

FREESTANDING FORMER BANK BUILDING FOR LEASE \$14.00 NNN



**1111 EAST NORTHERN AVENUE
PHOENIX, ARIZONA 85020
(SWC of NORTHERN AVENUE AND 12TH STREET)**

- **Prominent Location, Perfect for Urgent Care, Dental Office, or Other Business Requiring Road Visibility**
- **Abundant Parking, Shared with Shopping Center**
- **Freestanding Former Bank Building with Great Visibility on Northern Avenue**
- **Approximately 5,250 Square Feet, Divisible to 2,400 Square Feet**
- **For Lease: \$14.00 NNN**
- **The Pointe - An Area with Neighborhood Pride**
- **3/4 of a Mile to SR 51, Located in Piestewa Peak Corridor**
- **Traffic Counts on Northern Avenue: 38,000 Cars per Day**



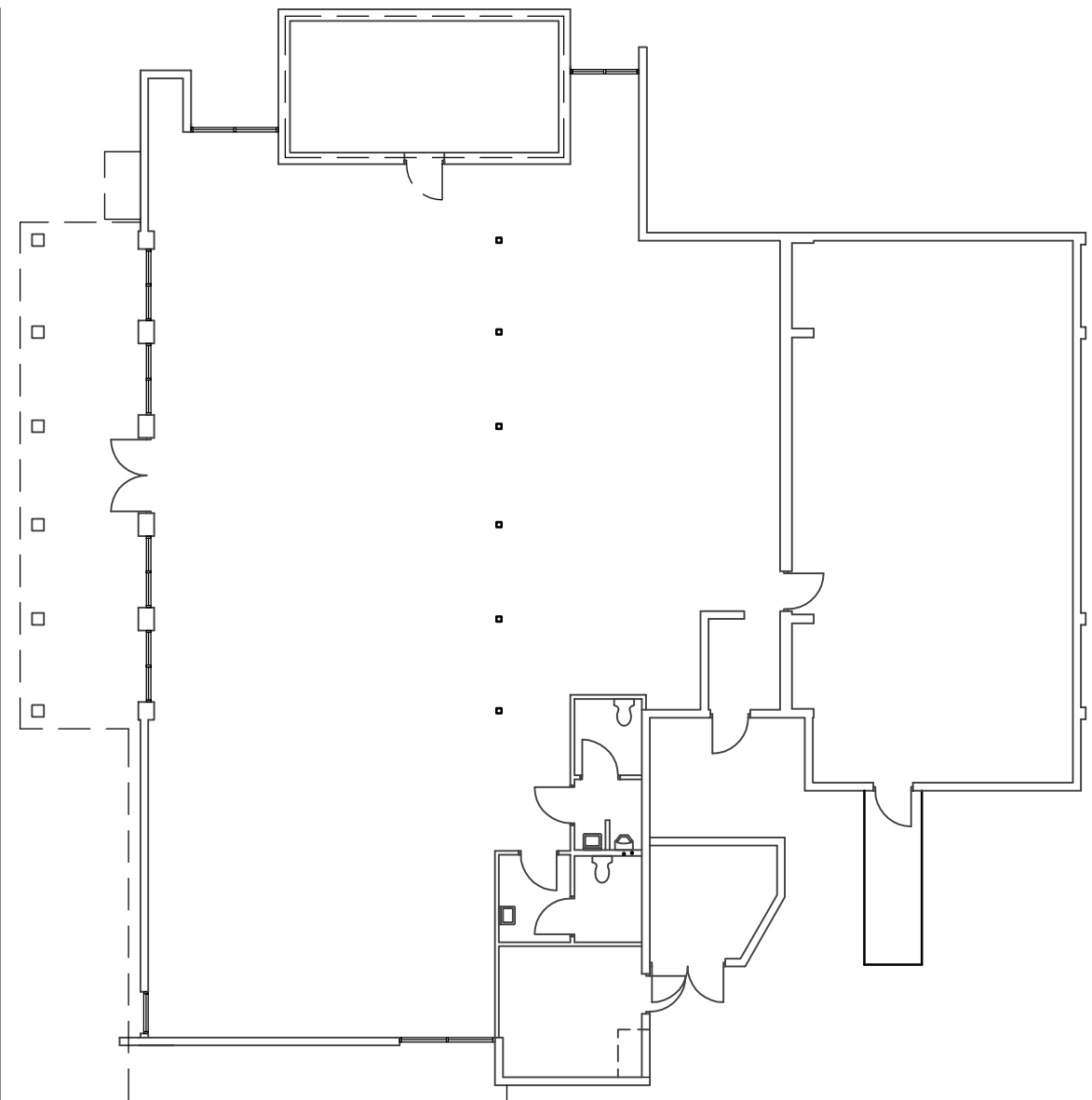
PAUL BLUM, CCIM

480-682-3170

[**Paul@azofficesales.com**](mailto:Paul@azofficesales.com)

Experience + Creativity = Results

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Each Office Independently Owned and Operated



LAYOUT PLAN
N.T.S.

AXIS GROUP
BANK AT 12TH AND NORTHERN
07007 05-07-07

DESCRIPTION

Parcel 1:
That portion of the Northeast quarter of the Northwest quarter of Section 4, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, described as follows:
Commencing at the North quarter of Section 4, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, which marks the intersection of the centerline of Northern Avenue and 12th Street;
Thence South along the centerline of 12th Street, 356.00 feet;
Thence West 40.00 feet to a point on the Westerly right of way line of 12th Street;
Thence South along said Westerly right of way line of 12th Street, 78.84 feet;
Thence West, 310.43 feet;
Thence South, 22.18 feet;
Thence West, 200.52 feet;
Thence South, 0.32 feet;
Thence West, 118.05 feet;
Thence North 339.70 feet to a point on the Southerly 65 foot right of way line of Northern Avenue;
Thence North 85 degrees 31 minutes 00 seconds East (recorded North 85 degrees 33 minutes 00 seconds East) along said Southerly right of way line of Northern Avenue, 53.15 feet to a point, said point being the True Point of Beginning;
Thence South, 150.00 feet;
Thence East, 150.00 feet;
Thence North, 161.67 feet to a point on said Southerly right of way line of Northern Avenue;
Thence South 85 degrees 31 minutes 00 seconds West (recorded South 85 degrees 33 minutes 00 seconds West) along said Southerly right of way line of Northern Avenue, 150.45 feet to the True Point of Beginning.

