

Industrial Opportunity – 5020 S 16th Street

AERIAL OVERVIEW



OFFERING MEMORANDUM | HEAVY INDUSTRIAL ZONING | CENTRAL PHOENIX

5020 S 16th Street
Phoenix, AZ 85020



PHOENIX CITY OVERVIEW

1.6M+ TOTAL POPULATION **\$77K+** AVG HH INCOME

SOUTHWEST MEGACITY POWERING ARIZONA'S ECONOMY

Phoenix is the fifth-largest city in the U.S. with a 2025 population of 1,673,164, continues to grow as a major regional anchor, with robust infrastructure, a diversified employer base, and base, to a global markets. Phoenix is consistently ranked among top metros 1 for business expansion. New developments are piling.

MEGAPROJECTS & INSTITUTIONAL CAPITAL INFLOW

Phoenix is undergoing some of marquee development. TSMC's \$165 billion "Halo Vista" semiconductor complex is expected to generate 10,000 new jobs, while Central Station mixed-use tower redefining Downtown by late 2025. Phoenix' sense ongoing robust home-buyer activity, with the median home price reaching \$457,998 in April 2025.



WESTERN U.S. LOGISTICS MAP



WESTERN U.S. LOGISTICS MAP

Industrial Opportunity – 5020 S 16th Street

CONTENTS

01 Executive Summary

Investment Summary

02 Location

Location Summary

Local Business Map

Aerial View Map

03 Property Description

Property Features

Property Images

04 Sale Comps

Sale Comps

Sale Comps Summary

Sale Comps Charts

Sale Comps Map

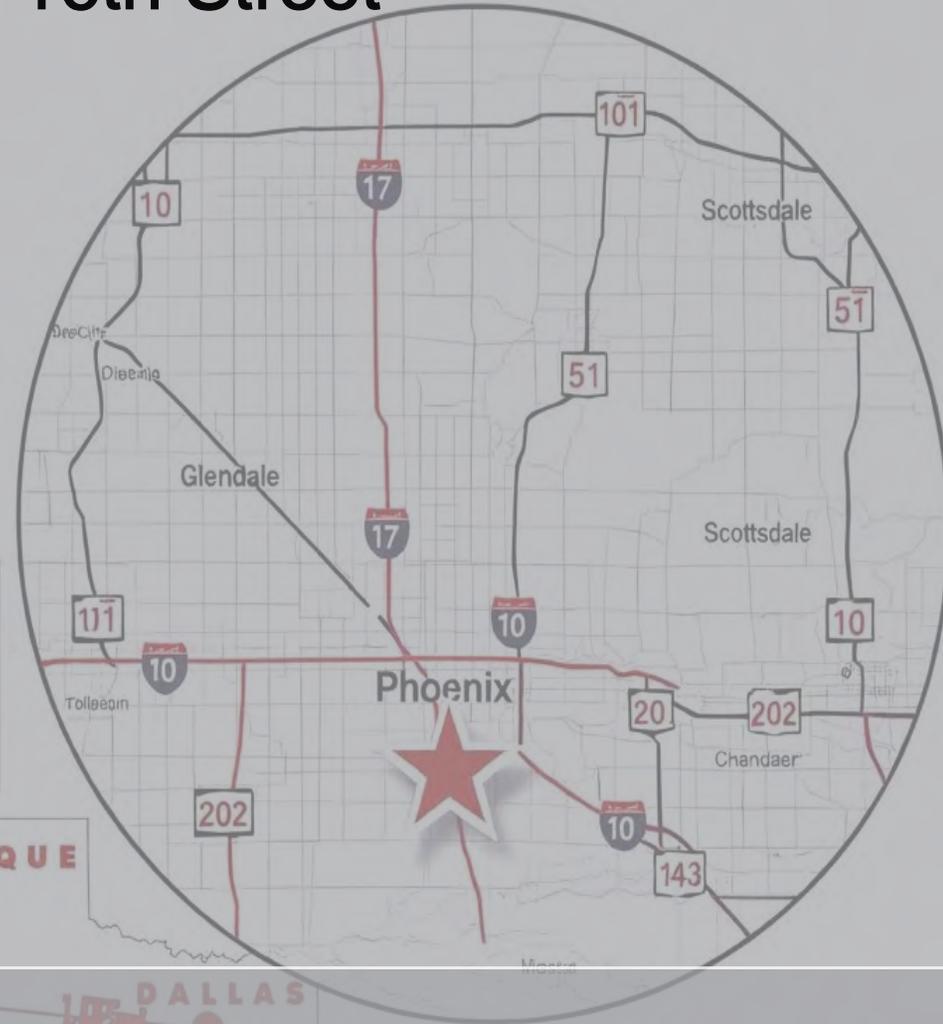
05 Demographics

General Demographics

Race Demographics

06 Company Profile

Advisor Profile



Exclusively Marketed by:

Linda Gerchick

Gerchick Real Estate

CCIM

(602) 688-9279

linda@justsoldit.com

BR114848000



Brokerage License No.: LC644567000

www.justsoldit.com

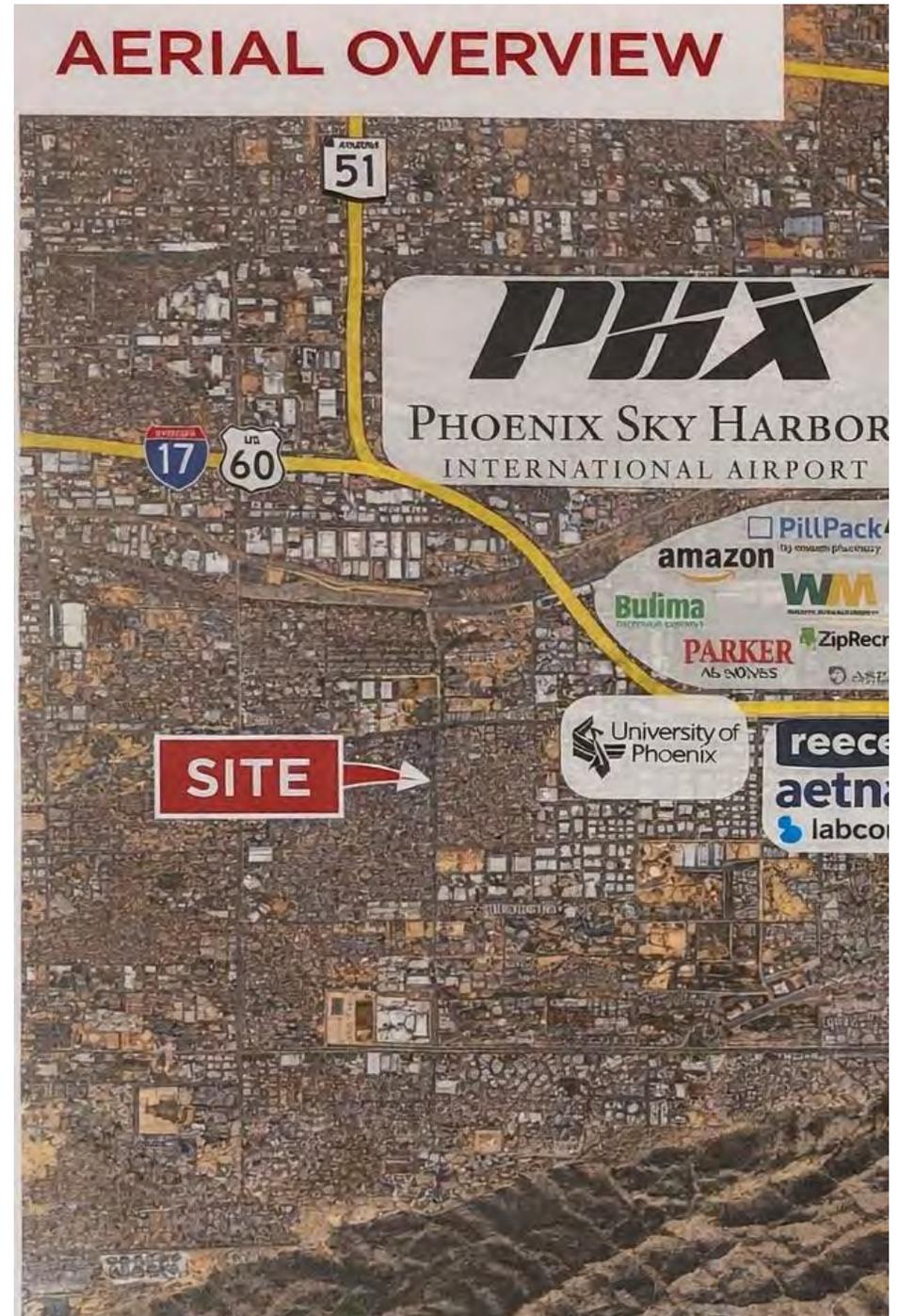
This information has been secured from sources believed to be reliable, but no representation or warranties are made, expressed or implied, as to the accuracy of the information. References for

We obtained the following information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent the current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction. Prices to change without notice.

OFFERING SUMMARY

ADDRESS	5020 S 16th Street Phoenix AZ 85020
COUNTY	Maricopa
MARKET	Central Phoenix
SUBMARKET	South Phoenix
PRICE	\$950,000
PRICE PSF	\$22.16
LAND SF	42,863 SF
LAND ACRES	0.98
OWNERSHIP TYPE	Fee Simple
ZONING TYPE	A-2
# OF PARCELS	1
APN	113-54-014

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	17,241	93,328	242,695
2026 Median HH Income	\$61,554	\$72,093	\$70,152
2026 Average HH Income	\$82,016	\$99,089	\$97,883



Property Description – 5020 S 16th Street, Phoenix, Arizona

- Located at 5020 S 16th Street in Phoenix, Arizona, this offering presents a rare opportunity to acquire approximately 42,863 square feet of industrial land (± 0.98 acres) in one of the Valley's most active employment and logistics corridors. The site is zoned A-2 Heavy Industrial, allowing for a wide variety of industrial and commercial uses including contractor yards, manufacturing, storage, distribution, transportation-related businesses, and other industrial applications.

