

# IOS Opportunity For Lease

2002 W Broadway Rd | Phoenix, AZ 85041

±2.47 AC of Available  
A-2 Zoned Property  
Leasing Brochure



**MATTHEWS™**

# EXCLUSIVELY LISTED BY



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**Broker Of Record**

**David Harrington**

Broker Lic. No.: BR715518000 (AZ)

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# MATTHEWS™



# PROPERTY OVERVIEW

2002 W Broadway Rd  
Phoenix, AZ 85041



# LEASING OVERVIEW

**±2.00 - ±2.47 AC**

Available for Lease

**\$20,000/Month**

Asking Rent

**90 Days**

Days Needed for Owner to Move Out

## Property Summary

Address 2002 W Broadway Rd, Phoenix, AZ 85041

Parcel ID 105-52-014A

Lot Size ±107,419 SF | ±2.47 AC

Office Trailer SF ±560'

Canopied Shop SF ±1,600 SF

Zoning A-2, Heavy Industrial

Utilities Electric & Septic

Coverage 2.01%

Features Monument Signage, Storage Containers

Additional Charges\* Property Taxes, Insurance & TPT



# PROPERTY HIGHLIGHTS

## Property Highlights

- **Frontage on Broadway Rd** - Provides prime exposure along one of Phoenix's most sought-after industrial corridors, well known for truck repair, auto parts and sales, recycling, distribution, and other heavy industrial users.
- **A-2, Heavy Industrial Zoning** - Allows for a wide range of industrial and commercial uses, offering flexibility for businesses with specialized operational needs.
- **Proximity to I-17 Highway** - Offers convenient regional access for employees, customers, and freight transportation throughout the Phoenix metropolitan area.
- **Monument Signage** - Delivers prominent street-level visibility and branding opportunities to enhance business exposure and customer recognition.



# PROPERTY PHOTOS





**COMMERCIAL VAN INTERIORS**  
*Specialists in the Working Van and Truck*

**B'S GRANITE & MARBLE**  
 SERVICE AND INSTALLATION

**reperch**  
 by remooov

Arizona Sun Supply, Inc. **NATIONAL CONSTRUCTION RENTALS**

**FM INDUSTRIES, INC.**

60

± 114,500 VPD

S 19th Ave ± 50,300 VPD

10

Downtown Phoenix

N 7th St ± 28,800 VPD

10

± 209,300 VPD

**Honeywell**  
 Aerospace

**wesco**

**Cowley Industrial Park**  
 Corporate Office

**ATD** AMERICAN TIRE DISTRIBUTORS  
**Ryder**  
**FoamDaddy**  
**Polymershapes**  
**CHAMPION** Windows - Sunrooms - Home Exteriors  
**STP** PERFORMANCE COATING

**IRON MOUNTAIN**  
**wesco** **SEALCO** **canteen**  
**DISTRIBUTION INTERNATIONAL**  
**Collins Aerospace**  
 An RTX Business



Phoenix Sky Harbor International Airport

**W.W. Williams**  
 CONSIDER IT DONE.  
**vanguard** **Encore**  
 TRUCK CENTERS LANDSCAPE MANAGEMENT

17

± 128,000 VPD

17

**Subject Property**

**DRAKE**  
**HOGAN**  
**CORE & MAIN**

**amazon**

**MASTER ELECTRONICS** **FedEx**  
**WESTLAND DISTRIBUTING** **LEAVITT MACHINERY**  
**Southern Carlson** **Airgas**  
 an Air Liquide company

W Broadway Rd ± 18,000 VPD

**ExtraSpace Storage**

**SOUTHWEST INDUSTRIAL RIGGING**

**HCI**  
 HIGHLAND CABINETS INC.

W Southern Ave ± 30,800 VPD

Google Earth

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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **2002 W Broadway Rd, Phoenix, AZ, 85041** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™. is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

## APOLLO OM TEMPLATE SECTION

**DO NOT DELETE THESE PAGES!!**

Use the export to PDF feature and make sure that you've created a Box folder for that proposal in Atlas

[Industrial OM Template](#)

# Phoenix, AZ

## Market Demographics

**1,650,000**

Total Population

**\$68,000**

Median HH Income

**800,000**

Employed Population

**34**

Median Age



### Local Market Overview

Phoenix continues to rank among the fastest-growing major metropolitan areas in the United States, driven by sustained population migration, business-friendly policies, and relative housing affordability compared to coastal markets. The South Phoenix submarket, where the subject property is located, has experienced increasing industrial and logistics demand due to its proximity to major transportation corridors and access to a growing labor pool. Household incomes across the metro have steadily increased alongside job growth in advanced manufacturing, logistics, and technology sectors, reinforcing long-term demand fundamentals for industrial space.

