±7,700 SF Warehouse Space on a Fully Paved Lot | For Sale

3601 N 36th Ave

Phoenix, AZ 85019

Industrial Outdoor Storage Opportunity

Offering Memorandum

MATTHEWS™

Exclusively Listed By

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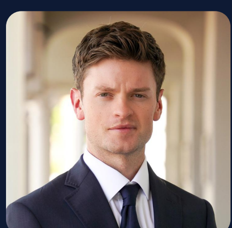

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PROPERTY OVERVIEW

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INVESTMENT HIGHLIGHTS

Property Highlights

- **Industrial Outdoor Storage** – ±7,700 SF across two warehouse buildings (±5,500 SF + ±2,200 SF) on ±1.07 acres of fully paved lot, secured by spiked metal fencing
- **Well Located** – Situated 20 seconds from Grand Ave and 5 minutes from the I-10/I-17 Interchange, allowing close proximity to key transportation routes
- **Functional Warehouse Specs** – 16' clear height with 2 drive-in doors for efficient loading and unloading operations
- **Climate-Controlled Space** – The ±5,500 SF warehouse offers HVAC-cooled warehouse/office space, ideal for comfort-sensitive operations
- **Solid Construction & Recent Upgrades** – Durable masonry and metal construction, built in 1975 and renovated in 2019

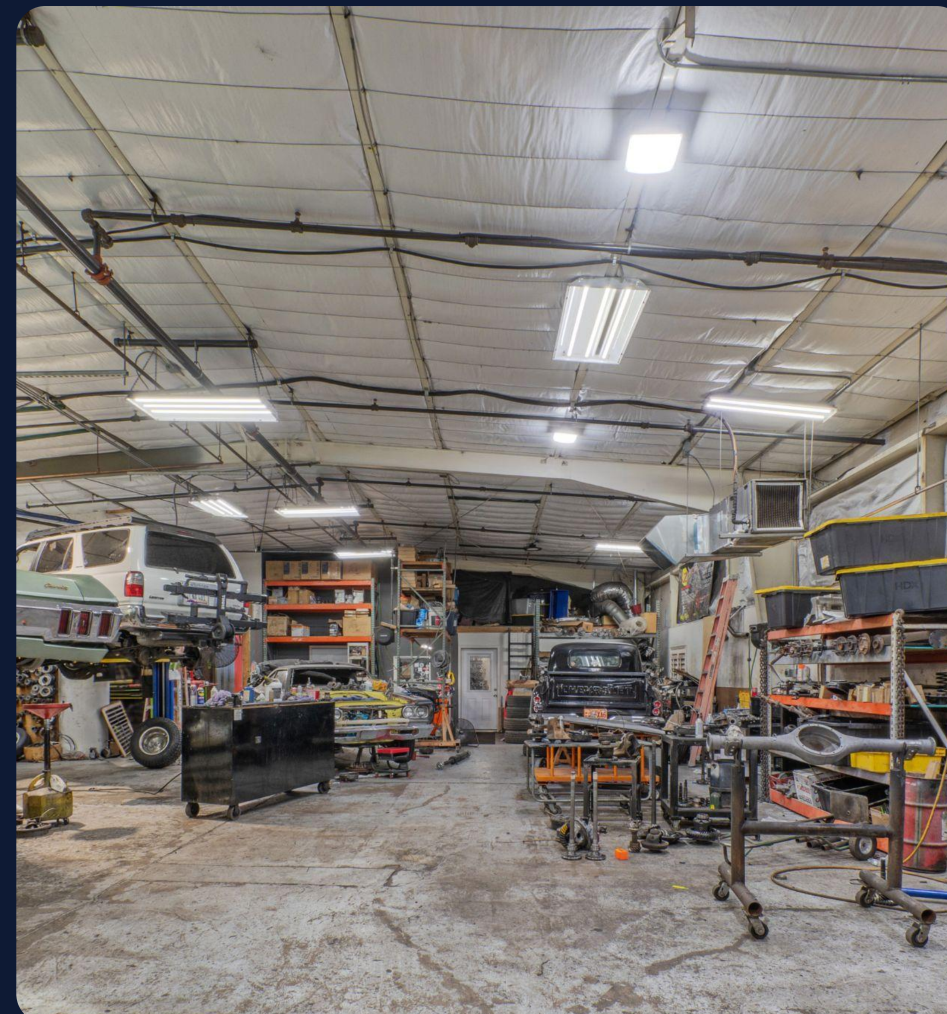
N
GCU
Camelback Rd ± 51,000 VPD
Biltmore
51
17
Subject Property
± 164,000 VPD
Uptown
Biltmore Retail
macy's
LIFETIME FITNESS
TRADER JOE'S
WHOLE FOODS MARKET
BEST BUY
amc
Arcadia
FedEx Ship Center
Airhaven Industrial District
CT SHOP
TRAILERSPLUS
CINTAS READY FOR THE WORKDAY
A-1 AUCTION
PRECISION
HIGHBORN CABINETRY
Custom Cabinetry • Fine Furniture • Majestic Millwork
Grand Ave ± 39,000 VPD
TOYOTA
HONDA
SUBARU
LINCOLN
KIA
Cadillac
Ford
CHEVROLET
± 167,000 VPD
Southern Tire Mart
Equipment Share
PHX FORKLIFT
COSTCO BUSINESS CENTER
Shamrock Foods Arizona
Major foodservice distributor and dairy supplier
±5,500 Employees
Shamrock Foods DELIVERING SATISFACTION
± 209,000 VPD
10
51
202
Downtown Phoenix
10
17
Phoenix Sky Harbor International Airport
±57,000 Employees
Prime air cargo & logistics access
Located within proximity to a major international transit hub
Airhaven Industrial District
CAPITAL
Goodmans
TRI-WEST CONTRACT
ELLIOTT ELECTRIC SUPPLY
Central City
± 136,000 VPD
17
10