Parcel 2:
A non-exclusive easement for ingress and egress by vehicular and pedestrian traffic and vehicle parking as created by and set forth in instrument entitled Amended Declaration of Establishment of Restrictions and Grants of Easements recorded in Recording No. 84-208798.

SCHEDULE "B" ITEMS

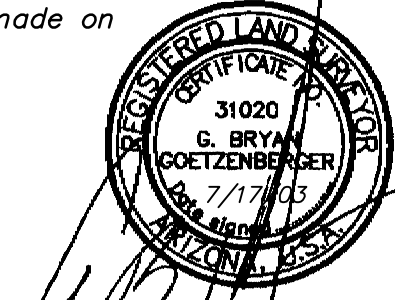
- 2 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Docket 5857 Page 396 Purpose water and gas lines (CREATES AN EASEMENT FOR SIGN PURPOSES ON 12TH STREET SOUTH OF NORTHERN AVENUE & GRANTS THE RIGHT TO HOOK UP TO THE EXISTING WATER, SEWER, AND GAS LINES - NO EXACT LOCATION DEFINED)
- 3 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Docket 12103 Page 694 Purpose drainage
- 4 RESTRICTIONS, CONDITIONS, COVENANTS, RESERVATIONS, LIABILITIES AND OBLIGATIONS, including but not limited to any recitals creating easements or party walls, omitting, if any, from the above, any restrictions based on race, color, religion, sex, handicap, familial status or national origin contained in instrument: Recorded in Docket 16076 Page 285, amended in Document No. 84-208798 and amended in Document No. 87-127123. (CREATES AN EASEMENT OVER THE COMMON AREAS OF THE SHOPPING CENTER FOR INGRESS & EGRESS AND PUBLIC UTILITIES - THIS IS ALSO PARCEL NO. 2)
- 5 EASEMENT and rights incident thereto, as set forth in instrument: Recorded in Document No. 84-407963 Purpose water line

CERTIFICATION

TO: CARIBOO HOLDINGS LLC, a limited liability company; CONINGTON ASSET MANAGEMENT, L.L.C., an Arizona limited liability company; and LAWYERS TITLE INSURANCE CORPORATION.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 2, 4, 6 (record only), 8, 9, 10, 11(a), 14, 15 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

July 17, 2003
G. Bryan Goetzenberger
R.L.S. 31020



Superior Surveying Services, Inc.
Professional Land Surveying
21415 North 23rd Avenue, Phoenix, Arizona 85027
Phone (623) 869-0223 Fax (623) 869-0726
info@superiorsurveying.com

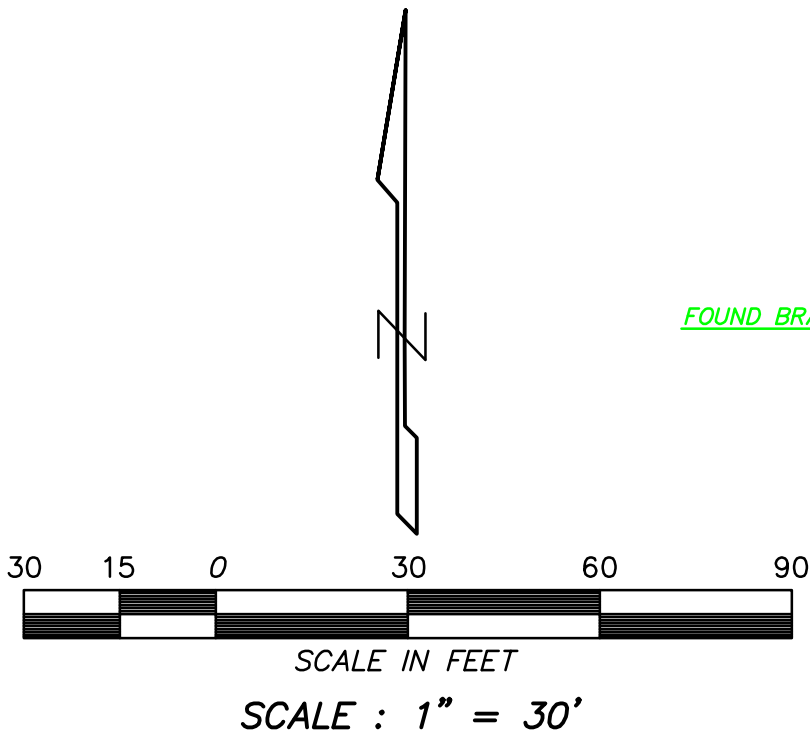
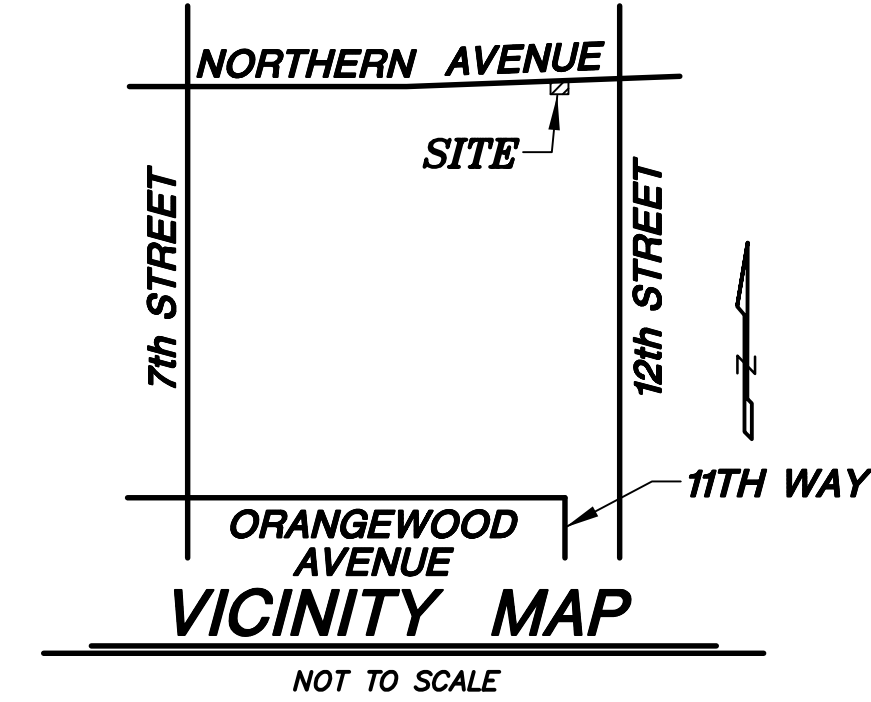
REVISIONS		DRAFTED BY: CB
DATE	DESCRIPTION	CHECKED BY: CB
		DATE: 7-17-03
		JOB NO.: 230651