The area benefits from strong regional connectivity, with immediate access to Interstate 17, Loop 202, and Interstate 10, positioning it as a key distribution hub for the Southwest. Industrial users are increasingly targeting infill locations like South Phoenix to optimize last-mile logistics and reduce delivery times. Continued population growth, combined with expanding e-commerce activity and supply chain diversification, supports sustained demand for warehouse and flex industrial product throughout the region.

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	104,838	273,844	1,086,804
Current Year Estimate	102,127	262,733	1,090,061
2020 Census	95,354	242,278	1,051,804
Growth 2020-Current Year	7.10%	8.44%	3.64%
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	31,272	96,479	401,803
Current Year Estimate	29,554	88,477	393,210
2020 Census	25,938	74,737	361,670
Growth 2020-Current Year	13.94%	18.38%	8.72%
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$85,517	\$98,939	\$107,897

# 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**

Total Phoenix MSA  
Population

**1.7%**

Annual Population Growth  
(2020-2025)

**\$398B**

Gross Domestic Product  
(GDP) in 2023

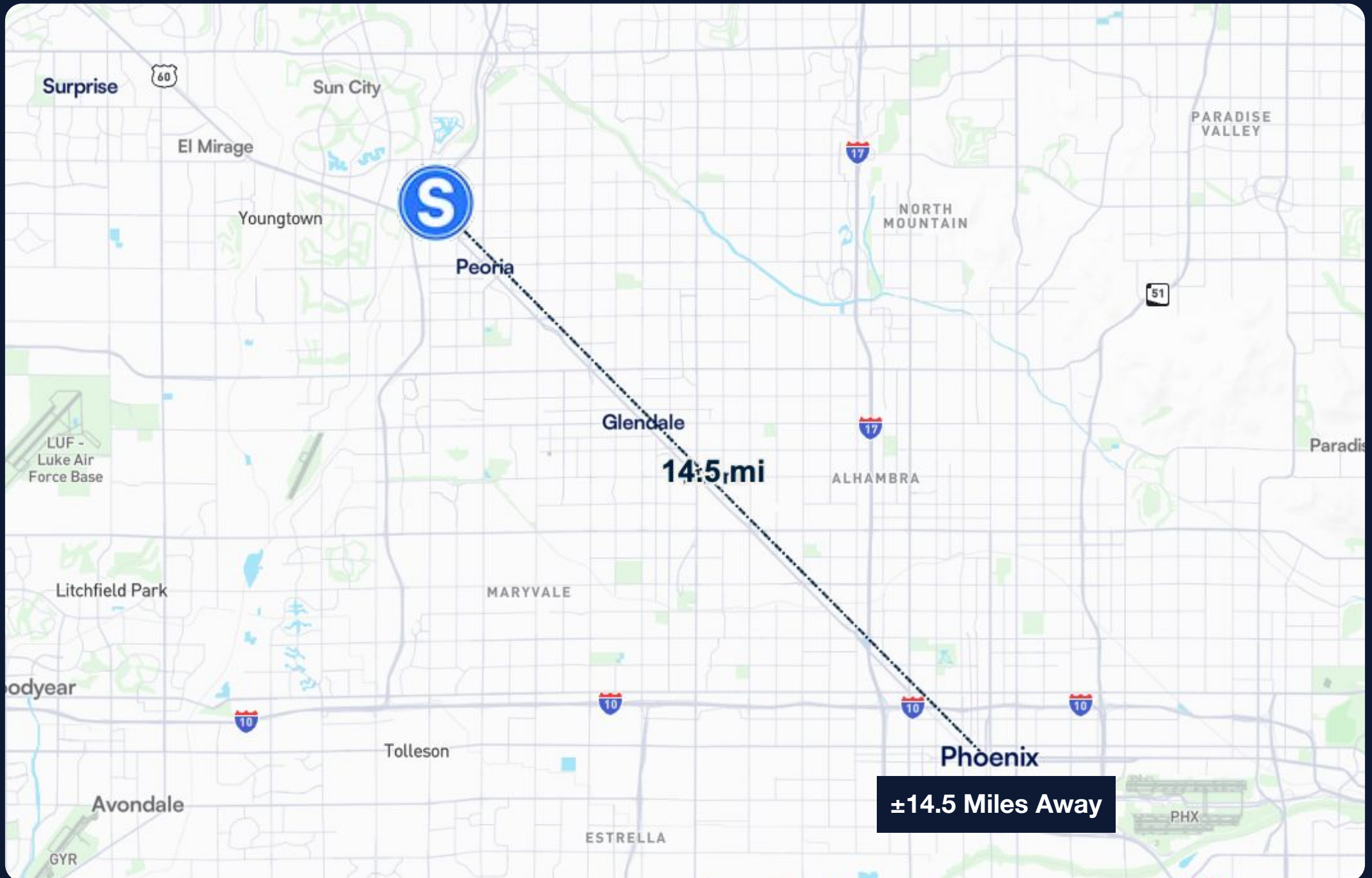
**1.6%**

Annual Employment Growth  
(2023-2024)



# MARKET OVERVIEW

2002 W Broadway Rd  
Phoenix, AZ 85041



