5001 S Central Ave

Phoenix, AZ 85040

MATTHEWS™

Owner/User Investment Opportunity

Offering Memorandum

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

5001 S Central Ave
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INVESTMENT HIGHLIGHTS

Property Highlights

- **Flexible Owner-User or Lease-Up Opportunity -** Vacant ±8,850 SF industrial building allowing immediate occupancy or repositioning for an investor-driven lease-up strategy.
- **Functional Industrial Improvements -** ±7,450 SF main building plus ±1,400 SF side shop with 16’ clear height, supporting a wide range of light industrial and service uses.
- **Substantial ±0.91 AC Site -** Nearly one-acre parcel (APNs: 113-34-013, 113-34-015D) providing yard potential, outdoor storage capability, and operational flexibility.
- **Recent Capital Improvements -** Originally built in 1981 and renovated in 2020, offering updated improvements relative to comparable vintage product.
- **C-3 Zoning (Phoenix) -** Commercial zoning allows for broad industrial, automotive, contractor, and service-related uses, enhancing backfill optionality.
- **Established South Phoenix Location -** Positioned along S Central Ave in the 85040 submarket, with strong connectivity to Downtown Phoenix, Sky Harbor Airport, and major transportation corridors.

$2,200,000
List Price

113-34-013, 113-34-015D
Parcel ID

±0.91 AC
Land Size

1981/2020
Year Built/Renovated

±8,850 SF
Building Size
(±7,450 SF building, ±1,400 SF side shop)

600 amp 3p
Power

16’
Clear Height
(warehouse & garage)

