



CLASS A INDUSTRIAL/FLEX BUILDING FOR SALE

COTTON BUSINESS CENTER
4511 E BROADWAY RD | PHOENIX, AZ 85040

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OFFERING SUMMARY

LevRose Commercial is pleased to present the opportunity to acquire 4511 E Broadway Rd in Phoenix, Arizona, a $\pm 7,304$ SF industrial/flex building built in 2006. The property is $\pm 70\%$ office / $\pm 30\%$ warehouse and is partially leased to the largest U.S. franchisee of an international brand under a NNN lease through December 31, 2031. The lease includes a landlord termination option, providing flexibility for an owner/user to occupy the space.

PROPERTY HIGHLIGHTS

- **Owner/user or investment opportunity.**
- **$\pm 5,000$ SF is leased to the largest cleaning and disinfecting Franchisee in the country. Landlord can terminate lease.**
- Seller financing available
- Built in 2006
- Power: 400A 277/480V, 3-Phase (Buyer to confirm)
- Parking lot recently resurfaced
- 100% HVAC
- 16' clear height
- Fire sprinklers
- Skylights in warehouse
- 12 offices, 3 bathrooms, 1 reception, 1 kitchenette, 1 conference room
- One (1) grade level door (14' H x 12' W)
- Low-E glass
- LED lights
- 3/4 new HVAC units in past 12 months
- Epoxy floor in warehouse
- Close proximity to SR143, I-10 Freeways and Sky Harbor



PROPERTY DETAILS


PROPERTY TYPE: Industrial/Flex

SALE PRICE \$2,260,000 (\$309/SF)

BUILDING SIZE: Total: ±7,304 SF
 Vacant: ±2,304
 Leased: ±5,000 SF

YEAR BUILT: 2006

PARKING: 28 spaces (2 covered)

ZONING: Commerce Park District 

PARCEL: 123-06-095



RENT ROLL

**NNN lease structure. Landlord can increase rent every 3 years with next increase available January 1st, 2026.

Current Tenant's lease can be terminated with six (6) months notice.



CURRENT RENT ROLL

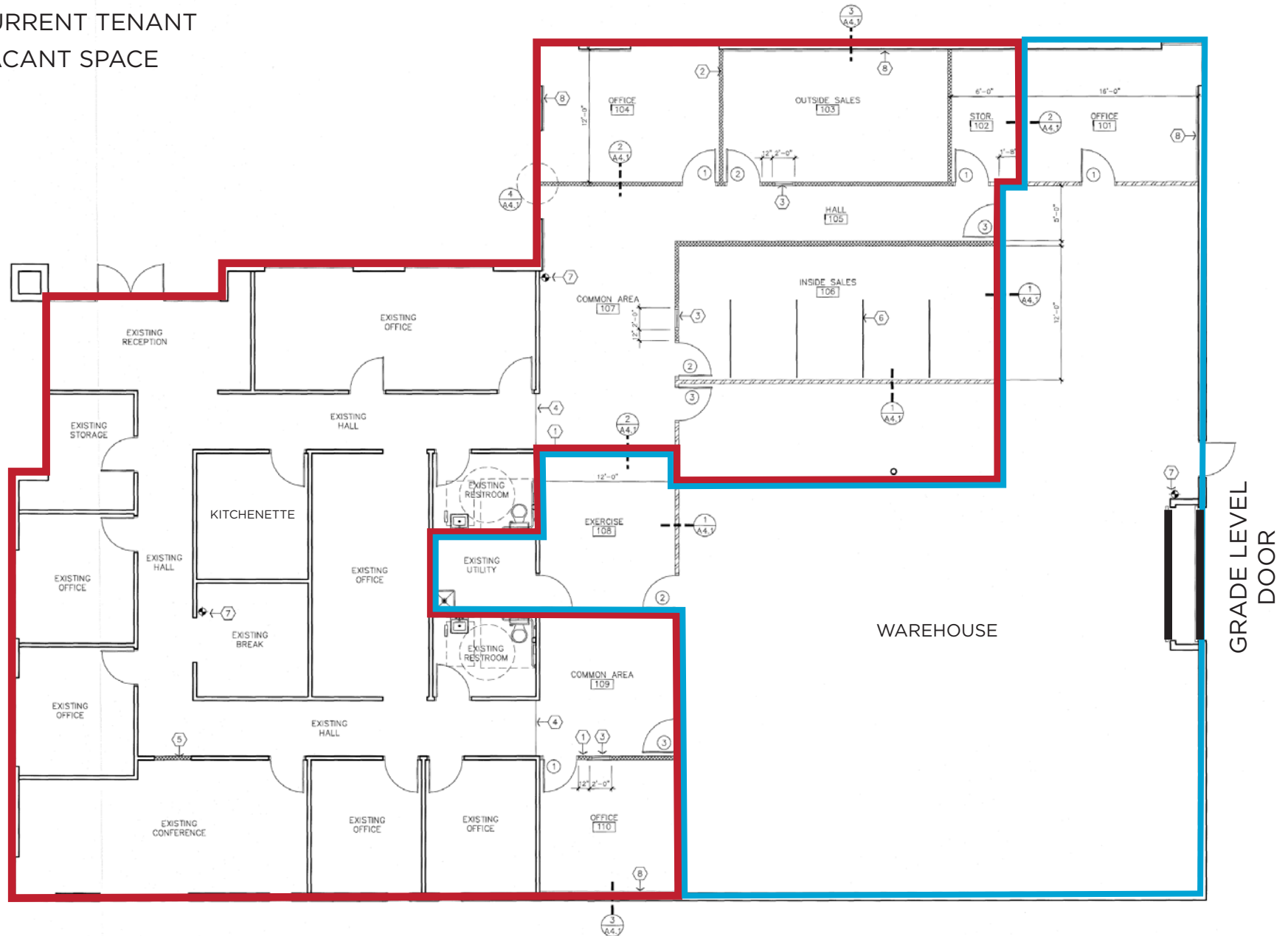
TENANTS	ANNUAL \$/SF	MONTHLY \$/SF	SQ. FT	% OF BUILDING	LEASE BEGIN	LEASE EXPIRATION	CURRENT MONTHLY RENT	CURRENT ANNUAL RENT
Current Tenant (Office)	\$20.00	\$1.67	5,000	68%	1/1/21	12/31/31	\$8,333	\$99,996
Vacant Warehouse	--	--	2,304	32%	--	--	--	--
TOTALS:	--	--	7,304	100%	--	--	\$8,333	\$99,996