A.L.T.A. / A.C.S.M.
LAND TITLE SURVEY

OF

A PORTION OF THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 2 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA.

LINE TABLE		
LINE	DIRECTION	LENGTH
L1	N 90°00'00" W	40.00'
L2	S 00°00'00" W	78.84'
L3	N 90°00'00" W	310.43'
L4	S 00°00'00" W	22.18'
L5	N 90°00'00" W	200.52'
L6	S 00°00'00" W	0.32'
L7	N 90°00'00" W	118.05'
L8	N 00°00'00" E	339.70'
L9	N 85°31'00" E	53.15'
L10	S 00°00'00" W	150.00'
L11	N 90°00'00" E	150.00'
L12	N 00°00'00" E	161.76' (M) 161.76' (R)
L13	N 85°31'00" E	150.45'



- LEGEND
- PROPERTY CORNER NOTHING FOUND OR SET (UNLESS OTHERWISE NOTED)
 - PROPERTY LINE
 - CONCRETE SURFACE
 - 24 INCH VERTICAL CURB & GUTTER
 - 6 INCH CONCRETE CURB
 - INDICATES DRIVEWAY (MEANS OF ACCESS)
 - WALL
 - FENCE
 - OVERHEAD ELECTRIC LINE
 - SCHEDULE B ITEM
 - GUARD POST
 - HANDICAPPED SPACE
 - LIGHT POLE
 - POWER POLE
 - POWER POLE W/ UNDERGROUND ELECTRIC
 - STORM DRAIN MANHOLE
 - SEWER MANHOLE
 - TELEPHONE MANHOLE
 - FIRE HYDRANT
 - WATER METER
 - BACK FLOW PREVENTER
 - WATER VALVE
 - A.T.F. ACCESS TO & FROM ADJOINING PROPERTY

DETAIL "B"

NOT TO SCALE

NOTES

- 1) The basis of bearing is the monument line of 12th Street, also being the East line of the Northwest quarter of Section 4, using a bearing of South 00 degrees 00 minutes 00 seconds East.
- 2) All title information and the description shown is based on a Commitment for Title Insurance issued by Lawyers Title Insurance Corporation, File Number 01263971, dated May 23, 2003.
- 3) The number of striped parking spaces on the subject property are as follows:
Regular: 18
Handicapped: 2
Total: 20
- 4) The building lines shown depict the building footprint at ground level. This information is intended to depict the general configuration of the building at ground level and may or may not depict the exact building foundation; the building offset distances shown are to actual building corners.
- 5) The Surveyor has made no attempt and has not obtained any information relating to, and has no knowledge of any proposed right of ways, easements, or dedications that any municipality, individual or governmental agency may have made or may require.
- 6) Use of the information contained in this A.L.T.A./A.C.S.M. Land Title Survey for other than the specific purpose for which it was intended ("title insurance matters") is forbidden unless expressly permitted in writing in advance by Superior Surveying Services, Inc. Superior Surveying Services, Inc. shall have no liability for any such unauthorized use of this information without their written consent.
- 7) All boundary information and monumentation shown has been derived from a previous survey prepared by Superior Surveying Services, Inc., Job Number 980818, dated September 9, 1998.

DETAIL "A"

