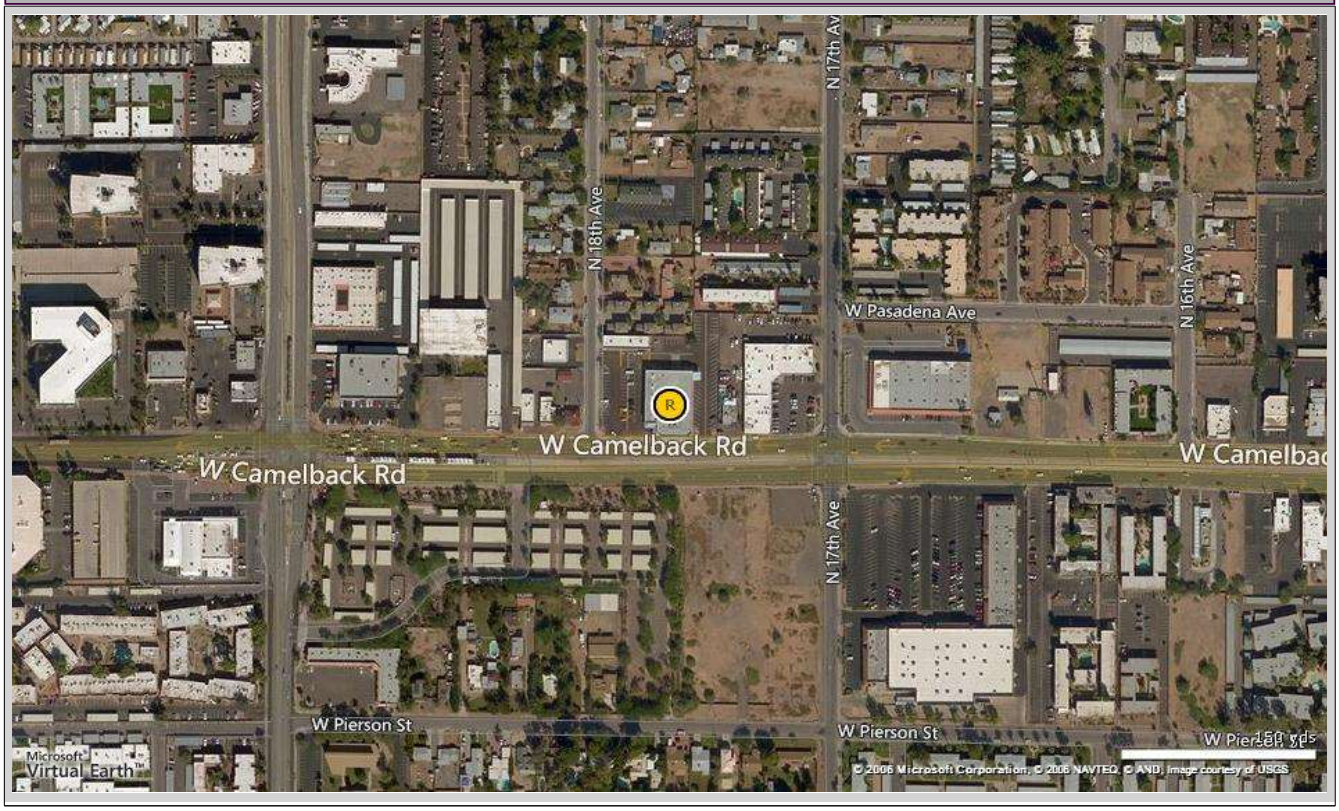
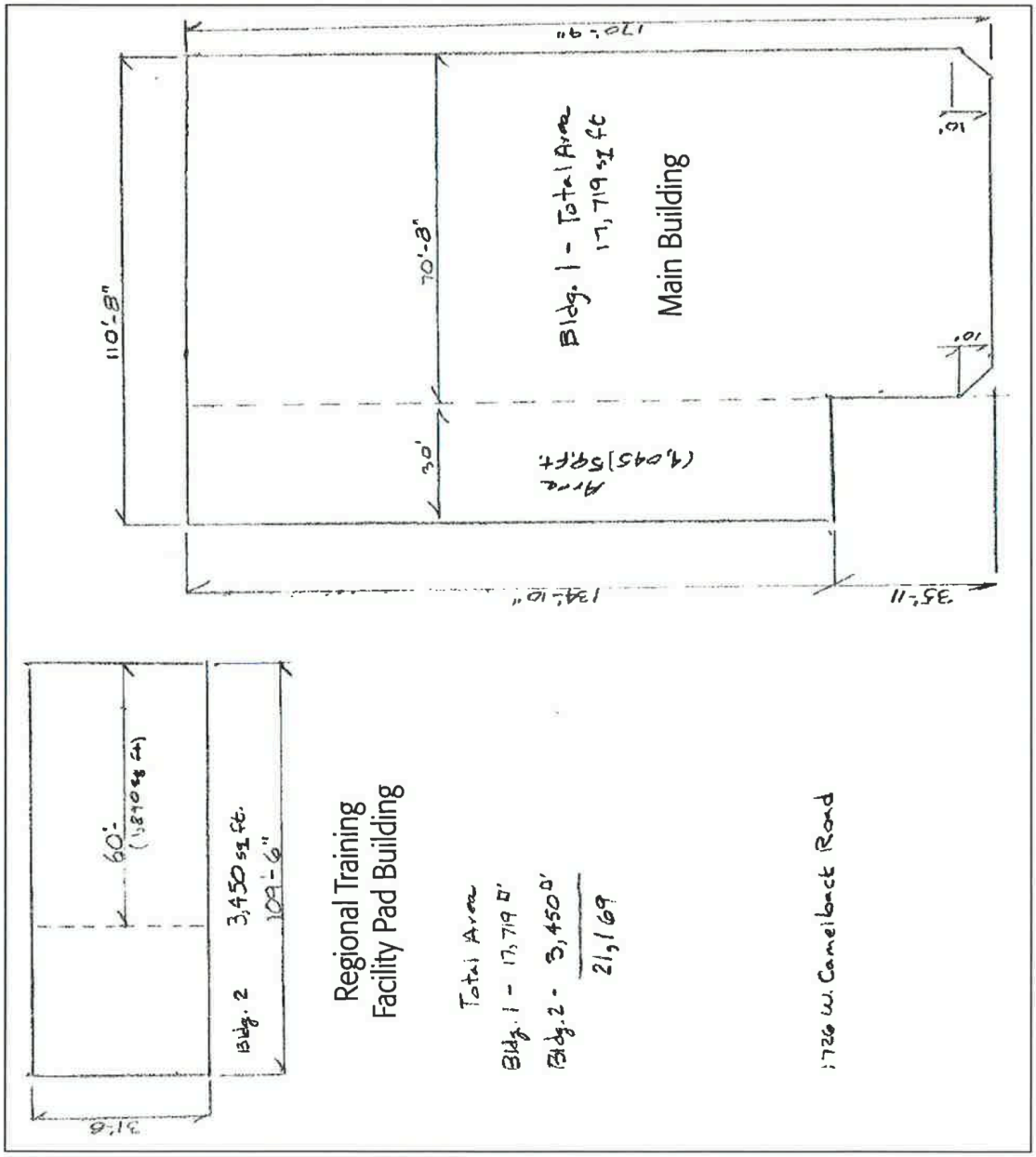
1726 W Camelback Rd - Phoenix, AZ 85015