C-3, Phoenix
Zoning

$2,200,000
List Price

Flat Roof Foam
Repaired and Recoated in 2025

Elastomeric
Roof Coating

New Steel Security Gates
South Side of Property

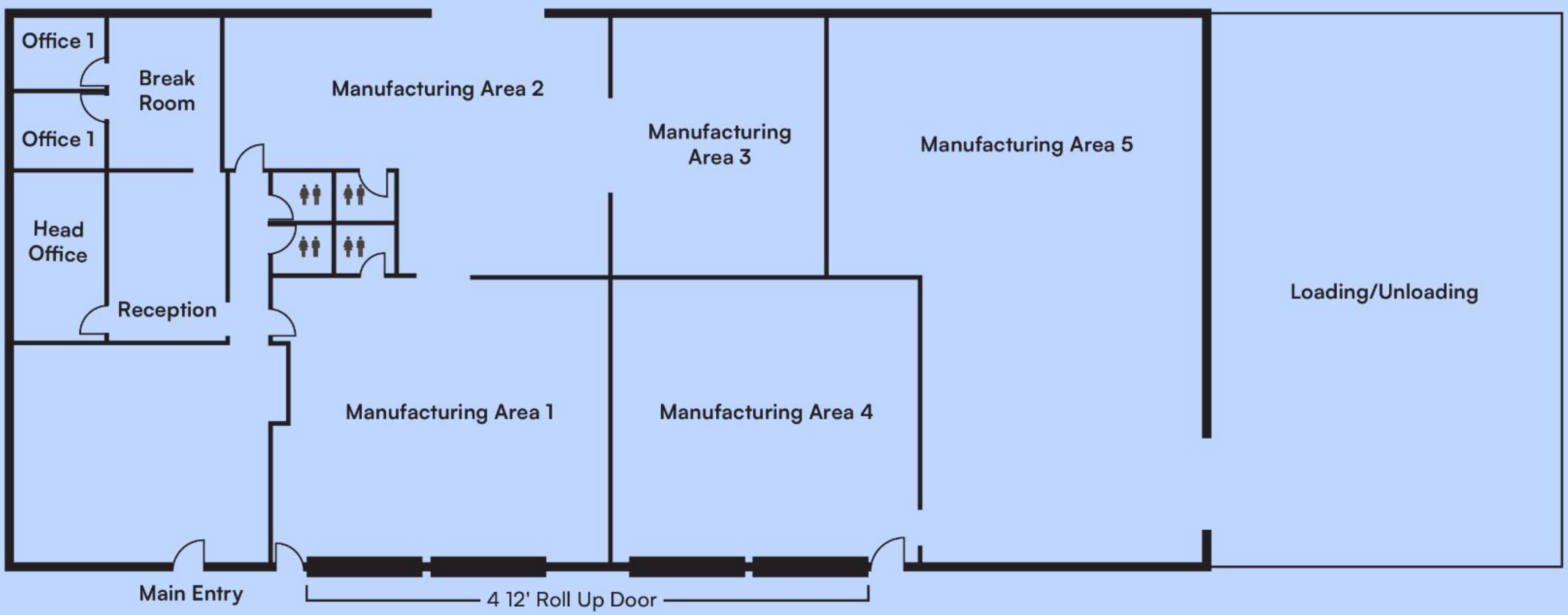
5 Swamp Coolers
Installed 2023

2 New Rooftop Combo A/C Units
Installed in 2023/2024

8
Overhead Garage Doors
(6 large, 1 small, 1 manual rollup)

