



**RETAIL/INDUSTRIAL SPACE
AVAILABLE FOR LEASE**

601 E BROADWAY RD | PHOENIX, AZ 85040

**±1,250 SF CLASS C BUILDING
AVAILABLE FOR LEASE**

**SINGLE TENANT RETAIL/INDUSTRIAL
ZONED C-3**

**E BROADWAY RD FRONTAGE
EASY ACCESS TO I-17 FREEWAY**

EXCLUSIVE CONTACT

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CRPAC International

TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
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RETAIL/INDUSTRIAL SPACE AVAILABLE FOR LEASE

PROPERTY OVERVIEW

Lease Rate - \$2,200 IG

C-3 Zoning

±1,250 SF Building with Fenced and Paved Yard

New Canopy Shade Structure

5% Commission to Procuring Broker for Leases

Signed Before November 15, 2020

DEMOGRAPHICS

POPULATION
12,603 (1M)
105,611 (3M)
255,608 (5M)



HOUSEHOLDS
3,592 (1M)
30,227 (3M)
77,572 (5M)



AVG HH INCOME
\$36,940 (1M)
\$43,095 (3M)
\$45,780 (5M)



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