# FINANCIAL OVERVIEW

2002 W Broadway Rd  
Phoenix, AZ 85041



# FINANCIAL SUMMARY

**±9,884 SF**  
RBA

**2007**  
Year Built

**\$1.25/SF**  
Lease Rate

**NNN**  
Lease Type

## Property Summary

Address 2002 W Broadway Rd | Phoenix, AZ 85041

RBA ±9,884 SF

Year Built 2007

Clear Height ±18'

Power 800 Amps | 277/480V | 3 Phase

Loading One 8'x12' Grade Level Roll Up Door

Sprinklers Yes

Zoning PAD

Parcel ID 200-97-414



**2002 W Broadway Rd**  
Phoenix, AZ 85041

**±9,684 SF**

GLA

**2007**

Year Built

**±XX,XXX**

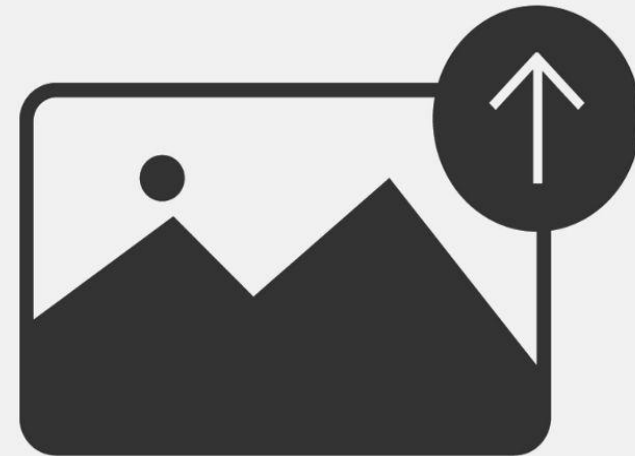
Vehicles Per Day

**\$0.00/SF**

Lease Rate

**\$0.00**

Price Per SF



**PENDING PHOTOS**



## Table of Contents

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- 03** Tenant Overview
- 04** Market Overview

# Financial Summary

**\$000,000**

List Price

**0.00%**

Cap Rate

**00.00%**

Price Per SF

**0.00 AC**

Lot Size

## Property Summary

Address	2002 W Broadway Rd   Phoenix, AZ 85041
RBA	±9,684 SF
Lot Size	±0.00 AC
Coverage	0.00%
Zoning	PAD
Construction	XX
Year Built	2007
Dock Doors	00
Drive In Doors	00

## Annualized Operating Data

	Monthly Rent	Annual Rent	Rent/PSF
Current	\$32,500.00	\$390,000.00	\$26.80
Options Year 1	\$32,500.00	\$390,000.00	\$26.80
Options Year 2	\$32,500.00	\$390,000.00	\$26.80
Options Year 3	\$32,500.00	\$390,000.00	\$26.80