NOT TO SCALE

AREA = 0.5368 ACRES

23,382 SQUARE FEET



Demographic and Income Profile

1111 E. Northern
1111 E Northern Ave, Phoenix, AZ 85020-4119,
Ring: 1 mile radius

Prepared by STDBOnline
Latitude: 33.55279
Longitude: -112.058368

Summary	2000		2010		2015	
Population	15,625		16,389		16,795	
Households	6,850		7,132		7,294	
Families	3,785		3,641		3,618	
Average Household Size	2.25		2.26		2.27	
Owner Occupied Housing Units	4,307		4,147		4,195	
Renter Occupied Housing Units	2,543		2,985		3,099	
Median Age	37.8		39.7		39.8	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.49%		1.87%		0.76%	
Households	0.45%		1.83%		0.78%	
Families	-0.13%		1.65%		0.64%	
Owner HHs	0.23%		1.94%		0.82%	
Median Household Income	3.28%		2.85%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	700	10.1%	539	7.6%	393	5.4%
\$15,000 - \$24,999	828	12.0%	596	8.4%	455	6.2%
\$25,000 - \$34,999	836	12.1%	702	9.8%	549	7.5%
\$35,000 - \$49,999	1,268	18.3%	1,158	16.2%	859	11.8%
\$50,000 - \$74,999	1,352	19.5%	1,438	20.2%	1,607	22.0%
\$75,000 - \$99,999	761	11.0%	1,043	14.6%	1,122	15.4%
\$100,000 - \$149,999	590	8.5%	866	12.1%	1,179	16.2%
\$150,000 - \$199,999	297	4.3%	363	5.1%	542	7.4%
\$200,000+	289	4.2%	428	6.0%	589	8.1%
Median Household Income	\$47,148		\$59,888		\$70,366	
Average Household Income	\$66,351		\$80,362		\$94,646	
Per Capita Income	\$29,636		\$35,304		\$41,486	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,031	6.6%	1,063	6.5%	1,097	6.5%
5 - 9	956	6.1%	966	5.9%	987	5.9%
10 - 14	872	5.6%	937	5.7%	952	5.7%
15 - 19	916	5.9%	917	5.6%	911	5.4%
20 - 24	940	6.0%	991	6.0%	1,064	6.3%
25 - 34	2,425	15.5%	2,331	14.2%	2,428	14.5%
35 - 44	2,298	14.7%	2,160	13.2%	2,019	12.0%
45 - 54	2,210	14.1%	2,307	14.1%	2,293	13.7%
55 - 64	1,566	10.0%	2,055	12.5%	2,107	12.5%
65 - 74	1,076	6.9%	1,282	7.8%	1,548	9.2%
75 - 84	887	5.7%	832	5.1%	882	5.3%
85+	450	2.9%	547	3.3%	506	3.0%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,099	83.8%	12,675	77.3%	12,528	74.6%
Black Alone	409	2.6%	631	3.9%	751	4.5%
American Indian Alone	306	2.0%	386	2.4%	410	2.4%
Asian Alone	248	1.6%	357	2.2%	420	2.5%
Pacific Islander Alone	8	0.1%	10	0.1%	10	0.1%
Some Other Race Alone	1,107	7.1%	1,699	10.4%	1,955	11.6%
Two or More Races	447	2.9%	631	3.9%	720	4.3%
Hispanic Origin (Any Race)	2,738	17.5%	4,176	25.5%	4,876	29.0%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

August 11, 2010

Made with ESRI Business Analyst



Demographic and Income Profile

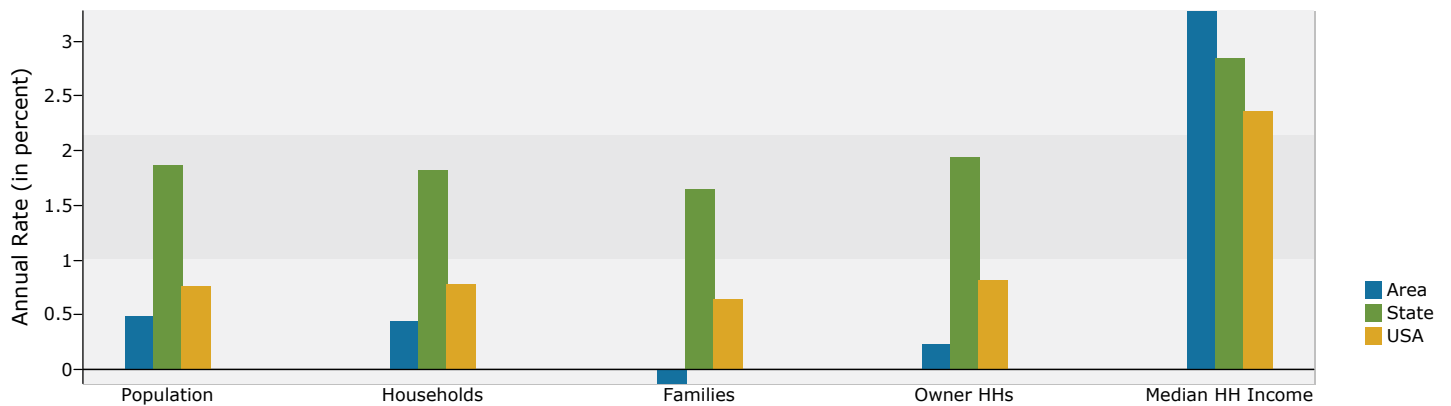
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Ring: 1 mile radius

