

INDUSTRIAL YARD

15 S Roosevelt Ave | Chandler, AZ 85226

Industrial
Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY



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INVESTMENT HIGHLIGHTS

Property Overview

15 S Roosevelt Ave is a ±1.03-acre vacant industrial yard located in the South Tempe/Ahwatukee submarket of Chandler. Zoned I-2, the site allows for a wide range of industrial uses and provides an excellent opportunity for an owner/user, investor, or developer seeking a well-located yard or future building site.

The property is situated near Chandler Boulevard and North Kyrene Road with convenient access to Loop 101, I-10, and US-60, offering strong connectivity throughout the East Valley and Phoenix metro area.

Property Highlights

- Vacant Contractor Yard – Ideal for Owner/User or Investor
- ±1.03 Acre Industrial Zoned Site (I-2, Chandler)
- Available For Sale or Lease
- Lease Rate: \$8,000/Month
- Located in the South Tempe / Ahwatukee Submarket
- Near Chandler Blvd & N Kyrene Rd with access to I-10, Loop 101 & US-60
- ±44,798 SF Lot Size
- Fenced Yard
- Water Available On-Site
- Proposed Use: Industrial
- Flood Zone X (Minimal Flood Hazard)





CRAFCO INC
PRESERVATION PRODUCTS

EDICKSON
CONSTRUCTION

Intel
Chandler Campus

Chandler Blvd ± 41,000 VPD

INTERSTATE 10
± 89,000 VPD

Bashas'
Distribution Center

Honeywell

EWING
OUTDOOR SUPPLY

Subject Property

MEDIVANT
HEALTHCARE
(D.B.A. of TALSTORM HEALTH INC.)

AVNET

Santan Technology Park

EquipmentShare

ARMORWORKS
PROTECTION IS OUR PASSION®
isola **NORTHROP GRUMMAN**
stryker **AVAIR**
CEPA **ALIGN**
C.E. Precision Assemblies Trexco | An Amphenol Company **PRECISION**

202

Industrial Neighbors

GATEWAY **ATLAS**
Optimum Transportation **DISPOSAL**

TITAN **SurfacePrep**
engineered solutions **ABC**
Supply Co. inc.

202 ± 97,000 VPD

RINCHM

AVNET

202

Phoenix Sky Harbor
International Airport
±12 Miles Away

FIDELITONE

ACKER-STONE

Google Earth

15 S Roosevelt Ave
Chandler, AZ 85226

\$1,550,000

List Price

\$8,000/Month

Lease Rate

±1.03 AC

Lot Size

±41,000

Vehicles Per Day (Chandler Blvd)



CHANDLER, AZ

Market Demographics



278,123
Total Population

\$ 103,691
Median HH Income

105,867
of Households

65.6
Homeownership Rate

151,526
Employed Population

46.8%
% Bachelor's Degree

37.4
Median Age

\$ 469,800
Median Property Value

Local Market Overview

Chandler, Arizona is a thriving suburban community within the Greater Phoenix Metropolitan Area, recognized for its strong economic fundamentals, educated workforce, and high quality of life. As a key employment and innovation corridor in the East Valley, Chandler has cultivated a diverse economy anchored by technology, aerospace, finance, and advanced manufacturing, making it a premier location for industrial and employment-oriented investment. Its strategic location, modern infrastructure, and access to a deep pool of skilled labor continue to attract corporate users and support sustained industrial growth.

The city benefits from a well-established residential base supported by excellent public schools, master-planned communities, and a broad range of lifestyle amenities that help attract and retain talent. A stable housing market and growing, affluent population provide a strong labor foundation for industrial and corporate occupiers. Chandler's commitment to economic development, combined with proximity to major transportation corridors, interstates, and regional airports, further enhances its appeal as a highly competitive industrial and employment-driven investment market.

Population	1-Mile	3-Mile	5-Mile
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Current Year Estimate	6,514	69,243	180,144
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Households	1-Mile	3-Mile	5-Mile
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Current Year Estimate	2,790	28,800	74,746
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Income	1-Mile	3-Mile	5-Mile
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Average Household Income	\$126,426	\$140,322	\$144,842
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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

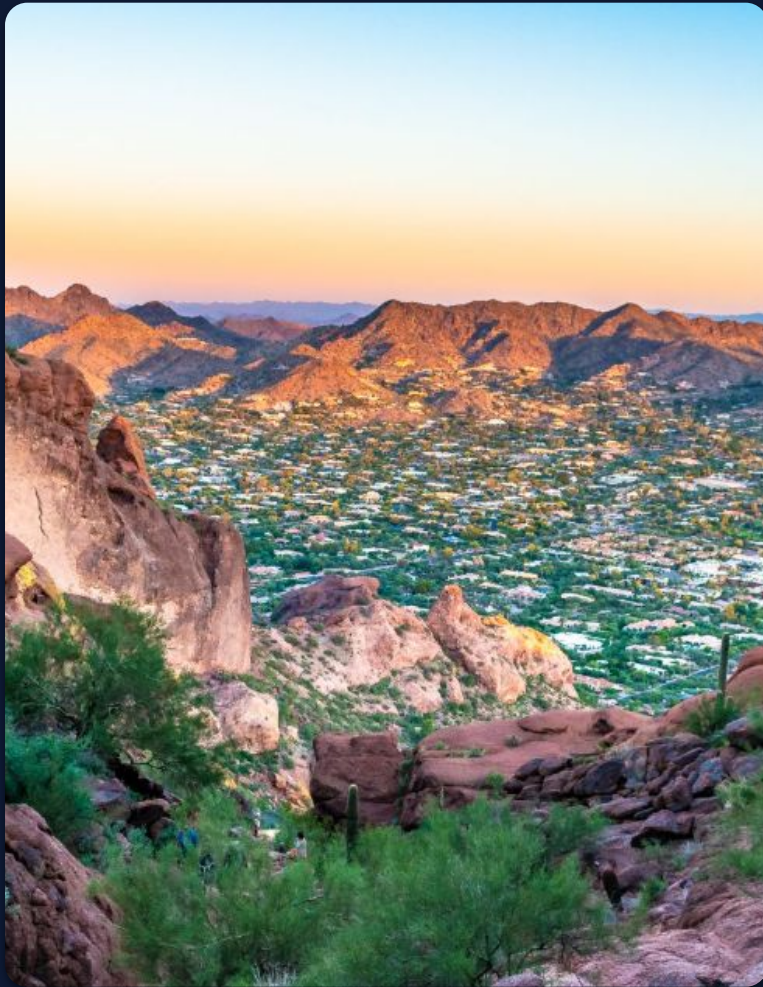
Gross Domestic Product
(GDP) in 2023

1.6%

Annual Employment Growth
(2023-2024)



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

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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 15 S Roosevelt Ave, Chandler, AZ, 85226 ("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.

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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.

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