PROFORMA RENT ROLL - JANUARY 2026

TENANTS	ANNUAL \$/SF	MONTHLY \$/SF	SQ. FT	% OF BUILDING	LEASE BEGIN	LEASE EXPIRATION	MONTHLY RENT	ANNUAL RENT
Current Tenant (Office)	\$20.00	\$1.80	5,000	68%	1/1/21	12/31/31	\$9,000	\$108,000
Proforma Warehouse Tenant	\$19.20	\$1.60	2,304	32%	--	--	\$3,686	\$44,232
TOTALS:	\$39.20	\$3.40	7,304	100%	--	--	\$12,686	\$152,232

FLOOR PLAN | CLICK TO VIEW VIRTUAL TOUR

-  = CURRENT TENANT
-  = VACANT SPACE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



AERIAL OVERVIEW



INTERIOR PHOTOS



AERIAL

LOOP 202

ARIZONA 51

PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

ARIZONA 143

LOOP 202

Dutch Bros
Coffee

Harkins THEATRES
ROSS DRESS FOR LESS
WORLD MARKET
Marshall's
TARGET
BEST BUY
sam's club

INTERSTATE 17

US 60

ASU

PillPack AVNET
by amazon pharmacy
WM WASTE MANAGEMENT
amazon
DriveTime
ASM WASTE MANAGEMENT
PEPSICO
ewing OUTDOOR SUPPLY
PARKER & SONS
ZipRecruiter
OnTrac
ASPEN UNIVERSITY