Prepared by STDBOnline

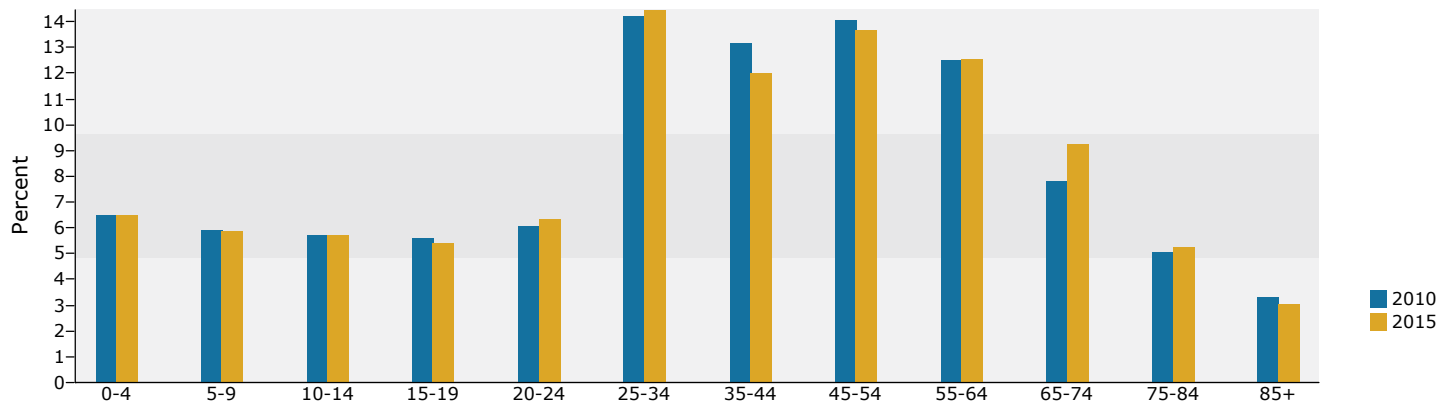
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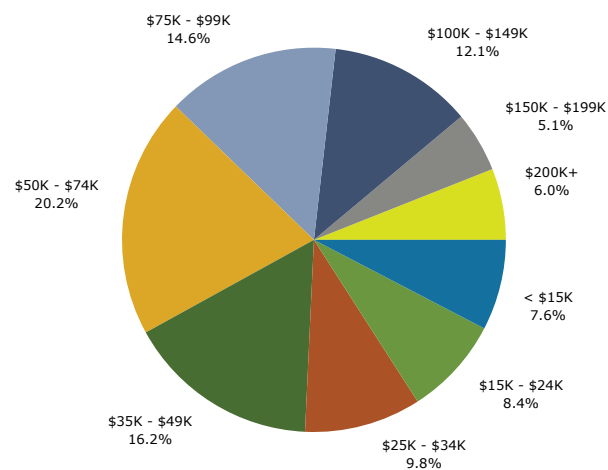
Trends 2010-2015



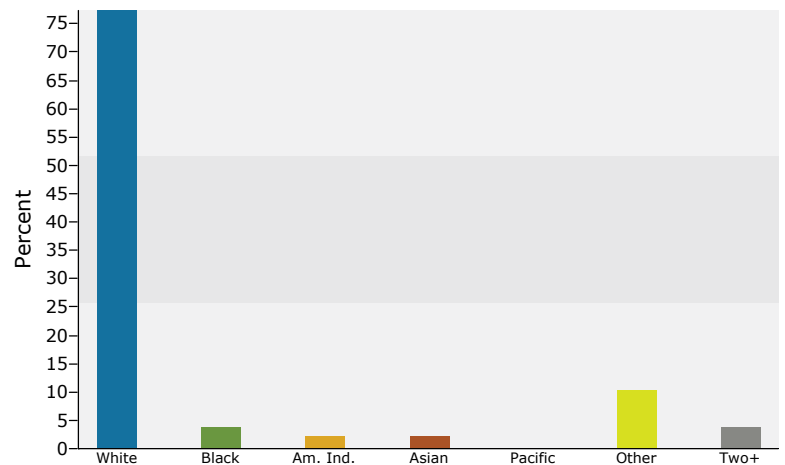
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 25.5%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

August 11, 2010

Made with ESRI Business Analyst



Demographic and Income Profile

1111 E. Northern
1111 E Northern Ave, Phoenix, AZ 85020-4119,
Ring: 3 miles radius

Prepared by STDBOnline
Latitude: 33.55279
Longitude: -112.058368

Summary	2000		2010		2015	
Population	111,857		116,847		119,303	
Households	48,538		50,183		51,189	
Families	26,519		25,302		25,042	
Average Household Size	2.28		2.30		2.31	
Owner Occupied Housing Units	26,641		25,557		25,833	
Renter Occupied Housing Units	21,897		24,626		25,356	
Median Age	36.2		38.2		38.4	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.42%		1.87%		0.76%	
Households	0.40%		1.83%		0.78%	
Families	-0.21%		1.65%		0.64%	
Owner HHs	0.22%		1.94%		0.82%	
Median Household Income	3.39%		2.85%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	6,855	14.1%	4,853	9.7%	3,624	7.1%
\$15,000 - \$24,999	6,717	13.8%	4,987	9.9%	3,959	7.7%
\$25,000 - \$34,999	6,806	14.0%	5,299	10.6%	4,391	8.6%
\$35,000 - \$49,999	8,297	17.1%	8,241	16.4%	6,434	12.6%
\$50,000 - \$74,999	8,205	16.9%	9,719	19.4%	11,119	21.7%
\$75,000 - \$99,999	4,342	8.9%	6,140	12.2%	6,740	13.2%
\$100,000 - \$149,999	3,627	7.5%	5,803	11.6%	7,824	15.3%
\$150,000 - \$199,999	1,571	3.2%	2,061	4.1%	3,099	6.1%
\$200,000+	2,216	4.6%	3,081	6.1%	3,997	7.8%
Median Household Income	\$41,066		\$53,472		\$63,179	
Average Household Income	\$63,024		\$77,453		\$90,567	
Per Capita Income	\$27,740		\$33,416		\$39,022	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	7,571	6.8%	7,750	6.6%	7,872	6.6%
5 - 9	7,020	6.3%	6,880	5.9%	7,037	5.9%
10 - 14	6,365	5.7%	6,460	5.5%	6,522	5.5%
15 - 19	6,918	6.2%	6,931	5.9%	6,687	5.6%
20 - 24	8,267	7.4%	8,790	7.5%	9,036	7.6%
25 - 34	17,683	15.8%	16,897	14.5%	17,828	14.9%
35 - 44	17,305	15.5%	15,200	13.0%	14,058	11.8%
45 - 54	15,591	13.9%	16,700	14.3%	15,859	13.3%
55 - 64	10,296	9.2%	14,063	12.0%	14,705	12.3%
65 - 74	7,136	6.4%	8,435	7.2%	10,715	9.0%
75 - 84	5,466	4.9%	5,570	4.8%	5,773	4.8%
85+	2,239	2.0%	3,173	2.7%	3,210	2.7%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	90,477	80.9%	86,998	74.5%	85,709	71.8%
Black Alone	3,436	3.1%	5,189	4.4%	6,131	5.1%
American Indian Alone	2,684	2.4%	3,318	2.8%	3,506	2.9%
Asian Alone	2,417	2.2%	3,196	2.7%	3,643	3.1%
Pacific Islander Alone	115	0.1%	150	0.1%	151	0.1%
Some Other Race Alone	9,511	8.5%	13,698	11.7%	15,369	12.9%
Two or More Races	3,217	2.9%	4,298	3.7%	4,794	4.0%
Hispanic Origin (Any Race)	23,050	20.6%	32,798	28.1%	37,268	31.2%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