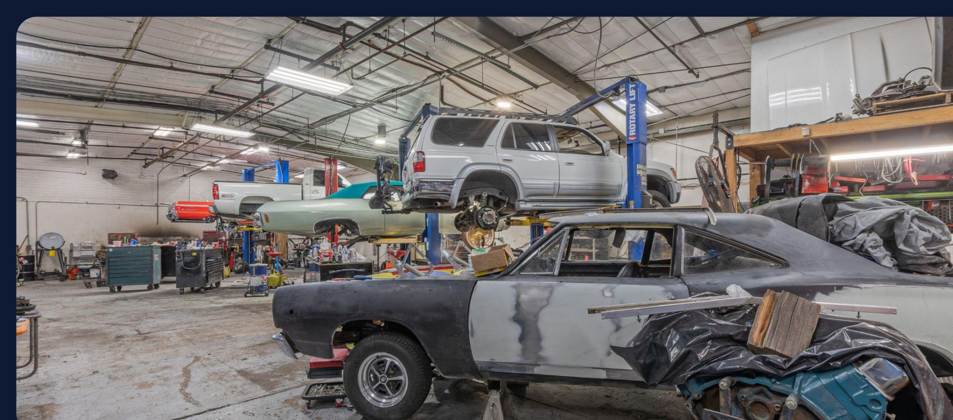
$2,000,000

List Price

RBA	±7,700 SF (±5,500 SF & ±2,200 SF)
Lot Size	±1.07 AC Fully Paved
Coverage	18%
Zoning	A-1
Construction	Masonry/Metal
HVAC Cooled Warehouse/Office	±5,500 SF
Year Built/Renovated	1975/2019
Power	400 amps + 200 amps (3 phase) (To be confirmed by buyer)
Drive In Doors	2
Clear Height	16’ + 10’

PROPERTY PHOTOS





MARKET OVERVIEW

3601 N 36th Ave
Phoenix, AZ 85019

PHOENIX, AZ

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.

