

INDUSTRIAL OPPORTUNITY

9222 N 14TH AVE | PHOENIX, AZ 85021

OFFERING MEMORANDUM



EXCLUSIVELY LISTED BY:



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EXECUTIVE SUMMARY

We are pleased to present this versatile A-1 zoned property in Phoenix, offering an excellent opportunity for an owner user to operate their business on-site while collecting rental income from the remaining space to help offset mortgage costs. Situated on a fully secured lot directly across from the Arizona Humane Society, the property benefits from a more secluded location off the main road—providing privacy, reduced traffic, and added security. At the same time, it's located just minutes from the I-17 freeway, offering quick and efficient access to all parts of the Valley.

A-1 zoning in Phoenix allows for a broad range of uses, including light manufacturing, warehousing, distribution, contractor yards, and a variety of service-based operations, giving an owner the flexibility to adapt the property to their specific needs. This makes it an ideal choice for a wide array of business types, from trades and logistics to specialty fabrication or storage.

For the entrepreneur looking to purchase their first commercial property, this asset offers the perfect entry point into investment real estate. By operating their business on-site, an owner can easily oversee daily operations, manage tenants, and gradually build equity, all while benefiting from additional rental income to help cover expenses.



INVESTMENT OVERVIEW

- A-1 Industrial Zoning allows for a wide range of permitted uses, supporting flexible industrial or commercial development.
- Potential for income generation through the addition of rentable units or outdoor storage solutions.
- Fully fenced and secured lot enhances safety and operational control, ideal for equipment storage or contractor use.
- Strategically located near the I-17 freeway, offering efficient regional connectivity and logistics access.



PROPERTY SUMMARY

Property Details

List Price	\$1,098,000
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Address	9222 N 14th Ave, Phoenix, AZ 85021
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Lot Size (SF)	14,400 SF
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Lot Size (AC)	0.33 AC
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Zoning	A-1, Light Industrial
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Fully Fenced Yard	Yes
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Parcel ID	158-32-006A
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PROPERTY SUMMARY

Shop Specification

Total SF	±2,001 SF
Number of Bays	4 Bays + 230 SF Storage Room
Clear Height	±12'-14'