August 11, 2010

Made with ESRI Business Analyst

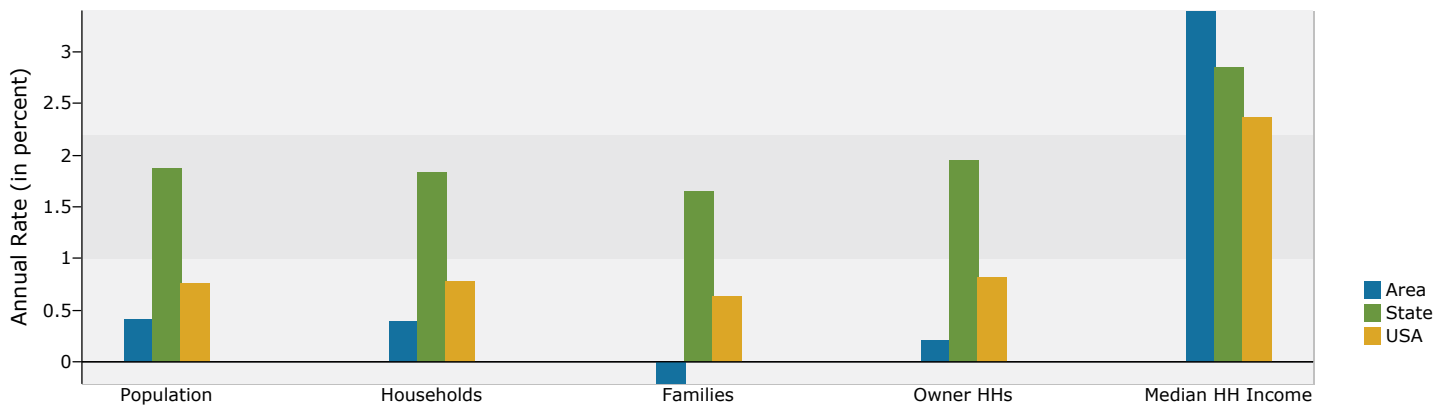


Demographic and Income Profile

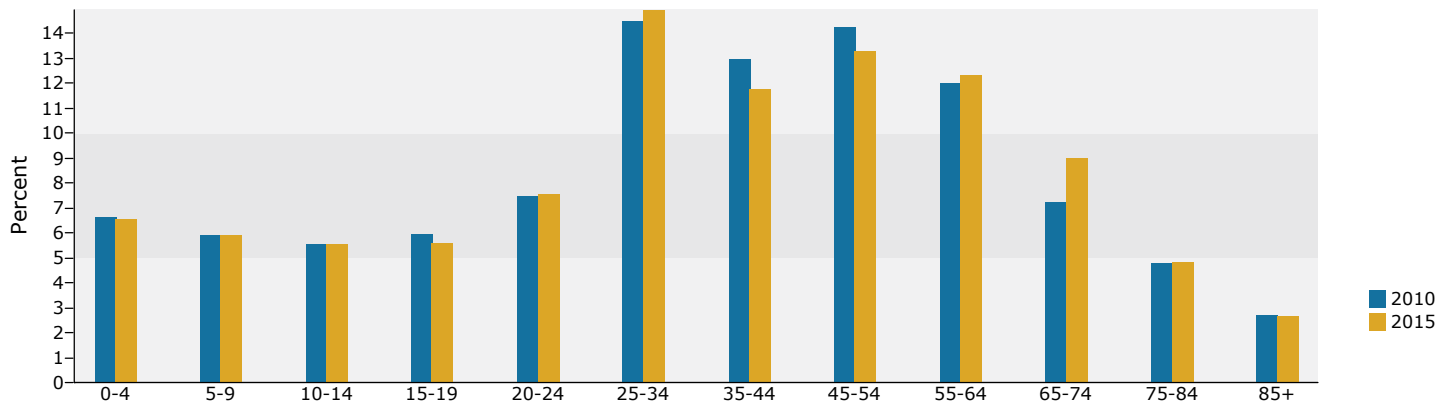
1111 E. Northern
1111 E Northern Ave, Phoenix, AZ 85020-4119,
Ring: 3 miles radius