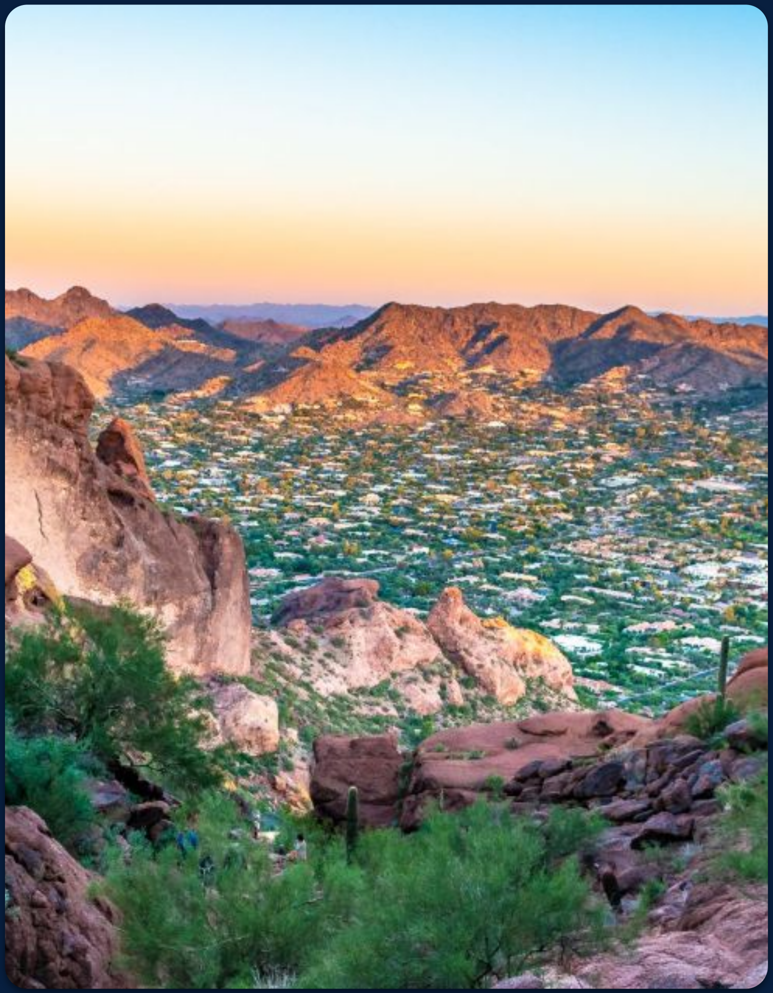
Population	1-Mile	3-Mile	5-Mile
2025 Population	14,801	197,038	497,371
Households	**1-Mile**	**3-Mile**	**5-Mile**
2025 Households	4,221	58,036	168,495
Income	**1-Mile**	**3-Mile**	**5-Mile**
Average Household Income	$71,288	$72,861	$78,525

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.

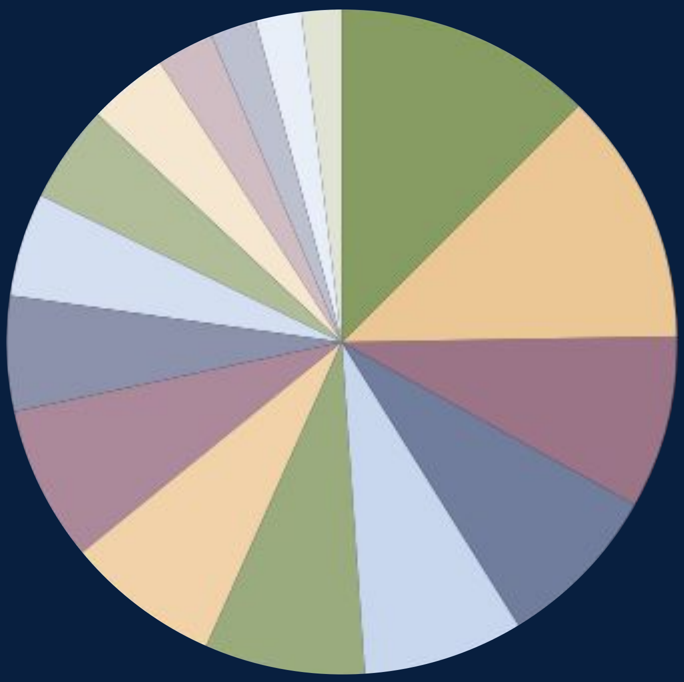
Here's what makes Phoenix stand out as a premier destination:

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

Soaring High as a Hub for Growth and Innovation

The Phoenix MSA economy is one of the most dynamic in the United States, fueled by a diverse range of industries, including technology, advanced manufacturing, healthcare, and renewable energy. With a GDP of approximately $398 billion, the region stands as a significant economic force, ranking among the top metro areas for business growth and investment potential. Phoenix's rapid population growth, strategic location in the Southwest, and business-friendly climate consistently attract both Fortune 500 companies and startups, solidifying its reputation as a hub for innovation and economic development.



- 12.30% HEALTH CARE
- 12.00% RETAIL
- 8.28% EDUCATION
- 7.85% MANUFACTURING
- 7.67% FINANCE
- 7.61% CONSTRUCTION
- 7.57% PROFESSIONAL
- 7.13% ACCOMMODATION
- 5.57% ADMIN & SUPPORT
- 5.03% TRANSPORTATION
- 4.44% OTHER SERVICES
- 3.99% PUBLIC ADMIN
- 2.53% REAL ESTATE
- 2.33% WHOLESALE TRADE
- 2.14% ARTS/ENTERTAINMENT
- 1.77% INFORMATION

$398 Billion
Gross Domestic Product (2022)

12.7% Growth
In Employment Since 2020

- Source: Data USA

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