The property is currently vacant land, providing a buyer with a clean slate for development or for use as an operational yard. With nearly one acre of land and heavy industrial zoning already in place, the site offers significant flexibility for owner-users, investors, or developers seeking land in a central Phoenix industrial location.

- Accessibility is a key strength of the property. The location provides convenient access to Southern Avenue, Interstate 17, Interstate 10, and Loop 202, allowing efficient movement throughout the Phoenix metropolitan area. The property is also within reasonable proximity to Phoenix Sky Harbor International Airport, Downtown Phoenix, and several major employment centers.

The surrounding area is characterized by a mix of industrial users, service businesses, and commercial operations that support the broader Phoenix industrial market. Businesses benefit from the site's central location, strong regional connectivity, and access to major transportation corridors.

With heavy industrial zoning, nearly one acre of land, and a central Phoenix location, this property represents an excellent opportunity for users or investors seeking industrial land with strong accessibility and long-term potential in a growing market.

Buyer to verify all facts and figures.

PHOENIX CITY OVERVIEW



1.6M +

TOTAL POPULATION



\$77K +

AVG HH INCOME

SOUTHWEST MEGACITY POWERING ARIZONA'S ECONOMY

Phoenix is the fifth largest city in the U.S. with a 2025 population of 1,673,164, continues to grow as a major regional anchor. With robust infrastructure, a diversified employer base, and base, to a global markets. Phoenix is consistently ranked among top metros for business expansion. New developments are pueeling

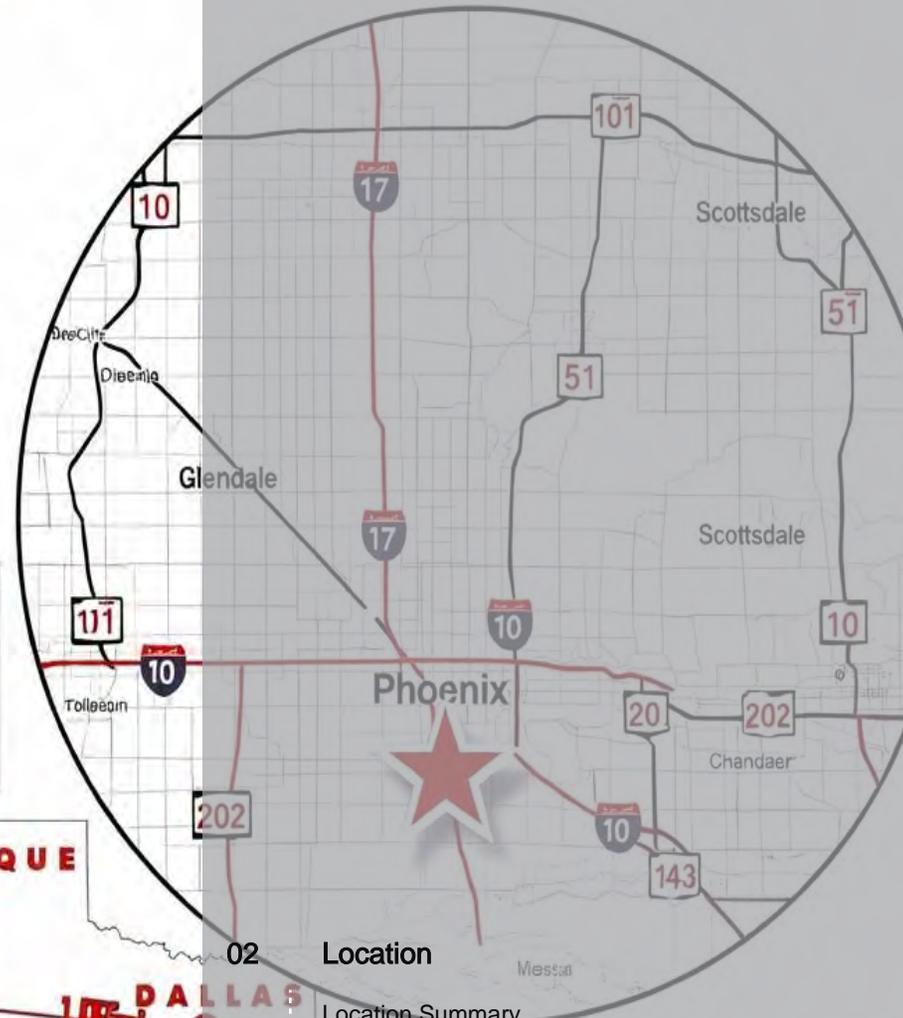
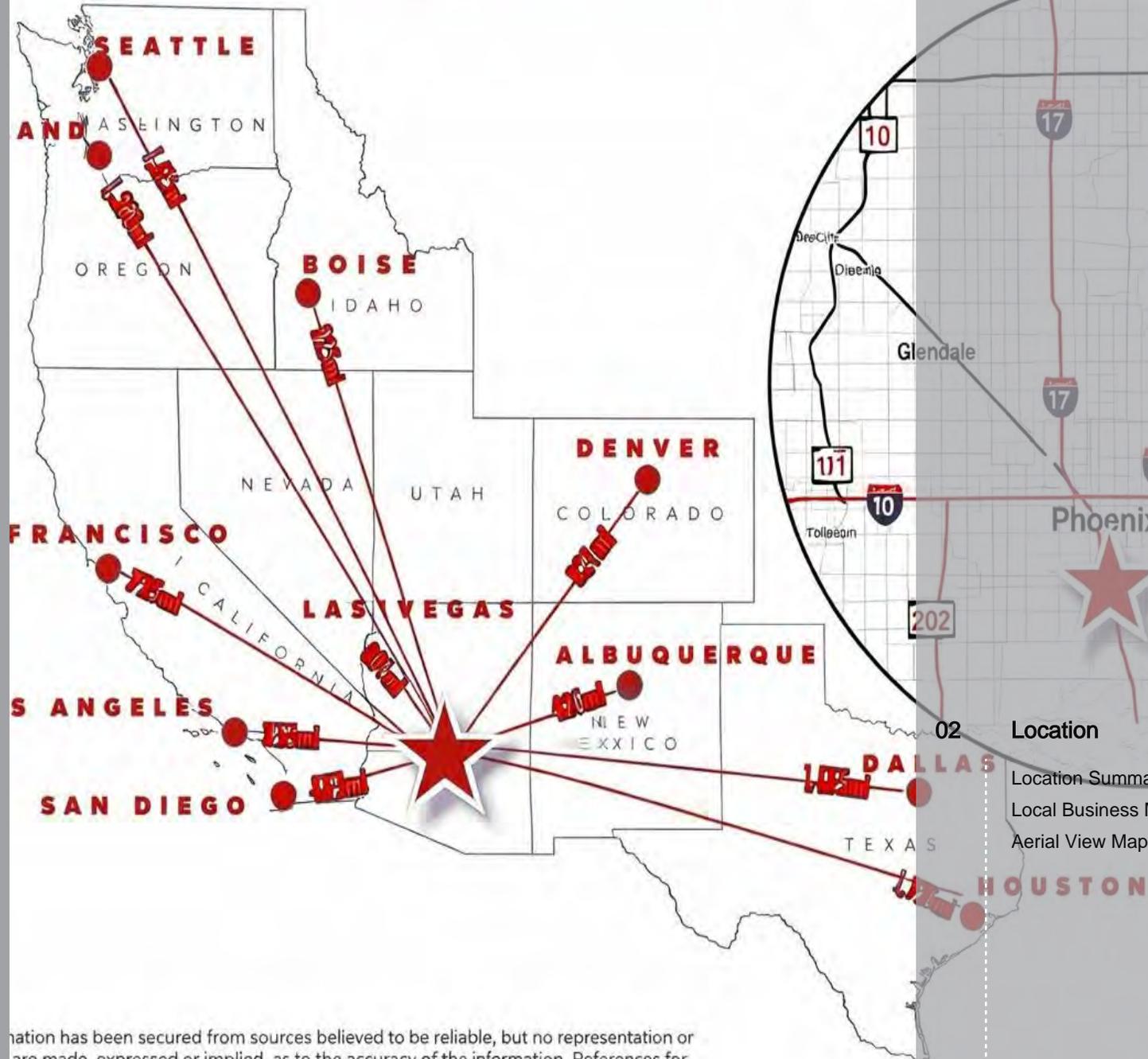
MEGAPROJECTS & INSTITUTIONAL CAPITAL INFLOW

Phoenix is undergoing some of mararquee development. TSMC's \$165 billion "Halo Vista" semiconductor complex is expected to generate 10,000 new jobs, while Central Station mixed-use tower redefining Downtown by late 2025. Phoeic sense ongoing robust home-buyer activity, with the median home price reaching \$457,998 in April 2025.



WESTERN U.S. LOGISTICS MAP

Industrial Opportunity – 5020 S 16th Street | Location



- 02 Location
- Location Summary
- Local Business Map
- Aerial View Map



INDUSTRIAL OPPORTUNITY – 5020 S 16TH STREET

Information has been secured from sources believed to be reliable, but no representation or warranty is made, expressed or implied, as to the accuracy of the information. References for this page are approximate. Buyer must verify the information and bears all risks with this sale for accuracy. All quoted prices to change without notice.

Location Summary – 5020 S 16th Street, Phoenix, Arizona

- The property is located at 5020 S 16th Street in Phoenix, Arizona, within a well-established industrial and employment corridor in the central portion of the Phoenix metropolitan area. This location benefits from strong regional connectivity and convenient access to several of the Valley’s major transportation routes, making it an ideal location for industrial users, contractor yards, service businesses, and logistics-related operations.