Medtronic
MICROCHIP
L3HARRIS
RIO SALADO COLLEGE
MARIQUA COMMUNITY COLLEGE

Broadway Curve

University of Phoenix

reece
aetna
labcorp

SITE

DIABLO STADIUM
COMPLEX

INTERSTATE 10

US 60

SUN ORCHARD

LOOP 101

ARIZONA MILLS

US 60



DEMOGRAPHICS

POPULATION



	1 MILE	3 MILES	5 MILES
2024	5,290	82,904	289,371
2029	5,665	92,329	323,080

HOUSEHOLDS

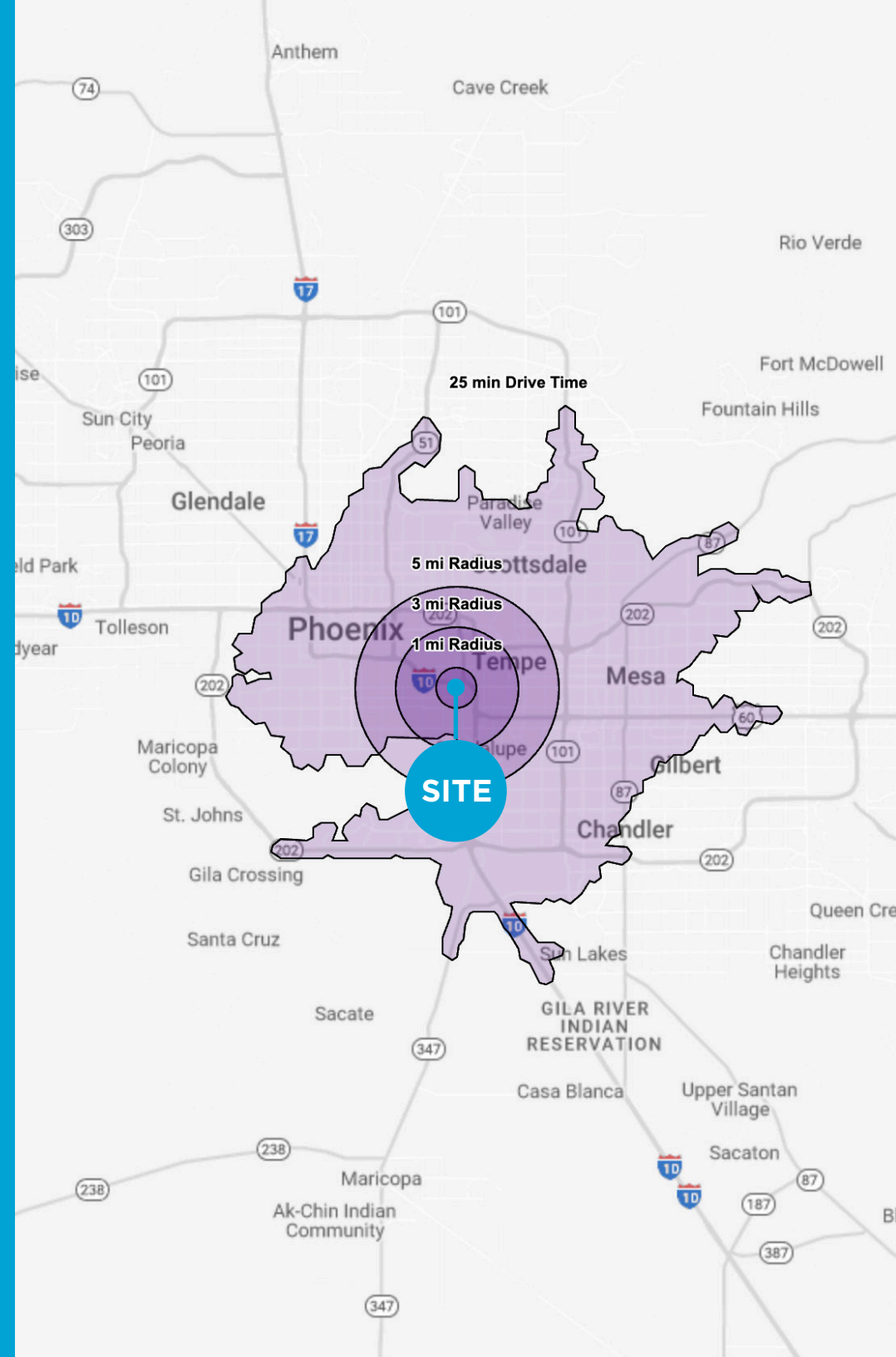


	1 MILE	3 MILES	5 MILES
2024	1,556	34,672	116,859
2029	1,667	37,630	126,806

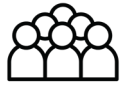
AVG. H.H. INCOME



	1 MILE	3 MILES	5 MILES
2024	\$69,839	\$74,882	\$78,280



PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



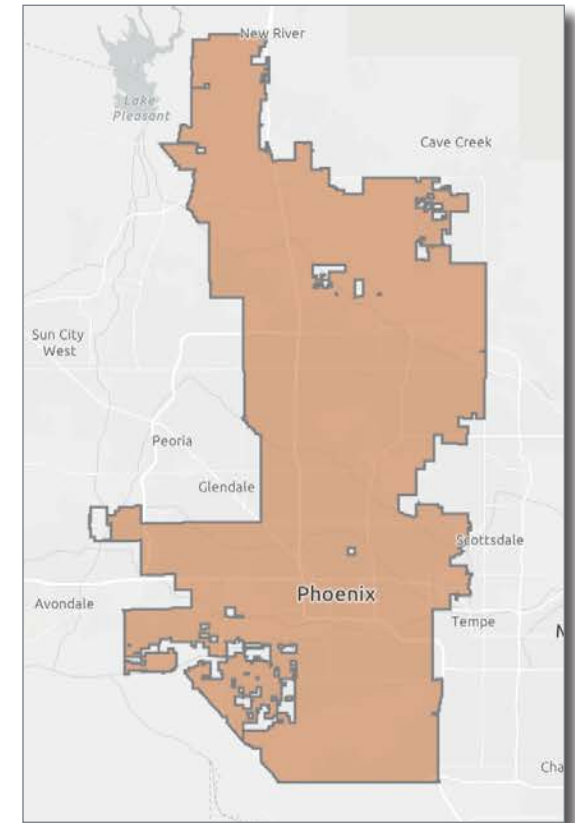
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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