Prepared by STDBOnline
Latitude: 33.55279
Longitude: -112.058368

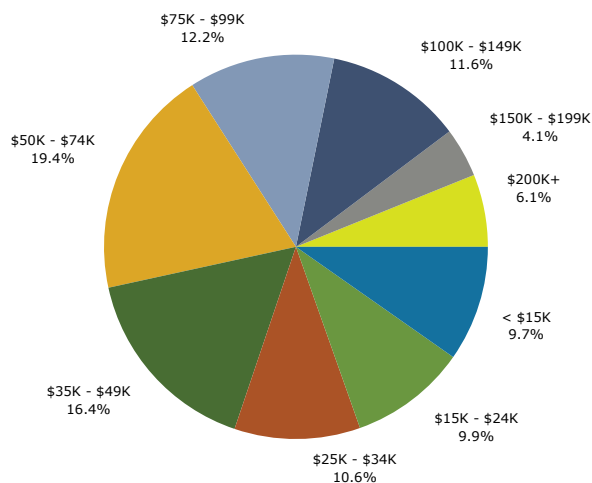
Trends 2010-2015



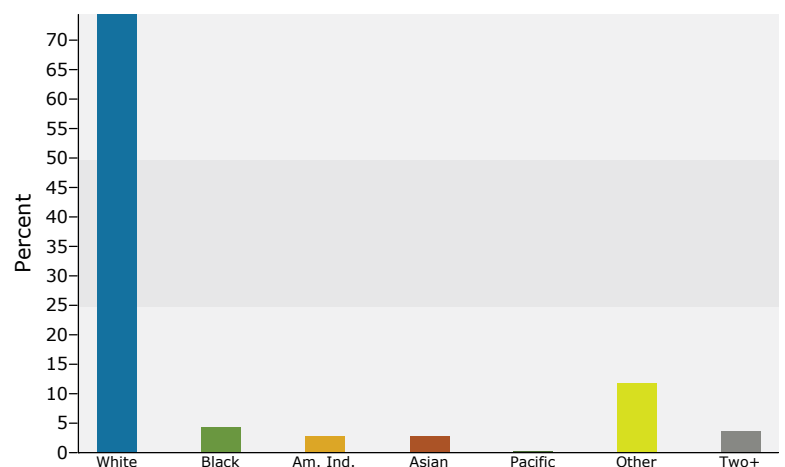
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 28.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

August 11, 2010

Made with ESRI Business Analyst



Demographic and Income Profile

1111 E. Northern
1111 E Northern Ave, Phoenix, AZ 85020-4119,
Ring: 5 miles radius

Prepared by STDBOnline
Latitude: 33.55279
Longitude: -112.058368

Summary	2000		2010		2015	
Population	349,445		366,920		375,379	
Households	143,259		148,092		151,281	
Families	81,733		78,200		77,592	
Average Household Size	2.41		2.45		2.46	
Owner Occupied Housing Units	74,738		71,592		72,248	
Renter Occupied Housing Units	68,521		76,500		79,033	
Median Age	33.7		34.9		34.9	
Trends: 2010 - 2015 Annual Rate	Area		State		National	
Population	0.46%		1.87%		0.76%	
Households	0.43%		1.83%		0.78%	
Families	-0.16%		1.65%		0.64%	
Owner HHs	0.18%		1.94%		0.82%	
Median Household Income	3.07%		2.85%		2.36%	
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	21,797	15.2%	15,241	10.3%	11,639	7.7%
\$15,000 - \$24,999	21,454	14.9%	15,444	10.4%	12,481	8.3%
\$25,000 - \$34,999	21,526	15.0%	16,131	10.9%	13,546	9.0%
\$35,000 - \$49,999	25,352	17.7%	25,718	17.4%	20,402	13.5%
\$50,000 - \$74,999	24,601	17.1%	30,511	20.6%	35,430	23.4%
\$75,000 - \$99,999	11,402	7.9%	17,820	12.0%	19,950	13.2%
\$100,000 - \$149,999	8,975	6.3%	15,544	10.5%	21,572	14.3%
\$150,000 - \$199,999	3,434	2.4%	4,607	3.1%	7,060	4.7%
\$200,000+	4,976	3.5%	7,074	4.8%	9,199	6.1%
Median Household Income	\$38,275		\$50,915		\$59,227	
Average Household Income	\$57,033		\$71,249		\$82,760	
Per Capita Income	\$23,672		\$28,903		\$33,513	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	26,242	7.5%	27,338	7.5%	27,854	7.4%
5 - 9	24,359	7.0%	24,020	6.5%	24,653	6.6%
10 - 14	21,802	6.2%	21,700	5.9%	22,256	5.9%
15 - 19	23,332	6.7%	23,364	6.4%	22,202	5.9%
20 - 24	27,756	7.9%	29,207	8.0%	30,098	8.0%
25 - 34	58,654	16.8%	58,280	15.9%	60,994	16.2%
35 - 44	54,244	15.5%	48,142	13.1%	45,813	12.2%
45 - 54	44,973	12.9%	49,521	13.5%	46,850	12.5%
55 - 64	28,732	8.2%	39,529	10.8%	41,847	11.1%
65 - 74	19,673	5.6%	23,185	6.3%	29,539	7.9%
75 - 84	14,405	4.1%	15,009	4.1%	15,471	4.1%
85+	5,276	1.5%	7,624	2.1%	7,800	2.1%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	264,888	75.8%	251,420	68.5%	246,811	65.7%
Black Alone	13,875	4.0%	19,778	5.4%	22,829	6.1%
American Indian Alone	10,662	3.1%	12,429	3.4%	12,824	3.4%
Asian Alone	8,413	2.4%	11,230	3.1%	12,832	3.4%
Pacific Islander Alone	444	0.1%	564	0.2%	566	0.2%
Some Other Race Alone	39,621	11.3%	56,522	15.4%	63,048	16.8%
Two or More Races	11,543	3.3%	14,977	4.1%	16,468	4.4%
Hispanic Origin (Any Race)	86,024	24.6%	121,450	33.1%	136,936	36.5%

Data Note: Income is expressed in current dollars

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

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Demographic and Income Profile