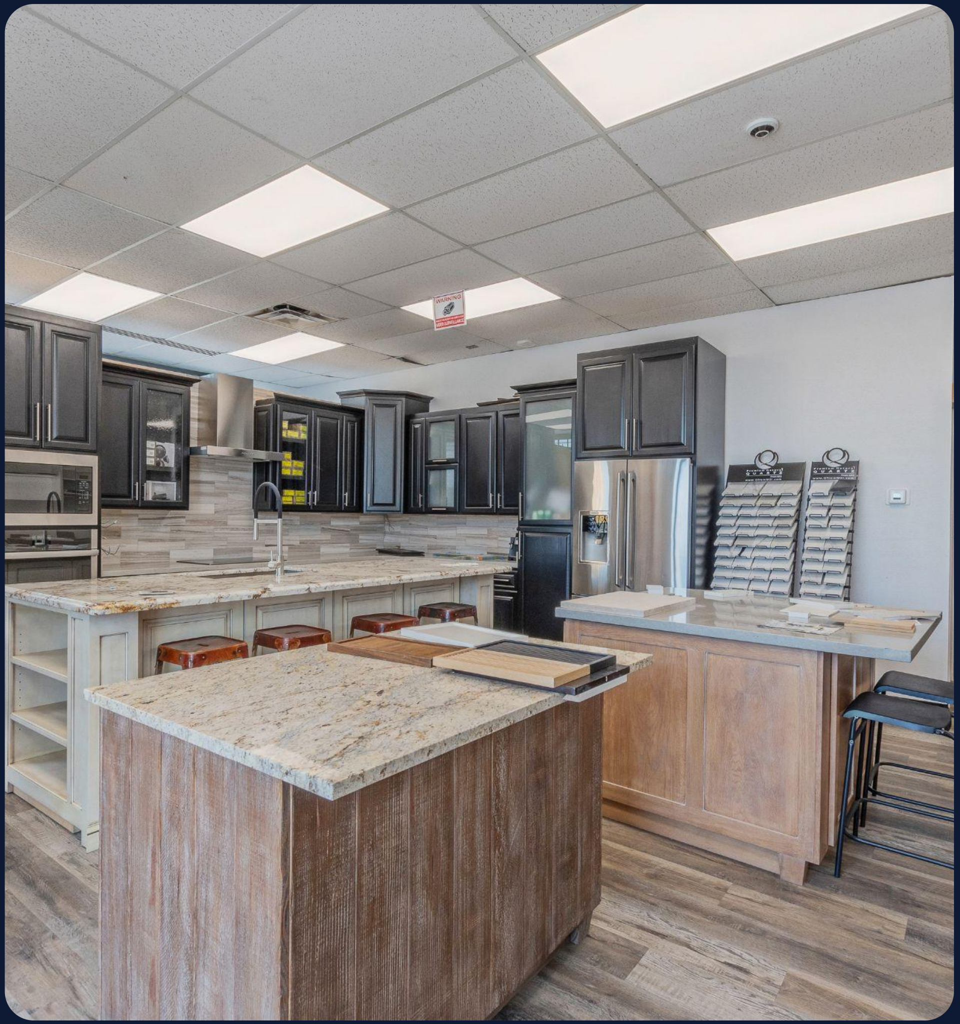
LED
Lighting

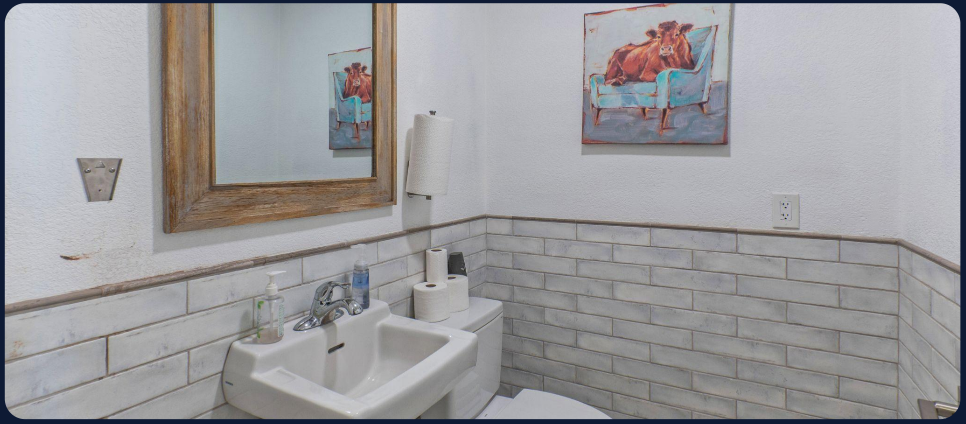
FLOOR PLAN



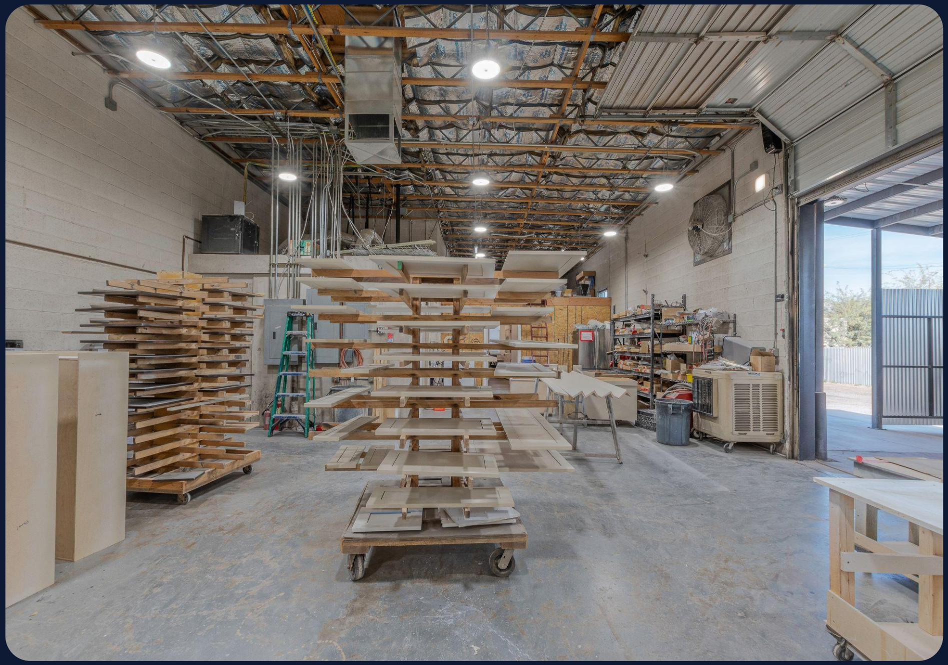
Office 1
Break Room
Office 1
Manufacturing Area 2
Manufacturing Area 3
Manufacturing Area 5
Head Office
Reception
Loading/Unloading
Manufacturing Area 1
Manufacturing Area 4
Main Entry
4 12' Roll Up Door

