



# BROADWAY COMMERCE CENTER

4001, 4013 E Broadway Rd & 4411 S 40th St | Phoenix, AZ 85040

Multi-Tenant Business Park Investment Offering

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFPAC 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



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The information on Broadway Commerce Center ("Property") provided by Commercial Properties, Inc. ("CPI"), may be used only by parties approved by CPI and the Owner. The property is privately offered and, by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it to CPI, immediately upon request of CPI or the Owner and; (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of CPI.

The information contained in this Offering Memorandum is confidential, furnished solely for review purposes by a prospective purchaser of the Property and is not to be used for any other purpose or made available to any other person without the expressed written consent of CPI. This information is presented to you for your analysis only to determine if you are interested in pursuing this investment opportunity as Principals. The material is based in part upon information supplied by the Owner and in part upon information obtained by CPI from sources it deems reasonably reliable. Summaries of any documents are not intended to be comprehensive or all-inclusive, but rather only outlines of some of the provisions contained herein. No warranty or representation, expressed or implied, is made by the Owner, CPI, or any of their respective affiliates as to the accuracy or completeness of the information contained herein or as to engineering and environmental matters. Prospective purchasers should make their own projections and conclusions without reliance upon the material contained herein and conduct their own independent due diligence, including but not limited to, engineering and environmental inspections, to determine the condition of the Property and the existence of any potentially hazardous materials on the property.

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CPI is not authorized to make any representations or agreements on behalf of the Owner. The terms and conditions set forth apply to the Offering Memorandum in its entirety. CPI, is acting as the exclusive Agent for the Owner in this transaction. It is important to understand that this confidential memorandum shall not be deemed a representation of the state of affairs of the property, or constitute an indication that there has been no change in the business or affairs of the property since the date of preparation of this memorandum.

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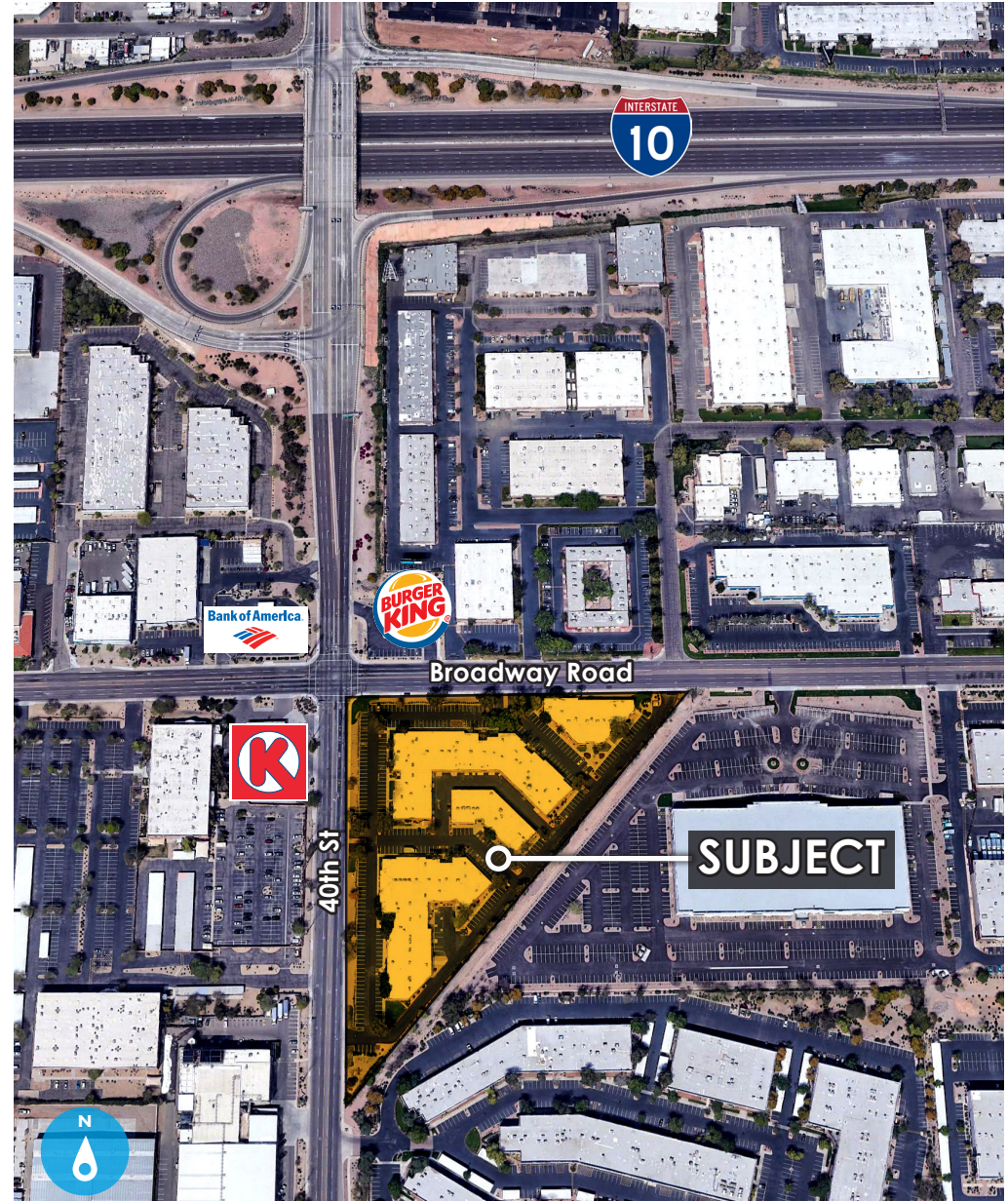
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# 4001, 4013 E Broadway Rd & 4411 S 40th St Phoenix, AZ 85040