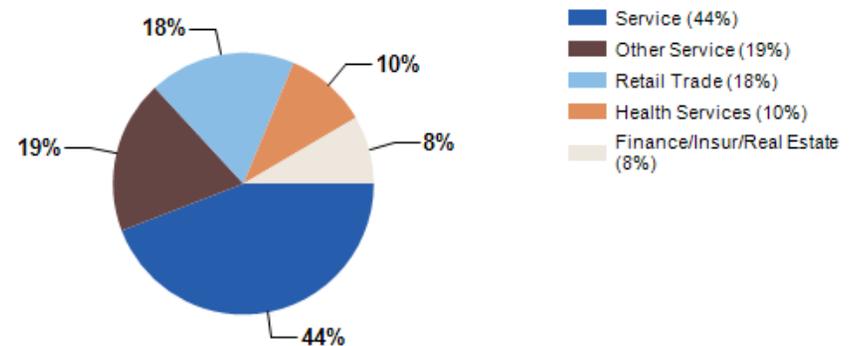
The site offers excellent access to Southern Avenue, a primary east-west arterial roadway, and is located within minutes of Interstate 17, Interstate 10, and Loop 202, providing efficient transportation throughout the Phoenix metro area. These freeway connections allow businesses to quickly reach Downtown Phoenix, the West Valley industrial markets, the East Valley, and the greater regional transportation network.

- Another significant advantage of the location is its proximity to Phoenix Sky Harbor International Airport, one of the busiest airports in the United States and a major hub for cargo and logistics operations. The surrounding area includes a wide mix of industrial users, service companies, distribution businesses, and small manufacturing operations, contributing to a strong employment base and steady demand for industrial land and facilities.

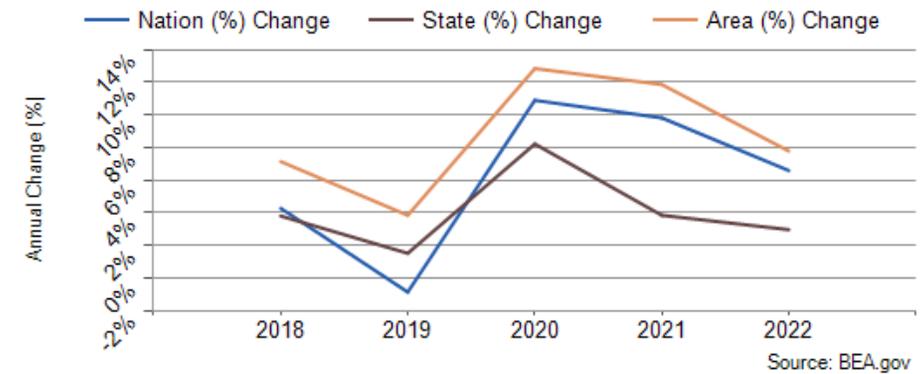
In addition to transportation advantages, the property benefits from nearby retail, dining, and service amenities along Southern Avenue, 16th Street, and Central Avenue, supporting the needs of local employees and businesses. The central Phoenix location also provides convenient access to a large regional workforce.

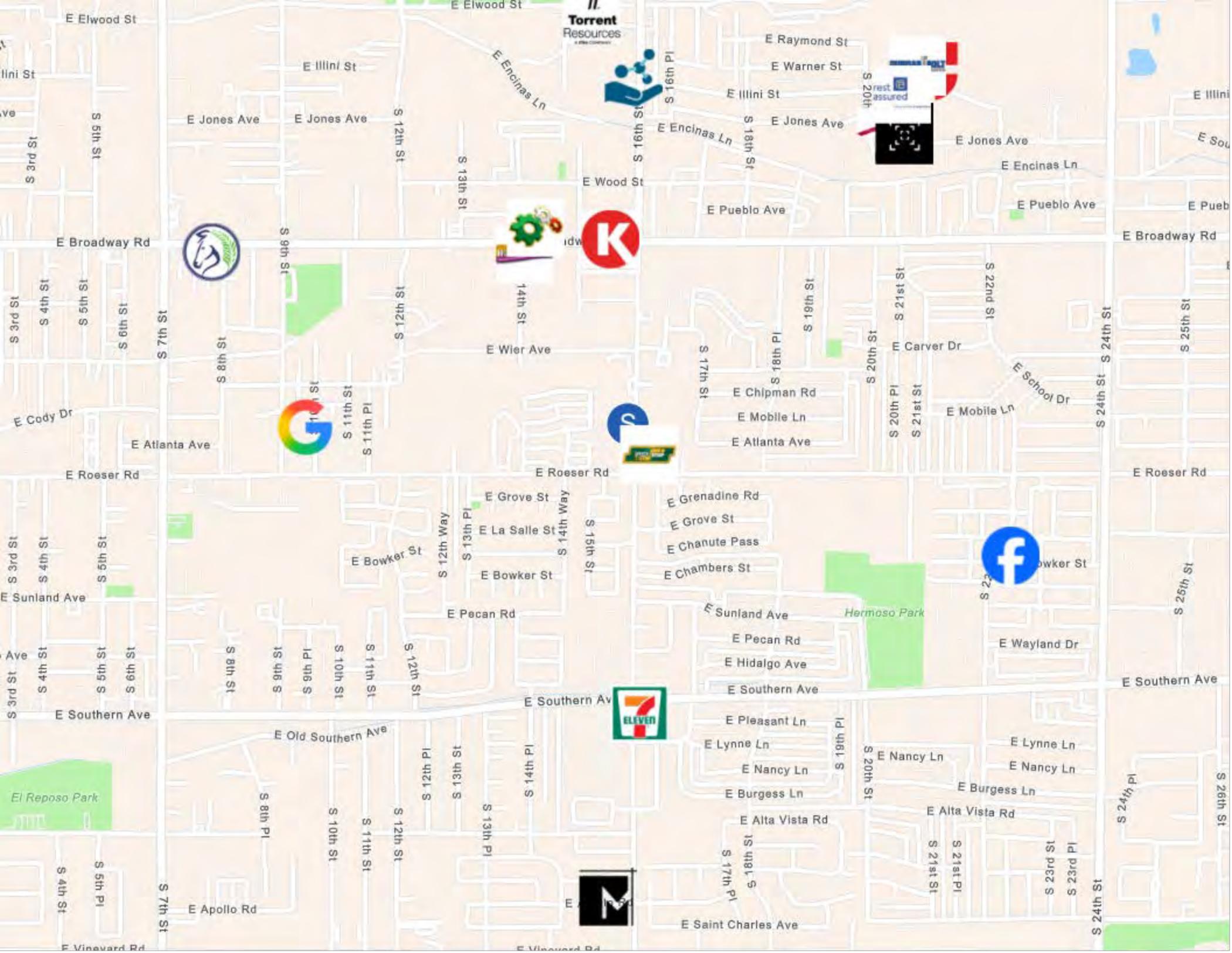
With its central location, strong freeway connectivity, proximity to Sky Harbor Airport, and placement within an active industrial corridor, the property at 5020 S 16th Street offers a strategic location for businesses seeking accessi