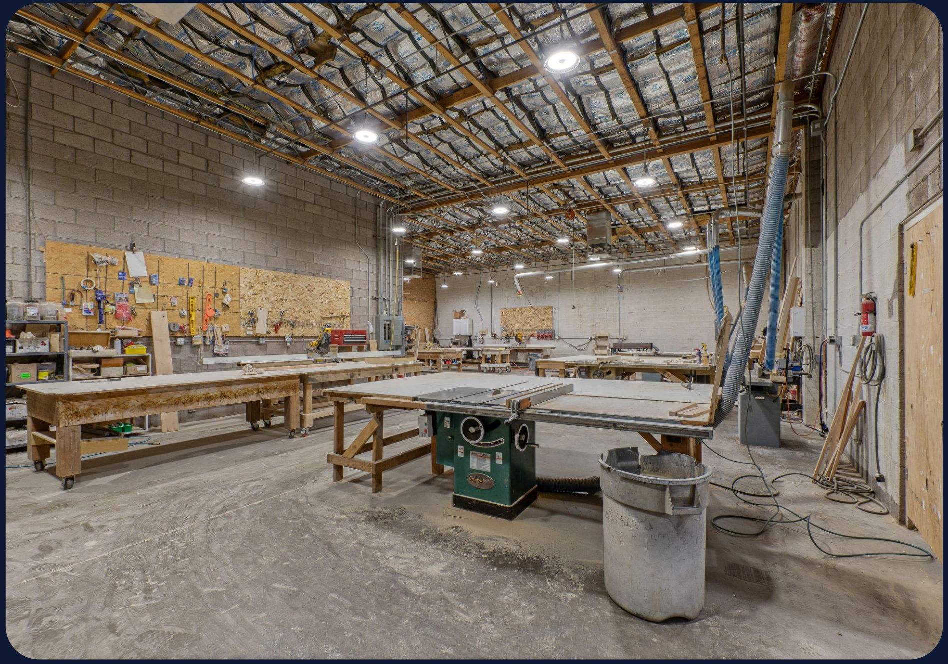
OFFICE PHOTOS

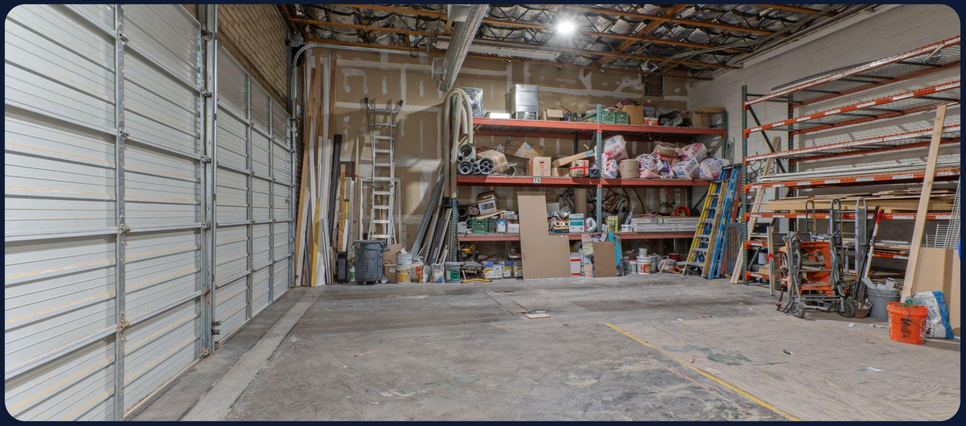




WAREHOUSE PHOTOS








N
Downtown Phoenix
±3.8 Miles Away
Valleywise Health
RANCH MARKET
± 93,000 VPD
PUEBLO GRANDE MUSEUM AND ARCHAEOLOGICAL PARK
ups
phoenixzoo
ARIZONA CENTER for NATURE CONSERVATION
Hall of Flame
Phoenix Sky Harbor International Airport
±6.3 Miles Away
CHASE FIELD
SurfacePrep
± 68,000 VPD
amazon
Arizona State University
±55,500 Students
SHERWIN WILLIAMS.
WÜRTH
H&E EQUIPMENT SERVICES
DRURY INN & SUITES
Arizona Mills
KAY JEWELERS OUTLET
ROSS DRESS FOR LESS
LEGOLAND
adidas
five BELOW
Rainforest Cafe
Rainbow
EXPRESS
RE
± 117,000 VPD
Subject Property
target
ROSS DRESS FOR LESS
FAMOUS footwear
Jack in the box
Applebee's
ups
ULTA
fry's
crumbl cookies
BANK OF AMERICA
FOOD CITY
Fry's ELECTRONICS
DOLLAR TREE
TACO BELL
KFC
planet fitness
DISCOUNT TIRE
Walgreens
60
± 100,000 VPD
The Legacy
Golf Course
Walmart
Neighborhood Market
THE HOME DEPOT

MARKET OVERVIEW

5001 S Central Ave
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PHOENIX, AZ

Market Demographics

545,460
Total Population

$124,429
Median HH Income

184,141
# of Households

57.1 %
Homeownership Rate

824,800
Employed Population

31.9 %
% Bachelor's Degree

34.8
Median Age

$381,900
Median Property Value

Local Market Overview
Phoenix serves as Arizona's capital and the economic and administrative center of the state, characterized by its expansive geographic footprint and continued urban development. The city plays a critical role in regional logistics and commerce, bolstered by proximity to Interstate 10, Interstate 17, and Sky Harbor International Airport—one of the busiest airports in the country by passenger volume. Its transportation infrastructure supports both freight and commuter connectivity throughout the Southwest.

Phoenix is home to multiple Fortune 500 companies and a diverse mix of industries including healthcare, financial services, technology, manufacturing, and government. Institutions such as Arizona State University and the Mayo Clinic contribute to education and biomedical research, while downtown redevelopment has introduced new commercial space, sports venues, hospitality assets, and multifamily housing. The area also supports a strong tourism sector, driven by outdoor recreation, professional sports, and a year-round events calendar. Continued investment in light rail expansion and infrastructure modernization reflect the city's long-term growth strategy.