## PROJECT SUMMARY

Address	4001, 4013 E Broadway Rd & 4411 S 40th St Phoenix, AZ 85040
Offering	Multi-Tenant Business Park
Sale Price	\$5,830,247.88
Price / SF	\$60.28
Actual NOI	\$480,995
Cap Rate	8.25%
Total Square Feet	±96,723

Demographics	1 Mile	3 Mile	5 Mile
2019 Population	5,847	71,163	312,383
2024 Population	6,431	76,591	338,590
Household Income	\$40,833	\$44,478	\$43,544
Total Businesses	1,021	4,690	13,742
Total Employees	20,531	95,126	321,665





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LOCATION





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PHOTOS





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## SITE PLAN





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## INVESTMENT HIGHLIGHTS



### INVESTMENT HIGHLIGHTS

- ±96,723 SF (4 Buildings)
- Land: ±7.12 Acres
- Year Built: 1987
- Zoning: C-2
- Parking: 3.3/1,000 SF

### BUILDING BREAKOUT

Building A	±12,733 SF
Building B	±38,321 SF
Building C	±11,758 SF
Building D	±33,911 SF
Total	±96,723 SF



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## THE PROPERTY

**Broadway Commerce Center** is an attractive, multi-tenant flex/office/warehouse complex located on the southeast corner of Broadway Road and 40th Street in the "Enterprise Zone". This location provides ideal access to major valley freeway systems, including SR-153, SR-143, US-60, AZ-202, and I-10. Sky Harbor International Airport and Arizona State University are also minutes away. Access to the property is direct after exiting the 40th Street exit on I-10. The Property's close proximity to amenities, including shopping and Spring Training Baseball facilities, is an additional selling point.



**Broadway Commerce Center** is on a ground lease, which commenced on 9/1/1985. Increases are 3.5% every 2 years.

**Expiration:** 12/31/2043  
**Renewal:** Three (3) 10-Year Option to Renew

Broadway Commerce Center also offers both building and monument signage to its tenants, providing valuable visibility and enhancing the attractiveness to potential new tenants.

### Current top tenants include:


- Stanley Dewalt/Black & Decker
- Quizno's (Arizona's top sales location)
- MBI Industrial Medicine
- Wander Jaunt, Inc.