Major Industries by Employee Count



Maricopa County GDP Trend





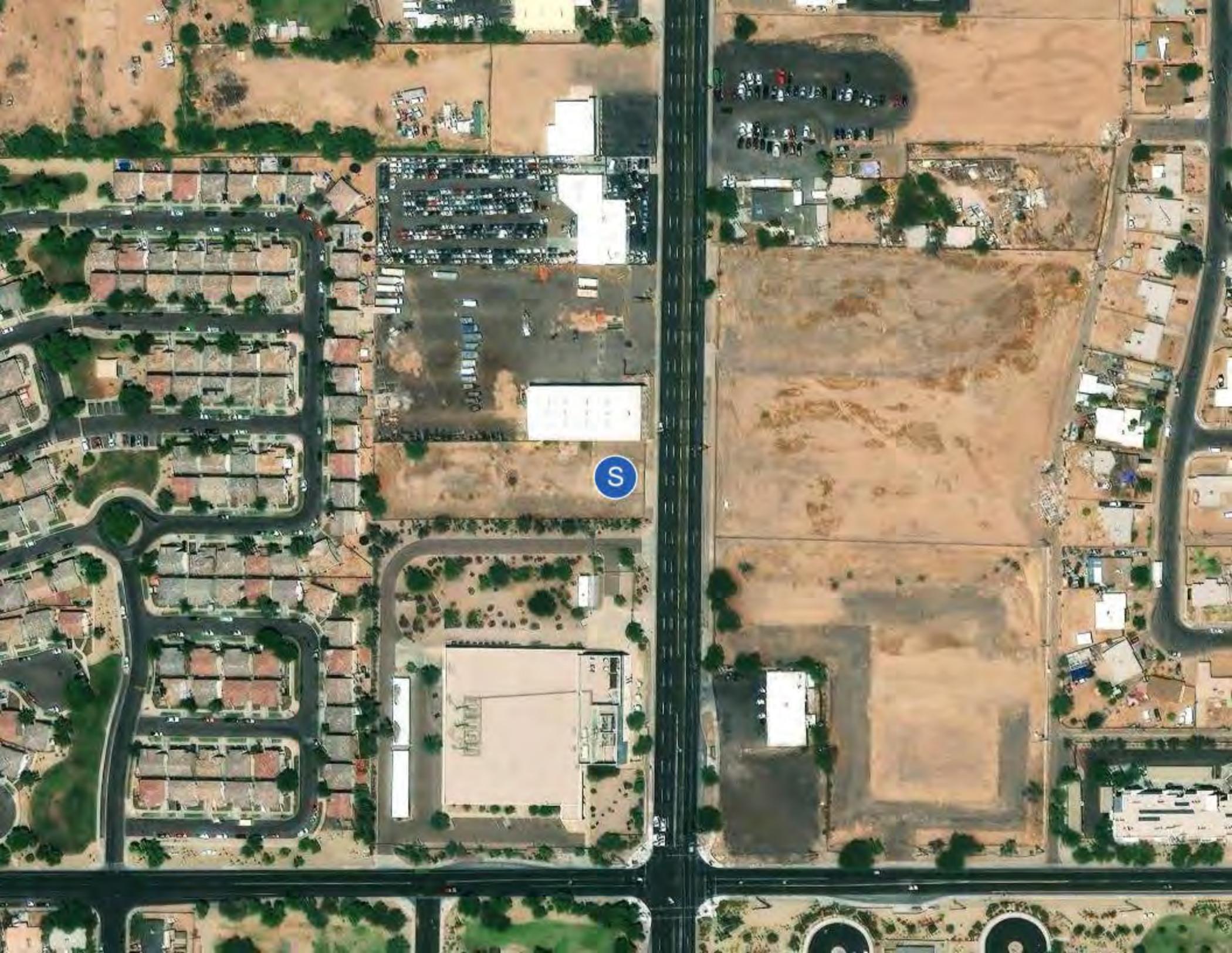
Torrent Resources



El Reposo Park

Hermoso Park

Compass rose



AL OVERVIEW

Industrial Opportunity – 5020 S 16th Street | Property Description



PHX
PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT

amazon
Bulima
PARKER
PillPack
AVNET
Arivernon
WM
ZipRecruiter
Trac

University of Phoenix
reece
aetna
labcorp

Dutch Bros
Medtronic
McDonalds
L3HARRIS
BIG SALADO COLLEGE

ASU

Broadway Curve
10
10
03
60

SIN ORCENARD

Property Description

Property Features

Property Images

ARIZONA MILLS

INDUSTRIAL OPPORTUNITY – 5020 S 16TH STREET

PROPERTY FEATURES

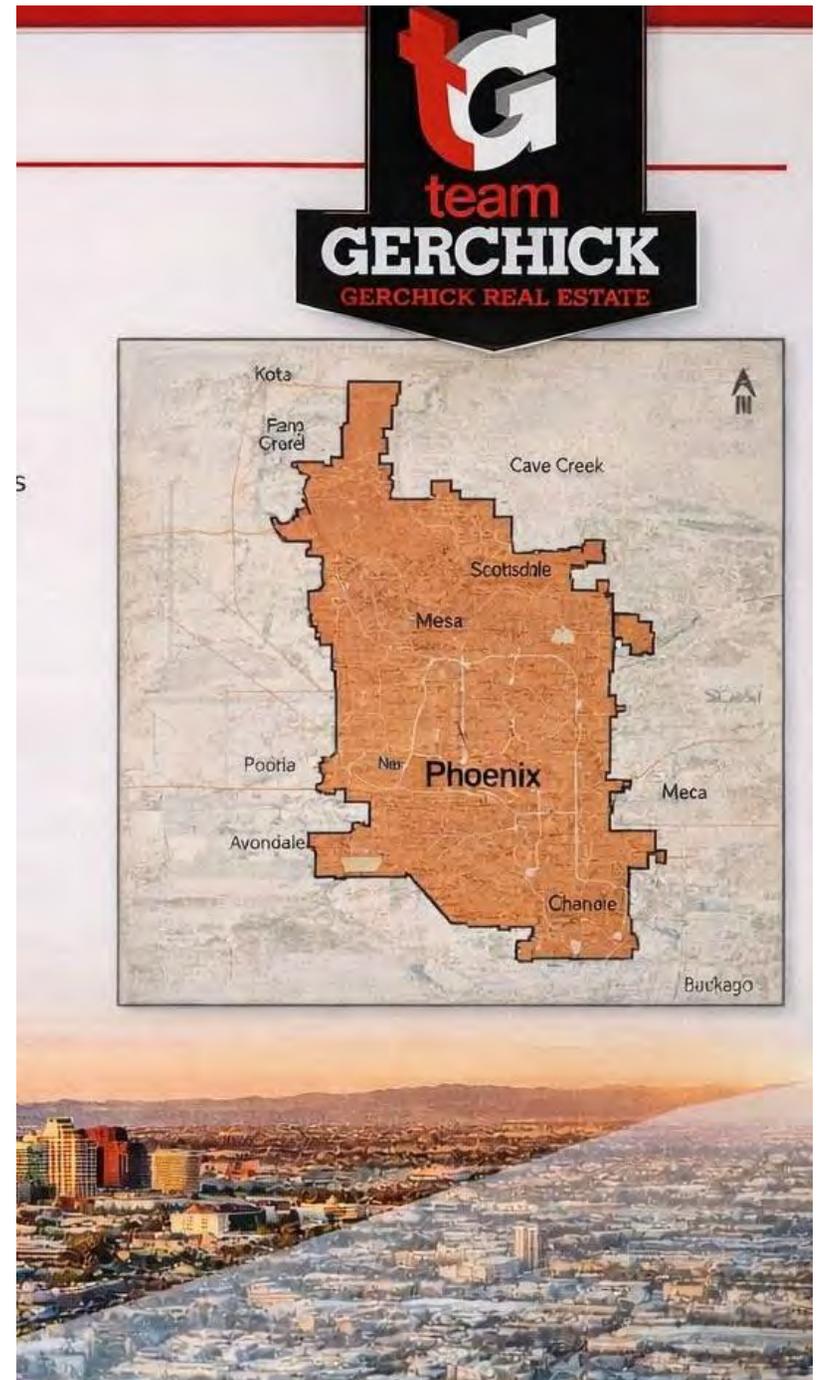
LAND SF	42,863
LAND ACRES	0.98
# OF PARCELS	1
ZONING TYPE	A-2
TOPOGRAPHY	Flat
LOCATION CLASS	C
LOT DIMENSION	110 x 388
CORNER LOCATION	No
TRAFFIC COUNTS	22000

NEIGHBORING PROPERTIES

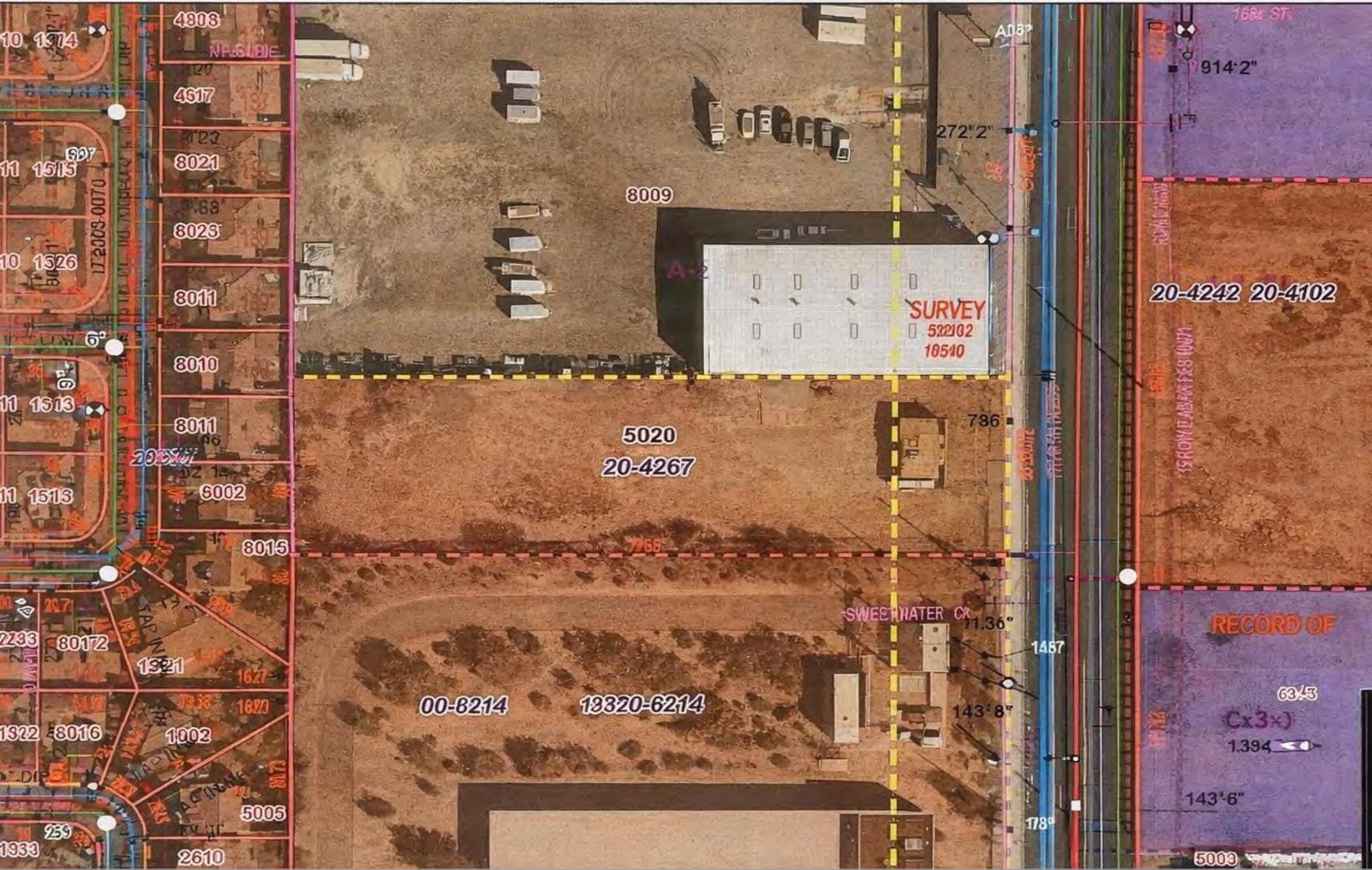
NORTH	Industrial
SOUTH	Industrial
EAST	New Industrial
WEST	Residential

UTILITIES

WATER	Onsight
IRRIGATION	No
ELECTRICITY / POWER	Onsight
GAS / PROPANE	None

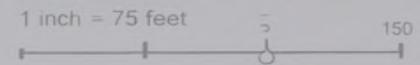


Planning and Development



The information provided in this map is intended for informational purposes only. It is not to be used as a legal document. The user assumes all responsibility for the accuracy of the information. The user assumes all responsibility for the accuracy of the information. The user assumes all responsibility for the accuracy of the information.