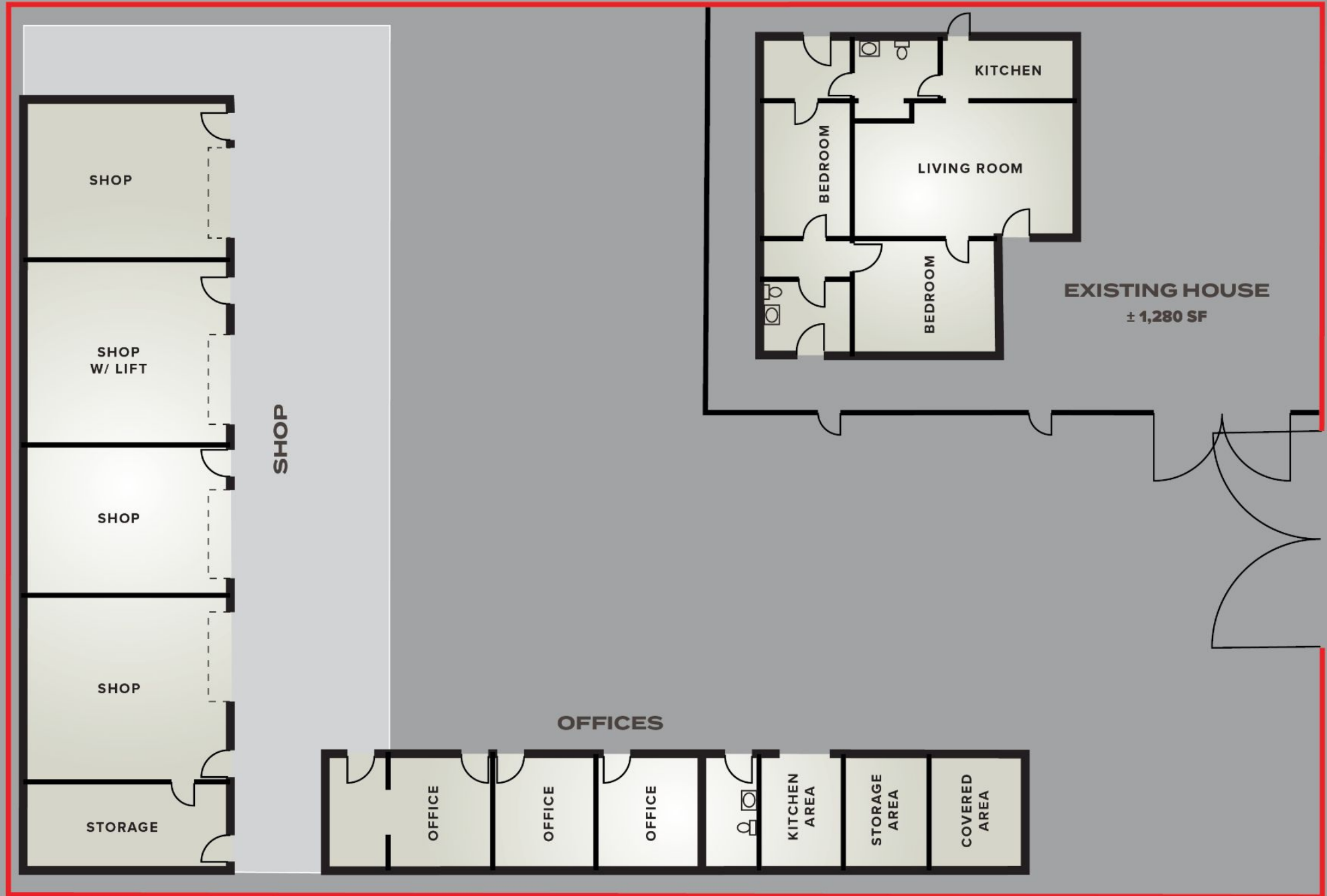
House Specification

Total SF	±1,280 SF
Year Built	1959
Bedrooms/ Bathrooms	2 Bed, 1.5 Baths
Utilities	Gas, Electric

Office Specification

Total SF	±672 SF
Number of Offices	3 Total Offices
Restroom	1 Full Restroom
Kitchen Area	Shared Kitchen Area