The tenants provide high-image as well as rental income security. Overall, most tenants are paying below-market rental rates, thus future income growth is likely for new ownership.



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## Prominent Tenants



Stanley Black & Decker provides the tools and innovative solutions to get the job done since 1843.

COMPANY BRANDS INCLUDE:

Stanley, Dewalt, Black & Decker, Craftsman, Irwin Tools, Porter Cable, Facom, Lenox, Lista, Mac Tools, Vidmar, Bostitch, Sonitrol, Proto, AeroScout

[www.stanleyblackanddecker.com](http://www.stanleyblackanddecker.com)



MBI provides competent, cost-effective Occupational Health services to employers and employees in Arizona.

[www.mbiaz.com](http://www.mbiaz.com)



Quiznos is an American franchised fast-food restaurant brand based in Denver, Colorado.

[www.quiznos.com/Home.aspx](http://www.quiznos.com/Home.aspx)



WanderJaunt is building the future of hospitality by bringing the consistency, reliability and service of traditional hotels into the short term rental industry. We provide seamless hospitality experiences for our guests and end-to-end property management services for our partners.

[www.wanderjaunt.com](http://www.wanderjaunt.com)



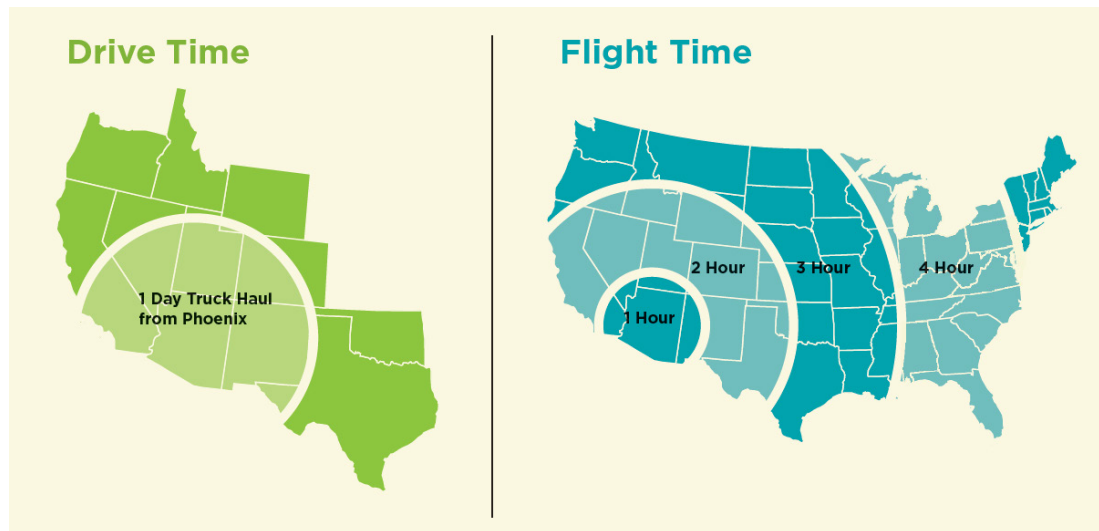
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## City Of Phoenix Overview

Phoenix is at the center of it all. Offering an optimal location for distribution to significant markets including California and Mexico, our location is an easy trip within hours from just about any destination. In addition to an excellent transportation network, Phoenix has competitive freight rates. Add Phoenix's strategic location to all that our city has to offer, with its unique urban villages, affordable real estate and outstanding weather, and we bet that you'd rather be here than there. Phoenix is simply a great place to do business and an even better place to live.

Phoenix is a welcoming place, where people and businesses are appreciated. In our city, integration into both business and lifestyle are easy – so many Phoenicians have come here from other places and remember that they were greeted warmly. Despite being one of the largest cities in the U.S., Phoenix is a place where everyone has a voice.

## Prominent Location



**4,857,962**  
Phoenix Metro population



**1,630,000**  
people live in Phoenix, Arizona.



**5th**  
largest U.S. city



**Fastest**  
growing city in the country



**792,000**  
workforce population

Source: bizjournals.com, datausa.io, phoenix.gov






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