Utility Map



Date: 1/18/2022

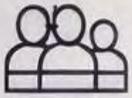
AERIAL OVERVIEW



Ariel Overview



PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



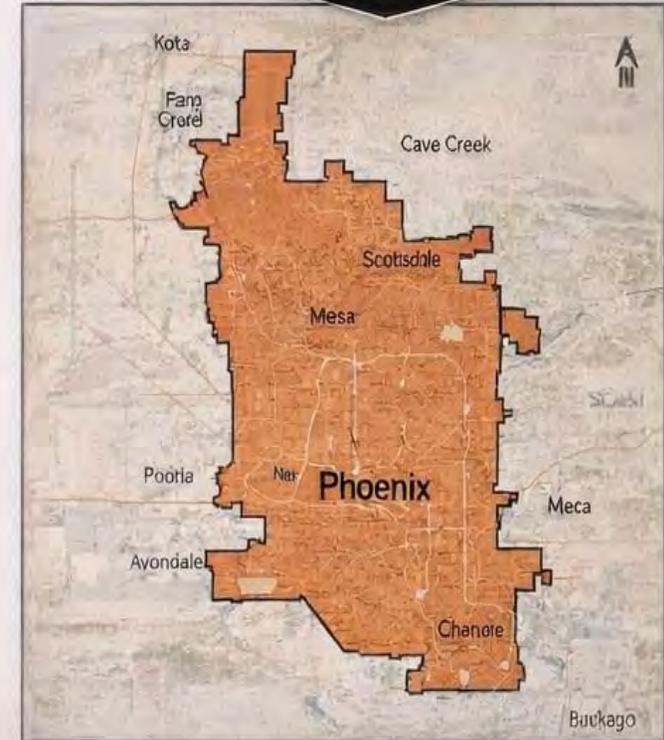
\$77K +
AVG HH INCOME

SOUTHWEST MEGACITY POWERING ARIZONA'S ECONOMY

Phoenix is the fifth largest city in the U.S. with a 2025 population of 1,673,164, continues to grow as a major regional anchor. With robust infrastructure, a diversified employer base, and base, to a global markets. Phoenix is consistently ranked among top metros for business expansion. New developments are peeling

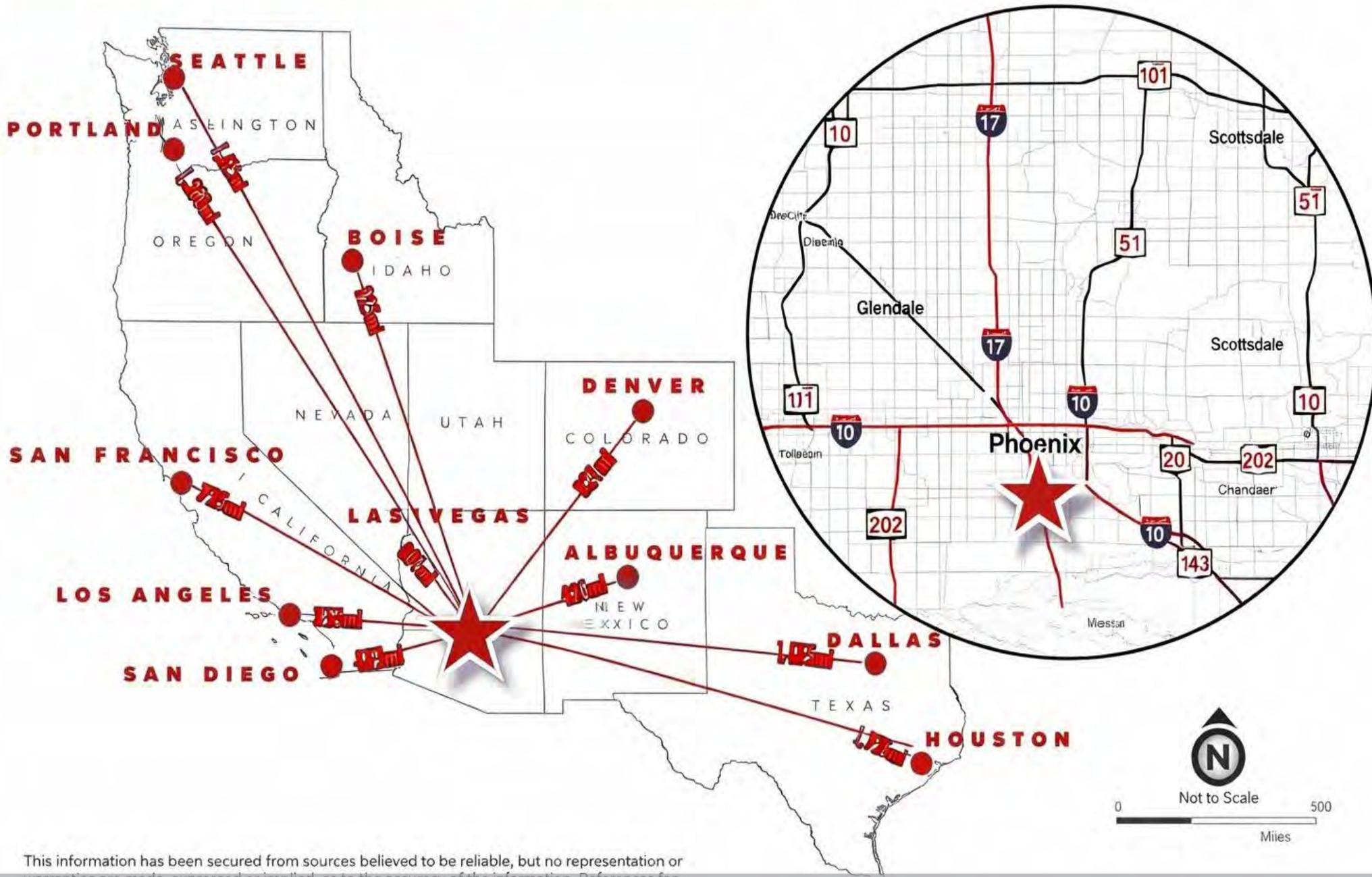
MEGAPROJECTS & INSTITUTIONAL CAPITAL INFLOW

Phoenix is undergoing some of mararquee development. TSMC's \$165 billion "Halo Vista" semiconductor complex is expected to generate 10,000 new jobs, while Central Station mixed-use tower redefining Downtown by late 2025. Phoeic sense ongoing robust home-buyer activity, with the median home price reaching \$457,998 in April 2025.



Phoenix City Overview

WESTERN U.S. LOGISTICS MAP

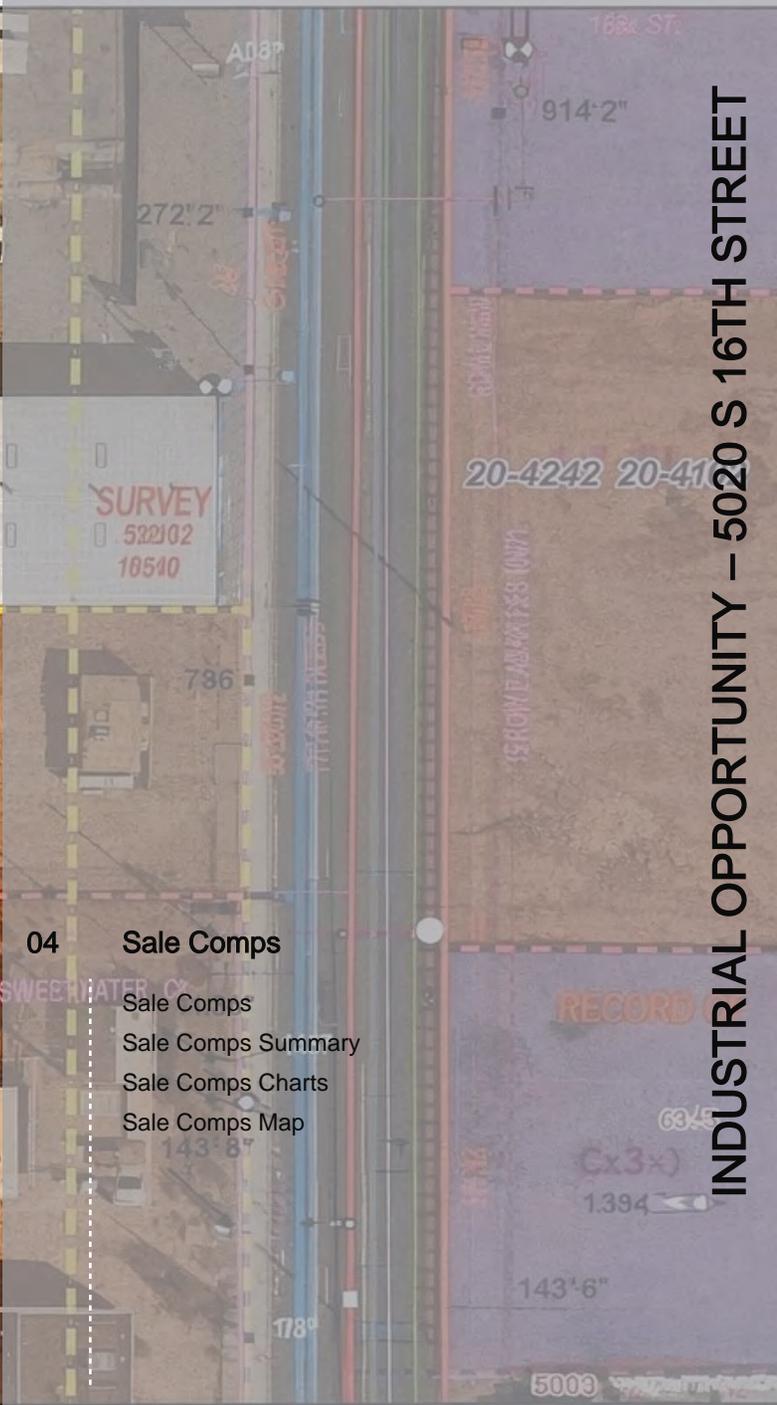


This information has been secured from sources believed to be reliable, but no representation or warranties are made, expressed or implied, as to the accuracy of the information. References for square footage are approximate. Buyer must verify the information a separate title search for any inaccuracies. All quoted prices to change without notice.