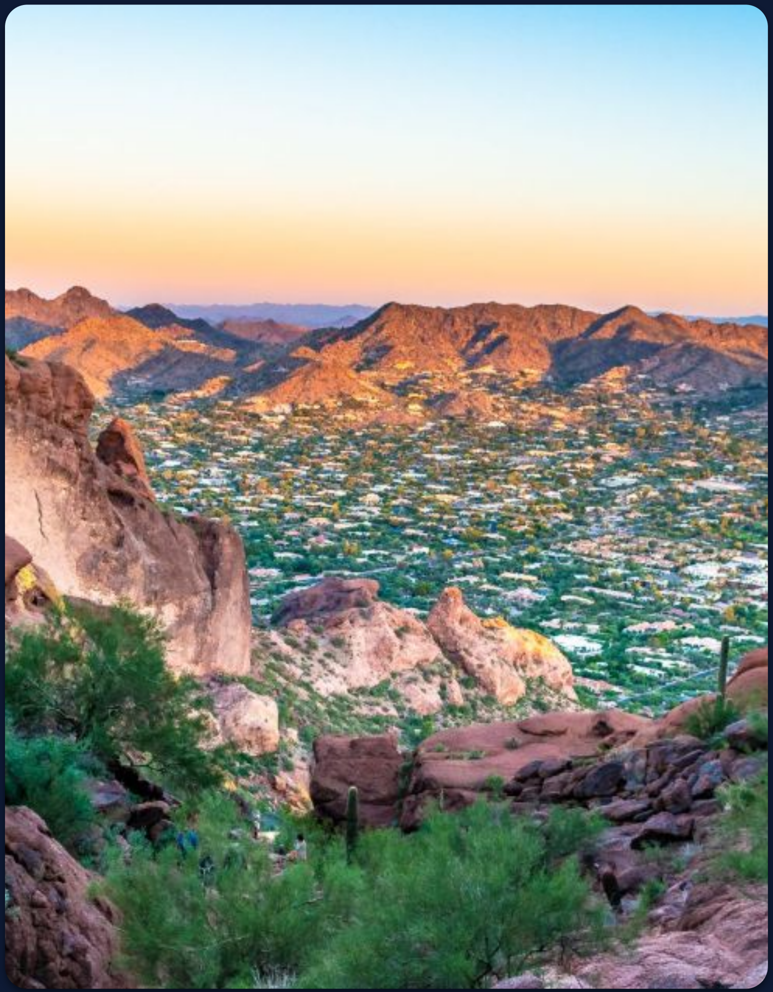
Population	1-Mile	3-Mile	5-Mile
Current Year Estimate	10,625	82,207	211,425
Households	**1-Mile**	**3-Mile**	**5-Mile**
Current Year Estimate	2,901	22,190	60,162
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$88,674	$124,429	$103,731

PHOENIX, ARIZONA MSA

The Phoenix-Mesa-Scottsdale MSA is one of the fastest-growing metropolitan areas in the United States, with a current population exceeding 5.1 million and strong annual in-migration driving robust demand across all major property sectors. The region's diversified economy, pro-business climate, and consistent job and income growth continue to make it a premier destination for real estate investment.

5.19M	1.7%	$398B	1.6%
Total Phoenix MSA Population	Annual Population Growth (2020-2025)	Gross Domestic Product (GDP) in 2023	Annual Employment Growth (2023-2024)

PHOENIX - THE SOUTHWEST'S DESTINATION FOR DYNAMIC GROWTH



Phoenix MSA Accolades & Rankings

#10 Largest MSA in the U.S. - U.S. Census Bureau	#14 Highest GDP ($398B) Among U.S. Metros - BEA
#4 Best Performing Cities in the U.S. - Milken Institute (2022)	#1 Largest MSA in the state of Arizona - U.S. Census Bureau
#1 Top Growth Metro In U.S. 2020-2020	#4 Largest population growth in the U.S. - AZ Big Media
#3 Best U.S. Metro for Manufacturing - Niche	#7 Best startup cities in America - AZ Big Media

Phoenix has consistently ranked as one of the top locations in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. The city's thriving job market—anchored by major employers in technology, healthcare, education, and manufacturing—continues to draw a highly skilled workforce and supports ongoing population growth.

Here's what makes Phoenix stand out as a premier destination:

Rapid Economic Growth | Lifestyle Affordability | Booming Population and Energy | Connectivity and Infrastructure Environmental Innovation | Support for Entrepreneurs | Education Excellence | Outdoor Adventure and Recreation Resilient Housing and Business Markets

- Source: Data USA

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