Site Plan



Goodwill of Central Arizona

FARIS LEE INVESTMENTS

OPTION 3	
Address:	3615 N. 27th Ave 85017
SF:	33,333 Per Floor
Property Type:	Office Building
Rate	$10.00 sq. ft.
Expense:	$1.17
Lease Type:	Direct
Total Lease Rate:	$11.17 per square foot
Annual Lease Cost:	$372,329.61
Notes:	Synergy Public School will only occupy a third of the first floor during year 1 and plan to expand to the full first floor by year 3.

3615 N 27th Ave

Location: **Northwest Phoenix Cluster**
Northwest Phoenix Submarket
Maricopa County
Phoenix, AZ 85017

Developer: **-**
Management: **Litmath, LLC**
Recorded Owner: **LPF 27, LLC**

Building Type: **Class B Office**
Status: **Built 1975, Renov 1980**
Stories: **3**
RBA: **100,000 SF**
Typical Floor: **33,333 SF**
Total Avail: **100,000 SF**
% Leased: **0%**

Expenses: **2012 Tax @ $1.17/sf; 2011 Est Ops @ $0.20/sf**
Parcel Number: **110-20-004A**
Parking: **210 free Surface Spaces are available; Ratio of 7.00/1,000 SF**
Amenities: **Air Conditioning, Bus Line, Fenced Lot, Security System, Signage**

Floor	SF Avail	Floor Contig	Bldg Contig	Rent/SF/Yr + Svs	Occupancy	Term	Type
E 1st	33,334	33,334	120,000	$10.00/nnn	Vacant	1-5 yrs	Direct
E 2nd	33,333	33,333	120,000	$10.00/nnn	Vacant	1-5 yrs	Direct
E 3rd	33,333	33,333	120,000	$10.00/nnn	Vacant	1-5 yrs	Direct

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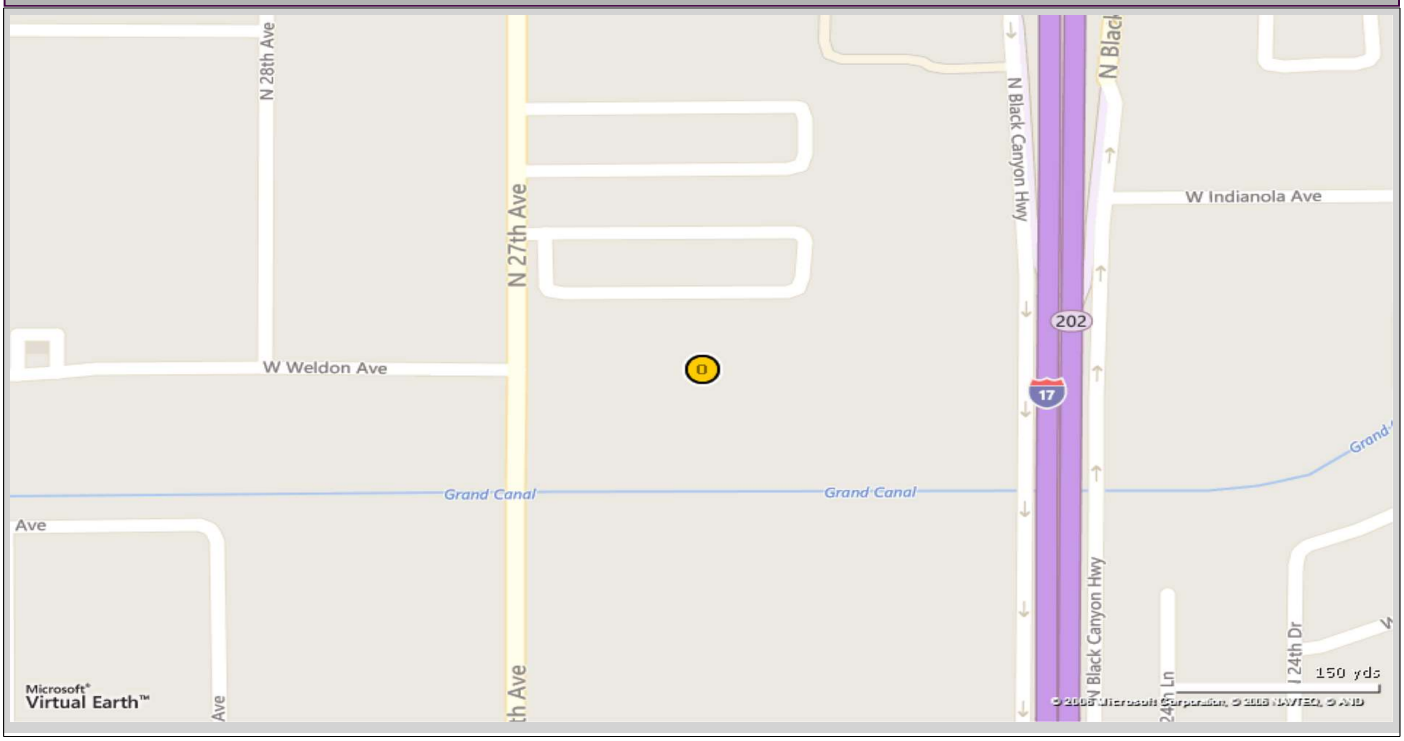