Western US Logistics Map

Planning and Development

Industrial Opportunity – 5020 S 16th Street | Sale Comps



- 04 Sale Comps
- Sale Comps
- Sale Comps Summary
- Sale Comps Charts
- Sale Comps Map

INDUSTRIAL OPPORTUNITY – 5020 S 16TH STREET

1

LAND ACRES	1.39
SALE PRICE	\$1,600,000
PRICE PER ACRE	\$1,151,079.14
CLOSING DATE	7/5/2024
ZONING	A-1/A-2
DISTANCE	4.1 miles

Notes On-Market Sale, Outdoor Vehicle Storage/Junk Yard

2350 W Broadway Rd
Phoenix, AZ 85041

2

LAND ACRES	2.59
SALE PRICE	\$2,600,000
PRICE PER ACRE	\$1,003,861.00
CLOSING DATE	8/12/2024
ZONING	A-1
DISTANCE	4.8 miles

Notes Seller-Carryback Financing at 80% LTV

1851 S 19th Ave
Phoenix, AZ 85009

3

LAND SF	1
LAND ACRES	0.72
SALE PRICE	\$985,000
LAND PSF	\$985,000.00
PRICE PER ACRE	\$1,368,055.56
CLOSING DATE	8/22/2024
ZONING	A-1, A-2
DISTANCE	3.7 miles

Land Price/SF

\$985,000 - \$985,000



Notes Outdoor Vehicle Storage/Junk Yard, Conventional Financing at 50% LTV

901 W Magnolia St
Phoenix , AZ 85007

4

LAND ACRES	.92
SALE PRICE	\$775,000
PRICE PER ACRE	\$842,391.30
CLOSING DATE	10/28/2024
ZONING	A-2
DISTANCE	2.4 miles

Notes Seller-Carryback Financing at 74% LTV

320 E Pioneer St
Phoenix, AZ 85040

5

LAND ACRES	4.63
SALE PRICE	\$41,146,170
PRICE PER ACRE	\$8,886,861.77
CLOSING DATE	2/11/2023
ZONING	IND, PK
DISTANCE	0.5 miles

Notes All-Cash Sale, Proposed for ±75,000 SF Warehouse in construction now

4837 S 17th Street
Phoenix, AZ 85040

S



LAND SF	42,863
LAND ACRES	0.98
ASKING PRICE	\$950,000
LAND PSF	\$22.16
PRICE PER ACRE	\$969,387.76

Land Price/SF \$985,000 - \$985,000

LOW HIGH

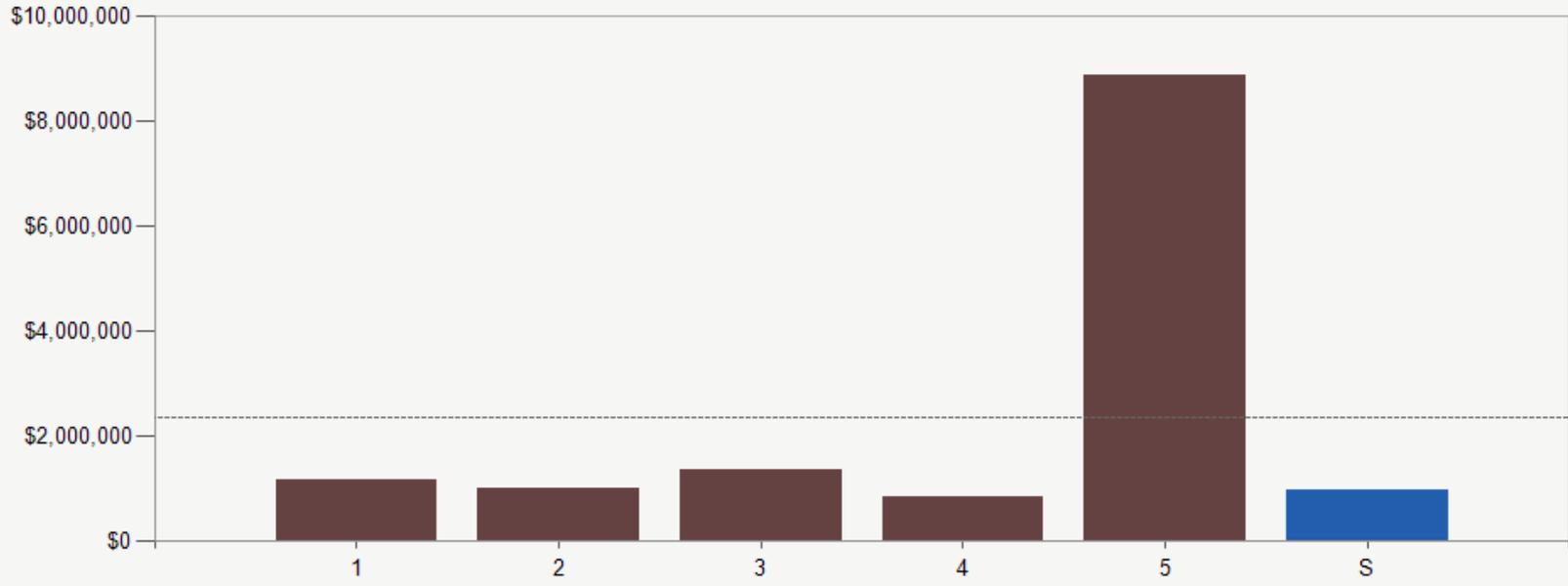
Industrial Opportunity – 5020 S 16th Street

5020 S 16th Street
Phoenix, AZ 85020

	PROPERTY	SALE PRICE	LAND AC	PRICE/AC	Land SF	LAND PSF	CLOSE DATE	DISTANCE (mi)
1	2350 W Broadway Rd Phoenix, AZ 85041	\$1,600,000	1.39	\$1,151,079.14			7/5/2024	4.10
2	1851 S 19th Ave Phoenix, AZ 85009	\$2,600,000	2.59	\$1,003,861.00			8/12/2024	4.80
3	901 W Magnolia St Phoenix, AZ 85007	\$985,000	0.72	\$1,368,055.56	1	\$985,000.00	8/22/2024	3.70
4	320 E Pioneer St Phoenix, AZ 85040	\$775,000	.92	\$842,391.30			10/28/2024	2.40
5	4837 S 17th Street Phoenix, AZ 85040	\$41,146,170	4.63	\$8,886,861.77			2/11/2023	0.50
AVERAGES		\$9,421,234	2.05	\$2,650,449.75	1	\$985,000.00		
S	 <p>Industrial Opportunity – 5020 S 16th Street 5020 S 16th Street Phoenix, AZ 85020</p>	\$950,000	0.98	\$969,387.76	42,863	\$22.16		