**Wilderness Tactical
Products, LLC**



**SUBJECT
PROPERTY**

N 15TH AVE

W HATCHER RD ± 15,800 VPD

N 14TH AVE



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS

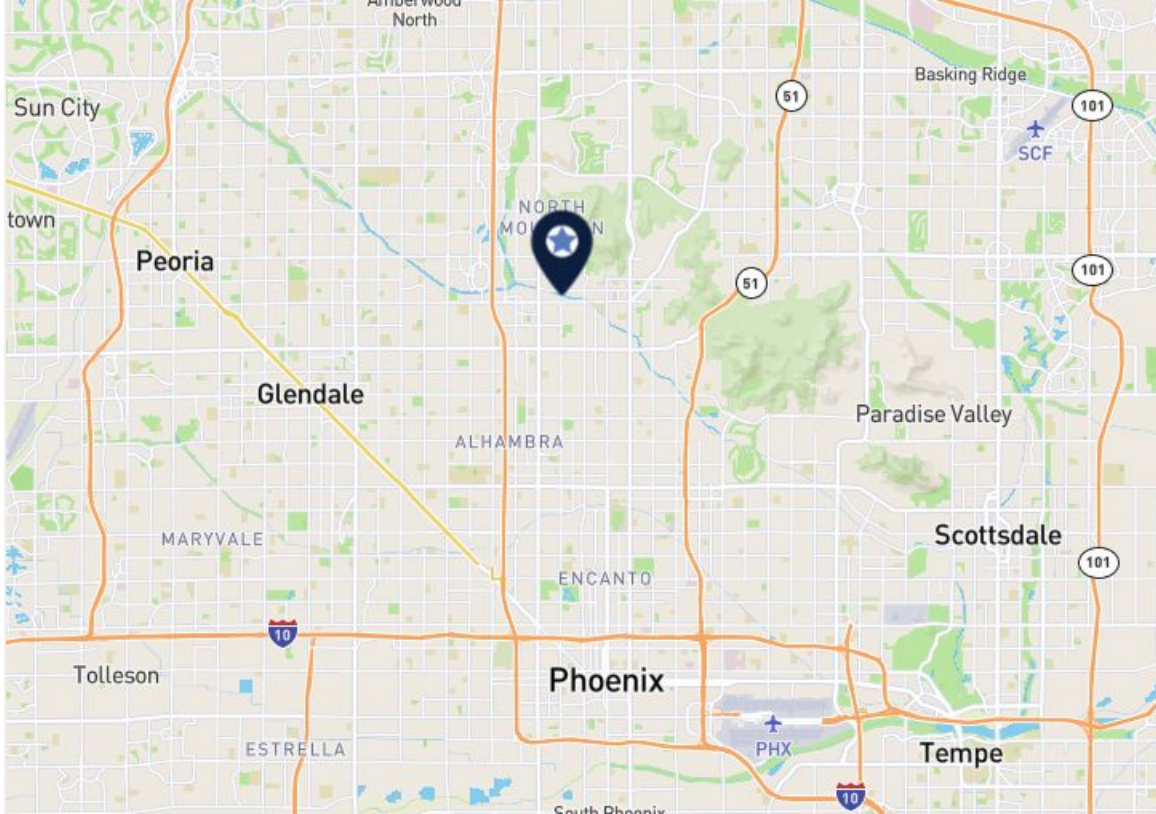


MARKET OVERVIEW

Phoenix, AZ

Phoenix, Arizona, is the fifth-largest city in the U.S. and serves as the economic and cultural center of the Southwest. Known for its year-round warm weather and desert landscape, the city has experienced steady population growth, attracting businesses and residents alike. Its economy is driven by industries such as technology, healthcare, manufacturing, and tourism. Major companies and startups continue to invest in Phoenix, benefiting from its business-friendly environment and expanding workforce. The city also has a strong real estate market, with ongoing development in both residential and commercial sectors.

Phoenix offers a wide range of activities for residents and visitors. Outdoor enthusiasts can explore Camelback Mountain, Papago Park, and the Desert Botanical Garden, while golf courses and hiking trails provide recreation year-round. The city has a thriving arts and culture scene, with museums, theaters, and music venues throughout downtown. Sports fans can watch professional teams in basketball, football, baseball, and hockey. Phoenix is also known for its diverse food scene, featuring Southwestern, Mexican, and international cuisine. Annual events like the Arizona State Fair and the Phoenix Open golf tournament bring entertainment and tourism to the city.



DEMOGRAPHICS

POPULATION	3-MILE	5-MILE	10-MILE
Five-Year Projection	146,233	407,497	1,428,805
Current Year Estimate	149,715	418,431	1,452,835
2020 Census	142,708	406,670	1,435,059
Growth Current Year-Five-Year	-2.33%	-2.61%	-1.65%
Growth 2020-Current Year	4.91%	2.89%	1.24%
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
Five-Year Projection	61,645	164,510	565,599
Current Year Estimate	61,847	165,595	561,807
2020 Census	58,095	158,986	532,203
Growth Current Year-Five-Year	-0.33%	-0.65%	0.68%
Growth 2020-Current Year	6.46%	4.16%	5.56%
INCOME	3-MILE	5-MILE	10-MILE
Average Household Income	\$98,120	\$106,958	\$112,876



#5 Largest City in
the U.S.
-World Population, 2024



Population of 1.65
Million
-U.S. Census



11.2 % Population Growth in
the Past Decade
-City of Phoenix, 2023

ECONOMY

Phoenix, Arizona, has an economy with multiple industries, businesses, and employment sectors. The city includes finance, healthcare, manufacturing, and technology companies. Retail, construction, and tourism contribute to economic activity. Government agencies, education institutions, and transportation systems support jobs and services. The city has office buildings, industrial parks, and commercial centers. Companies operate in various fields, and new businesses open in different areas. Employment opportunities exist in trade, real estate, and professional services. The airport, highways, and rail lines connect the city to other markets.

Phoenix has a workforce with jobs in public and private sectors. Schools, training programs, and universities provide education and skill development. The housing market includes residential areas, rental properties, and real estate investments. Business districts, warehouses, and service centers are part of economic growth. Local and international companies expand operations in the area. Investments, business incentives, and development projects affect industries. The economy includes small businesses, large corporations, and startups. Economic activity is influenced by market trends, policies, and population growth.

PHOENIX, AZ TOURISM

Phoenix, Arizona, is a location known for its weather, landscape, and attractions. The city has outdoor activities, businesses, and historical sites. Many people visit for recreation, events, and cultural experiences. The area includes Camelback Mountain, the Desert Botanical Garden, and Papago Park. Golf courses are present, and sports teams such as the Phoenix Suns and Arizona Diamondbacks have games in the city. Museums, including the Heard Museum and the Phoenix Art Museum, contain Native American and contemporary works. The city has hotels, restaurants, and shopping areas. Visitors come for entertainment, conferences, and seasonal events.

Phoenix is also near natural areas such as the Grand Canyon, Sedona, and the Sonoran Desert. People visit for sightseeing, tours, and outdoor trips. Activities include viewing wildlife, taking hot air balloon rides, and driving through the region. The area has dining options that feature Southwestern food, farm-sourced meals, and Mexican cuisine. Phoenix has roads, an airport, and public transportation to accommodate travelers. The city hosts festivals, markets, and performances throughout the year. Visitors can find locations for business, leisure, and recreation. The area includes parks, trails, and event spaces for various interests.

46.7 MILLION
ANNUAL
VISITORS

12.9 BILLION
DIRECT SPENDING
FROM TOURISM



CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 9222 N 14th Ave, Phoenix, AZ, 85021 ("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 Real Estate Investment Services.™.The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ 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.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ 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 Real Estate Investment Services 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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