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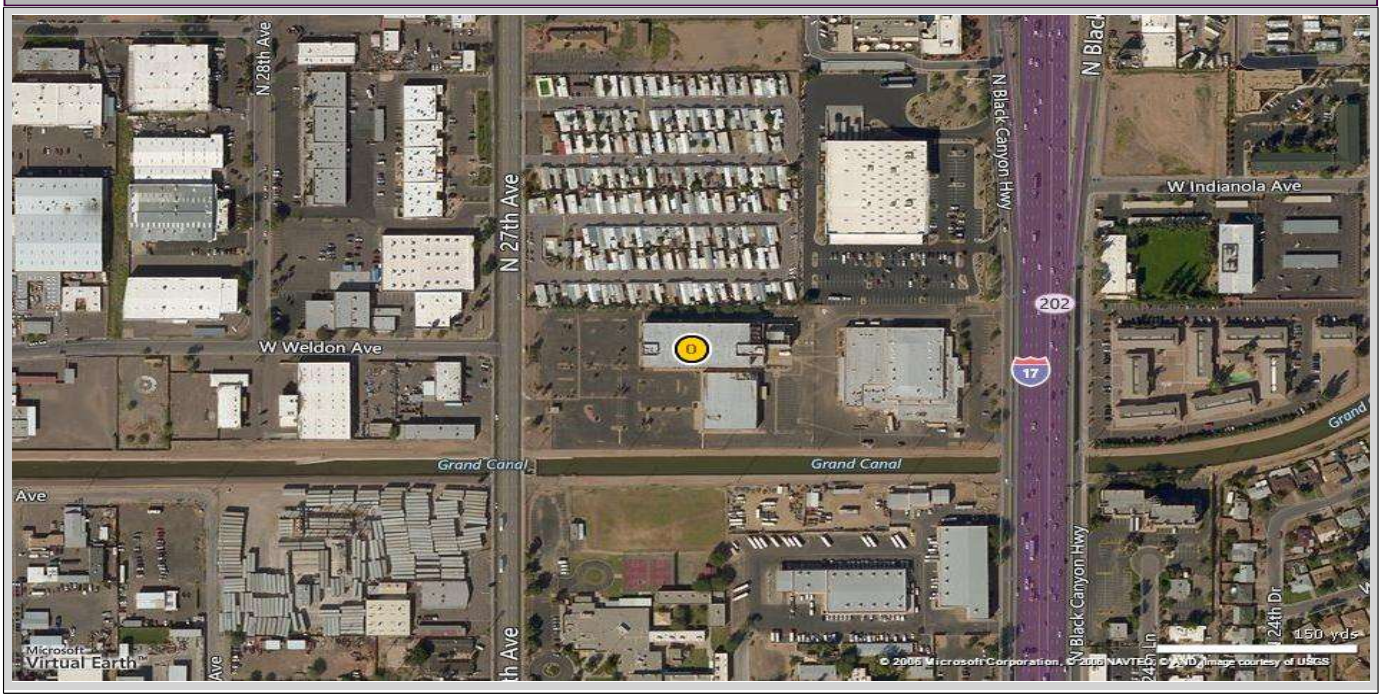

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3615 N 27th Ave, Phoenix AZ 85017 – Ground Floor +/- 33,000 Square Feet