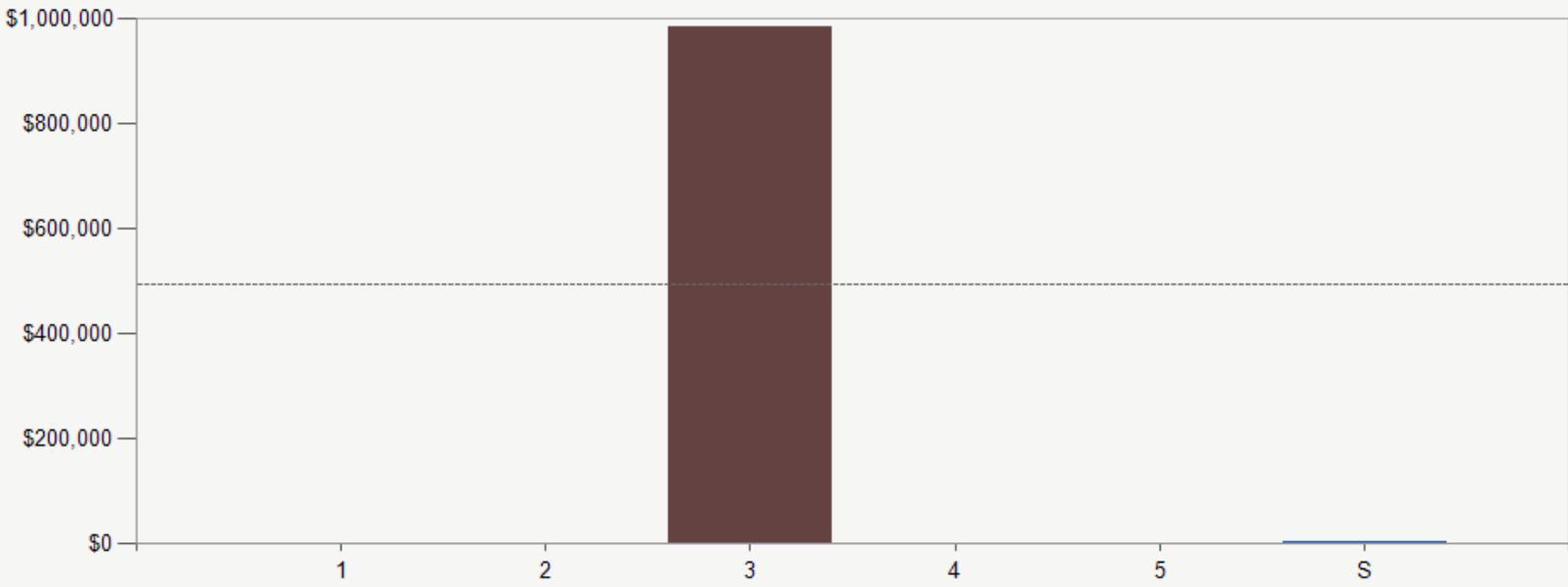
Price/AC

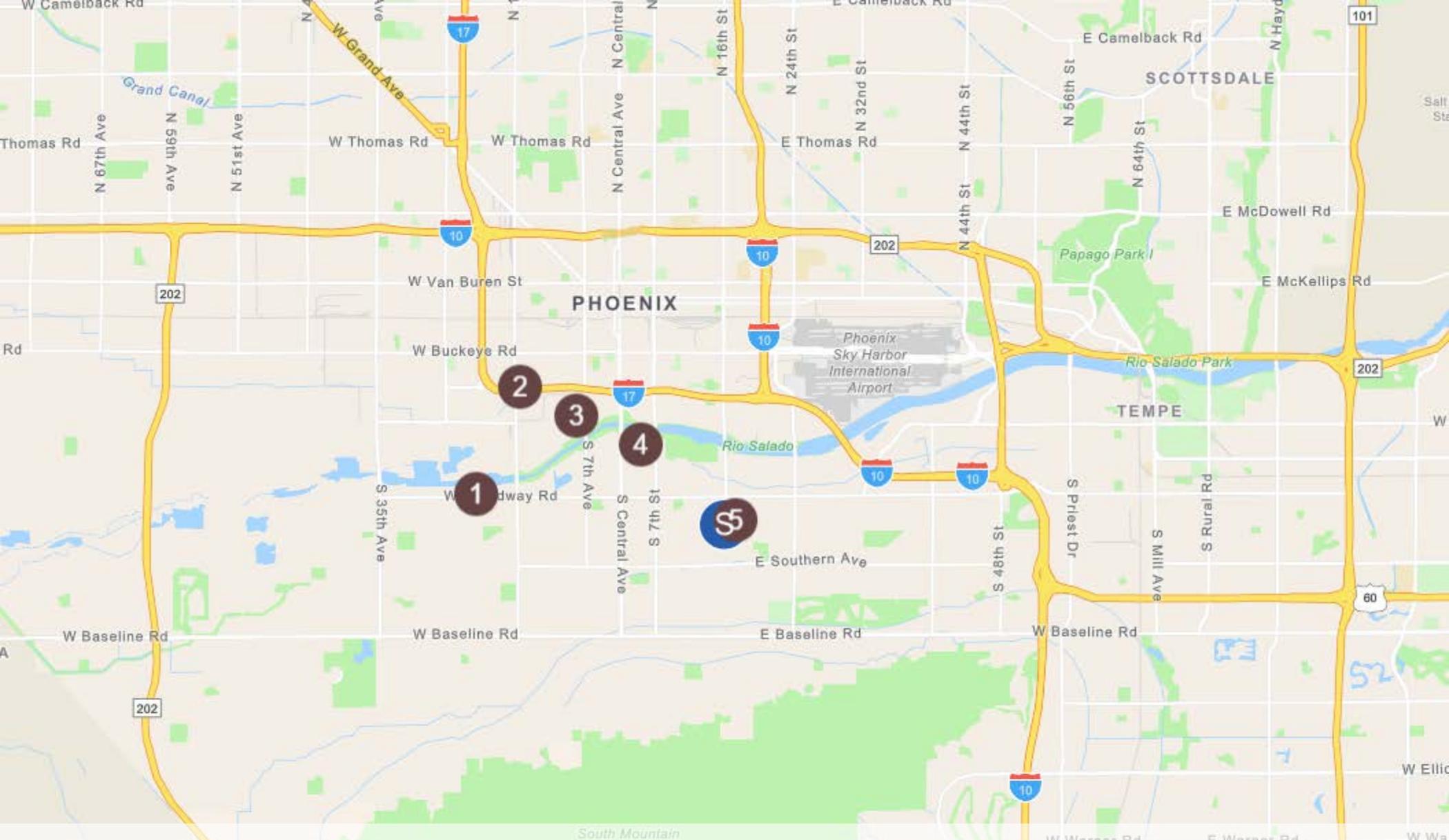
Average: \$2,370,272.76



Price/SF

Average: \$492,511.08





#	Property Name	Address	City
S	Industrial Opportunity – 5020 S 16th Street	5020 S 16th Street	Phoenix
1		2350 W Broadway Rd	Phoenix
2		1851 S 19th Ave	Phoenix
3		901 W Magnolia St	Phoenix
4		320 E Pioneer St	Phoenix
5		4837 S 17th Street	Phoenix

GERCHICK REAL ESTATE OVERVIEW

MARKETING MATTERS

PHOENIX MSA:
PHOENIX, AZ

ECONOMIC & DEMOGRAPHIC GROWTH

Phoenix is in U.S. for population growth (2023-2024), with strong in-migration from California, Midwest, and Pacific Northwest.

Phoenix has experienced growth consistently above the national average, particularly in construction, healthcare, tech, and advanced manufacturing.

Phoenix offers a business-friendly environment with low corporate taxes and light regulatory burden.



FOX'S GLOBAL AMBASSADOR HOTEL

Large-scale reuse project at the intersection of Camelback and Broadway featuring luxury apartments and the Fox's Global Ambassador Hotel.



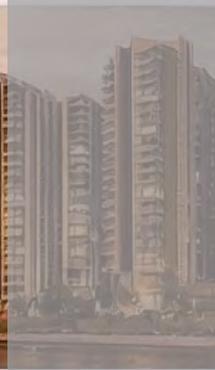
PARADISE VALLEY

100-acre transformation of a former Paradise Valley Mall into a walkable mixed-use district.



SOUTH PIER (TEMPE)

\$1.8B waterfront development with luxury housing, retail, dining, and entertainment.



05

Demographics
General Demographics
Race Demographics



TSMC

\$16.5B semiconductor fab with 20 industrial suppliers are leasing ±3 million SF, investing \$5 billion

PHOENIX'S GROWING POPULATION, DIVERSIFIED ECONOMY, AND BILLIONS IN TRANSFORMATIVE DEVELOPMENTS, PHOENIX MSA REMAINS ONE OF THE U.S.'S MOST DYNAMIC AND INVESTABLE COMMERCIAL REAL ESTATE MARKETS.

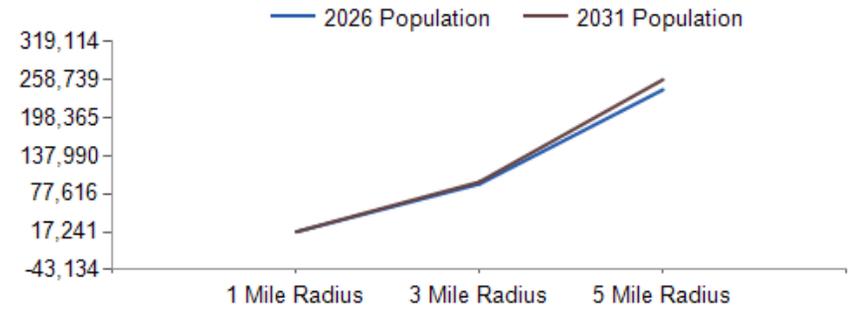
Industrial Opportunity – 5020 S 16th Street | Demographics

INDUSTRIAL OPPORTUNITY – 5020 S 16TH STREET

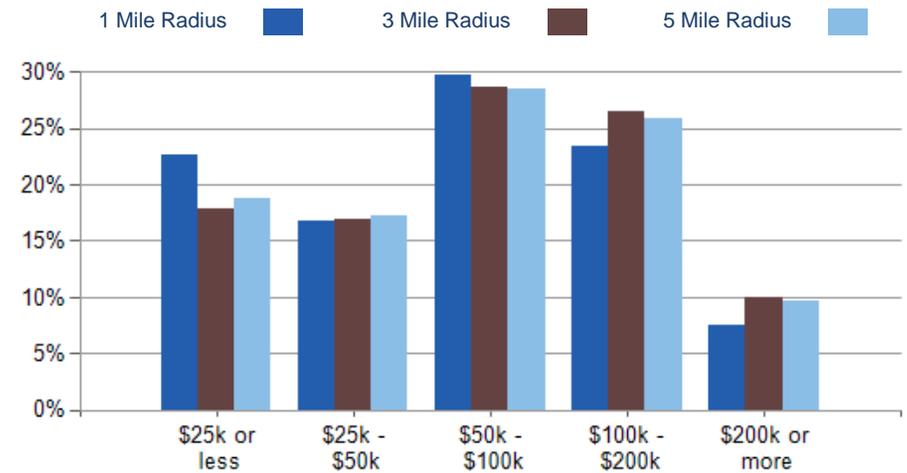


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	13,705	71,878	191,631
2010 Population	15,284	80,913	206,677
2026 Population	17,241	93,328	242,695
2031 Population	17,371	96,594	258,739
2026 African American	3,541	14,294	33,909
2026 American Indian	492	2,944	8,520
2026 Asian	397	2,627	7,068
2026 Hispanic	11,013	60,424	137,472
2026 Other Race	5,736	31,075	68,302
2026 White	3,562	22,735	77,531
2026 Multiracial	3,468	19,325	46,467
2026-2031: Population: Growth Rate	0.75%	3.45%	6.45%

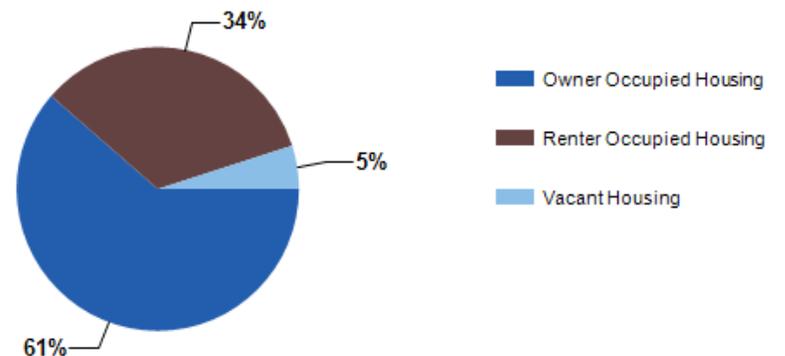
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	955	3,867	10,867
\$15,000-\$24,999	285	1,491	4,846
\$25,000-\$34,999	302	1,620	5,226
\$35,000-\$49,999	621	3,499	9,195
\$50,000-\$74,999	1,102	5,058	13,944
\$75,000-\$99,999	527	3,591	9,931
\$100,000-\$149,999	969	5,127	14,114
\$150,000-\$199,999	314	2,863	7,510
\$200,000 or greater	411	3,020	8,051
Median HH Income	\$61,554	\$72,093	\$70,152
Average HH Income	\$82,016	\$99,089	\$97,883