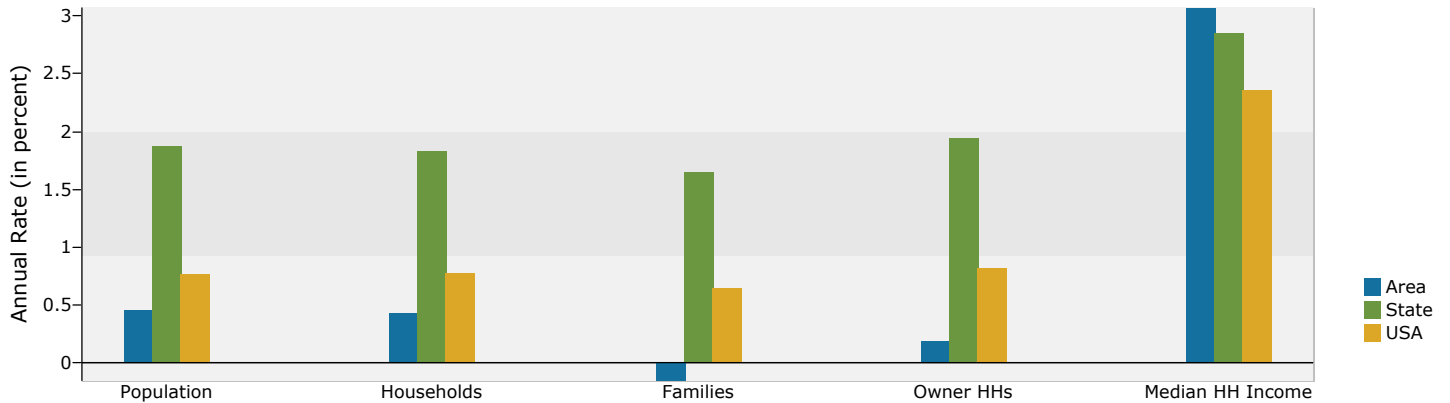
1111 E. Northern
1111 E Northern Ave, Phoenix, AZ 85020-4119,
Ring: 5 miles radius

Prepared by STDBOnline

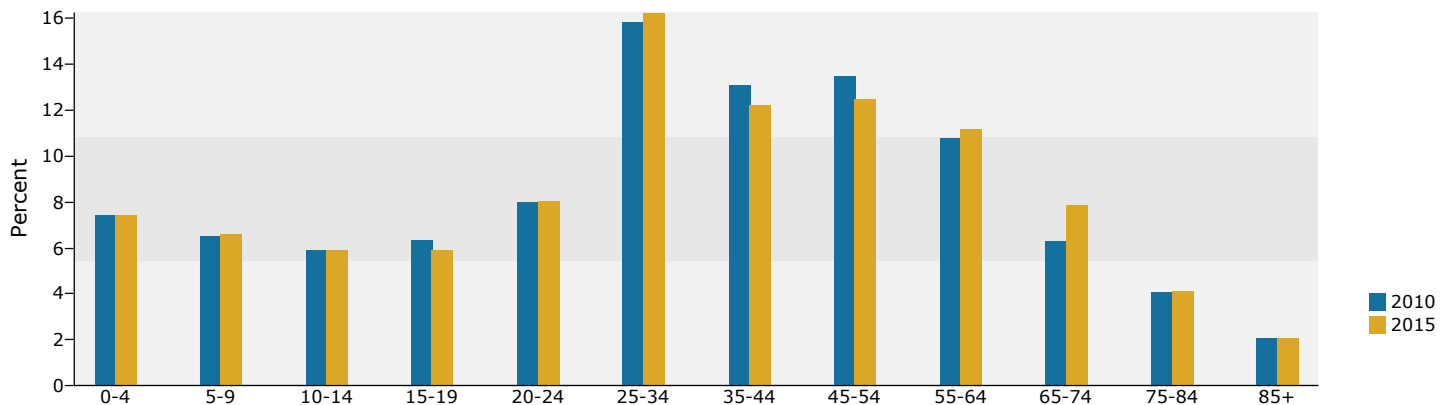
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Longitude: -112.058368

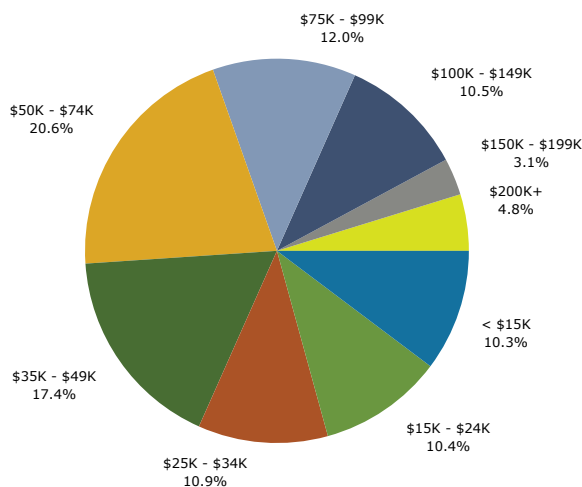
Trends 2010-2015



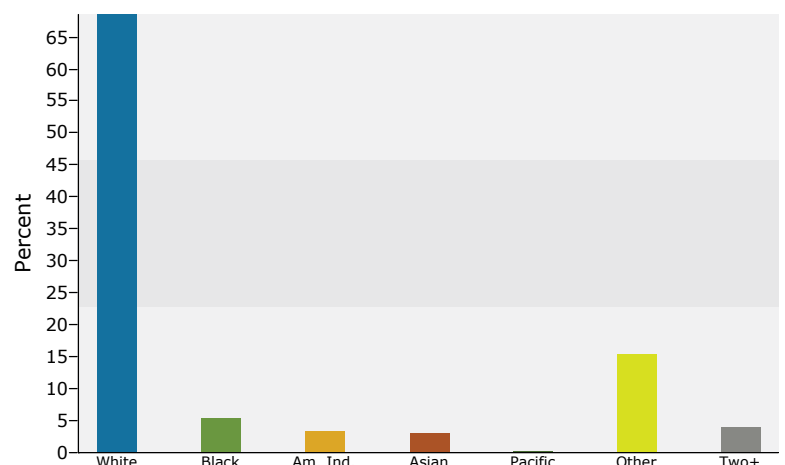
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 33.1%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. ESRI forecasts for 2010 and 2015.

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