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

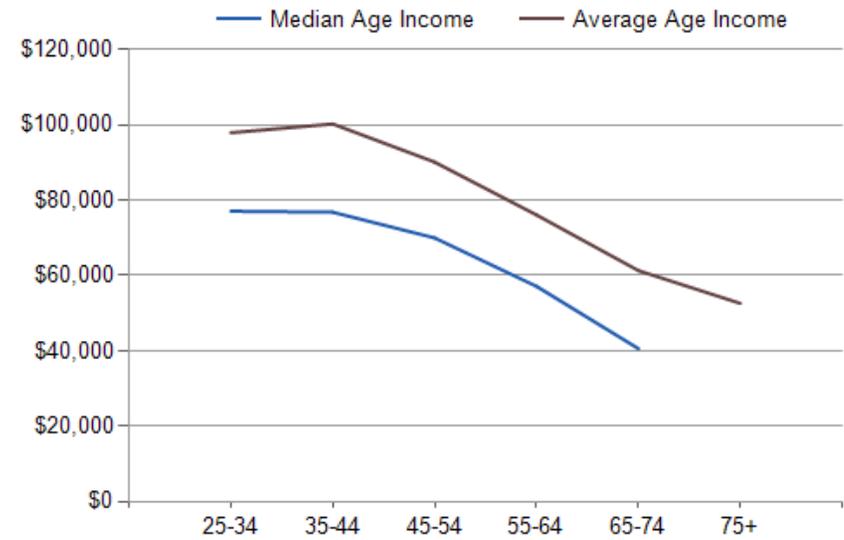
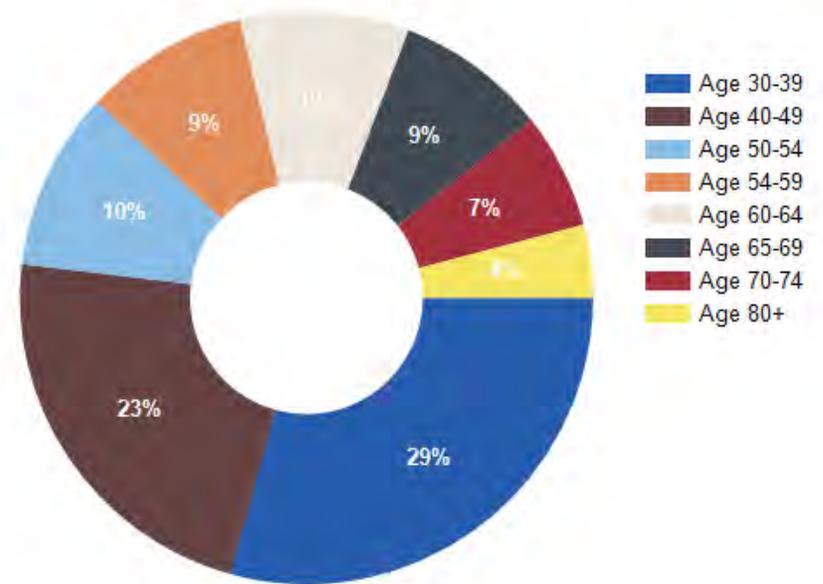


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	1,411	7,716	21,684
2026 Population Age 35-39	1,222	6,692	18,264
2026 Population Age 40-44	1,025	6,061	16,300
2026 Population Age 45-49	1,006	5,612	14,625
2026 Population Age 50-54	907	5,147	13,673
2026 Population Age 55-59	834	4,741	12,377
2026 Population Age 60-64	858	4,630	11,694
2026 Population Age 65-69	770	3,953	9,948
2026 Population Age 70-74	587	3,024	7,413
2026 Population Age 75-79	369	2,105	5,052
2026 Population Age 80-84	225	1,223	2,740
2026 Population Age 85+	171	896	1,985
2026 Population Age 18+	12,512	68,690	186,129
2026 Median Age	33	33	33
2031 Median Age	34	35	34

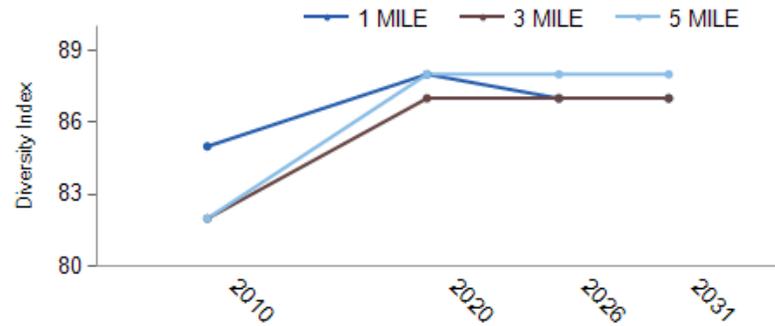
2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,083	\$81,378	\$78,149
Average Household Income 25-34	\$97,915	\$103,568	\$99,974
Median Household Income 35-44	\$76,811	\$86,258	\$84,786
Average Household Income 35-44	\$100,231	\$115,967	\$115,722
Median Household Income 45-54	\$69,977	\$84,515	\$83,432
Average Household Income 45-54	\$90,111	\$112,888	\$113,317
Median Household Income 55-64	\$57,104	\$68,007	\$68,700
Average Household Income 55-64	\$76,070	\$96,672	\$99,400
Median Household Income 65-74	\$40,542	\$51,659	\$50,854
Average Household Income 65-74	\$61,285	\$81,263	\$80,863
Average Household Income 75+	\$52,582	\$65,421	\$63,898

Population By Age

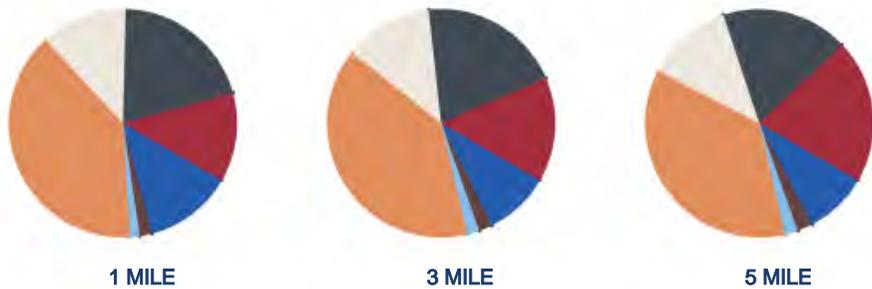


DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	87	87	88
Diversity Index (current year)	87	87	88
Diversity Index (2020)	88	87	88
Diversity Index (2010)	85	82	82

POPULATION DIVERSITY



POPULATION BY RACE

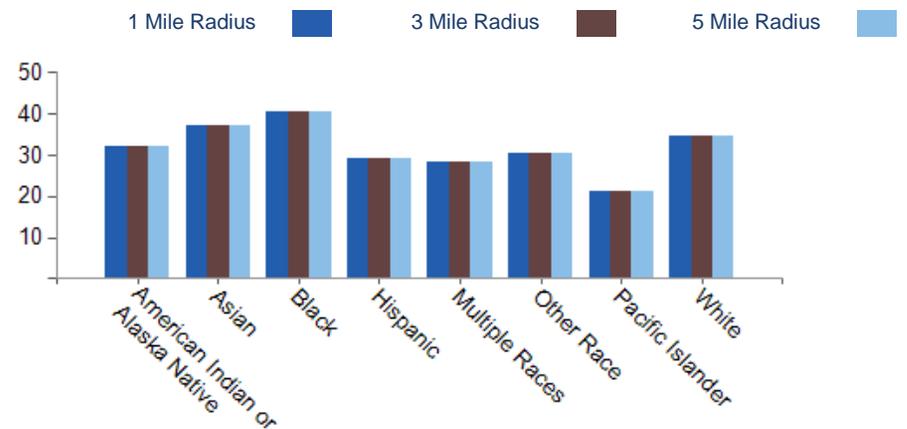


2026 MEDIAN AGE BY RACE

	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	32	32	32
Median Asian Age	37	38	35
Median Black Age	40	37	34
Median Hispanic Age	29	30	30
Median Multiple Races Age	28	30	30
Median Other Race Age	30	31	31
Median Pacific Islander Age	21	26	29
Median White Age	35	37	37

2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	13%	9%	9%
American Indian	2%	2%	2%
Asian	1%	2%	2%
Hispanic	39%	39%	36%
Multiracial	12%	13%	12%
Other Race	20%	20%	18%
White	13%	15%	20%

2026 MEDIAN AGE BY RACE



06

Company Profile

Advisor Profile



Linda Gerchick
CCIM

Linda is a Broker and a CCIM. A good combination. This would be comparable to a Real Estate Ph.D! And it shows up in everything she does. “Professional and “highly qualified” are two things you will always hear about Linda from those who have worked with her.

And following right behind are the words “Truly dedicated.” This is what everyone declares when they meet Linda. The next thing that is clear and has been said throughout her more than 30 years of experience is that they want to be on Linda’s side of the table, not across from her when she negotiates.

In addition, she is an acclaimed author. Her seminars draw hundreds of attendees. She has spent countless hours preparing a Video Seminar Series for you as an investor!

Her clients become Raving Fans. This happens over and over again because she cares and will work tirelessly to achieve your goals.

And on top of all of this, Linda is a loving Mother, dedicated Partner and a good Friend. We should also mention, she’s now a Grandmother of 2 boys—Will and Dre.

Take a moment and give her a call. As dedicated and busy as she is, she really does answer her phone! And she will call you back, a rare thing in today’s world.

ECONOMIC & DEMOGRAPHIC GROWTH

- Top 5 in U.S. for population growth (2023-2024), with strong in-migration from California, Midwest, and Pacific Northwest.
- Job growth consistently above the national average, particularly in construction, healthcare, tech, and advanced manufacturing.
- Business-friendly environment with low corporate taxes and light regulatory burden.



THE GROVE

Mixed-use project at 44th and Camelback



PV

100-acre transformation of a former Paradise Valley Mall into a walkable mixed-use district.



SOUTH PIER (TEMPE)

\$1.8B waterfront mixed-use development with luxury housing, retail, dining, entertainment.



TSMC

\$165B semiconductor fab. 20 industrial suppliers are leasing ±3 million SF, investing \$5 billion

Exclusively Marketed by:

Linda Gerchick
Gerchick Real Estate
CCIM
(602) 688-9279
linda@justsoldit.com
BR114848000

WITNESSEING POPULATION, DIVERSIFIED ECONOMY, AND BILLIONS IN TRANSFORMATIVE DEVELOPMENTS, PHOENIX MSA REMAINS ONE OF THE U.S.'S MOST DYNAMIC AND INVESTABLE COMMERCIAL REAL ESTATE MARKETS.

