

BROADWAY COMMERCE CENTER

4001 E. Broadway Rd | Phoenix, Arizona, 85040



**AVAILABLE
FOR LEASE**

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COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

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Flexible Industrial Space in a Prime Phoenix, AZ Location

AVAILABLE FOR LEASE

Positioned in a highly accessible Phoenix location, Broadway Commerce Center offers versatile flex and industrial space designed to accommodate a variety of business needs. The property features newly renovated suites, building and monument signage, and convenient access to I-10, SR-143, and US-60. Just minutes from Phoenix Sky Harbor International Airport, the property provides excellent connectivity throughout the Phoenix metropolitan area.

Property Summary

Address	4001 E Broadway Rd, Phoenix, AZ 85040	
Building Size	±38,321 SF	
Year Built	1987	
Floors	1	
Parking Ratio	3.30/1,000	

SUITE	SIZE	LEASE RATE
B13	±2,358 SF	\$1.25/SF/MO IG
C1	±2,300 SF	\$1.25/SF/MO IG

Features

- Newly Renovated Suite
- Building & Monument Signage
- Excellent Access to I-10, SR-143 & US-60
- Minutes From Sky Harbor International Airport



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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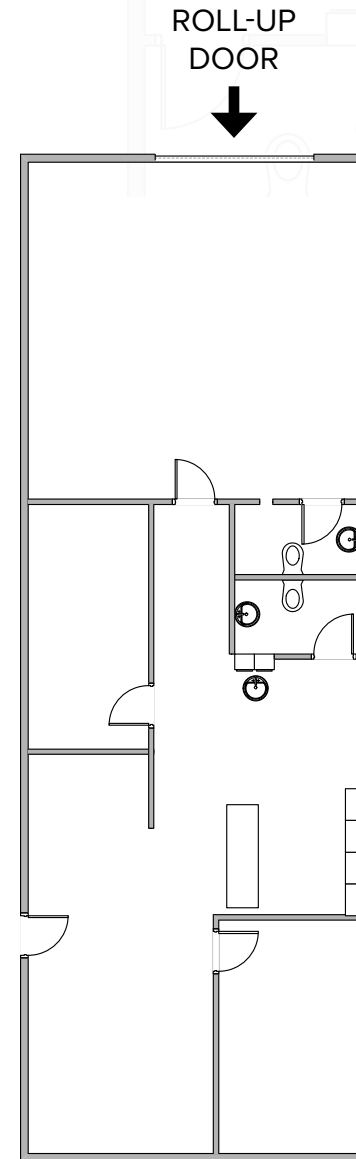
Suite B-13

±2,358 SF

\$1.25/SF/ Industrial Gross

- Reception
- Private Office
- Conference Room
- Bullpen
- Break Room
- 2 Restrooms
- A/C Warehouse
- Roll-Up Door

Floor Plan



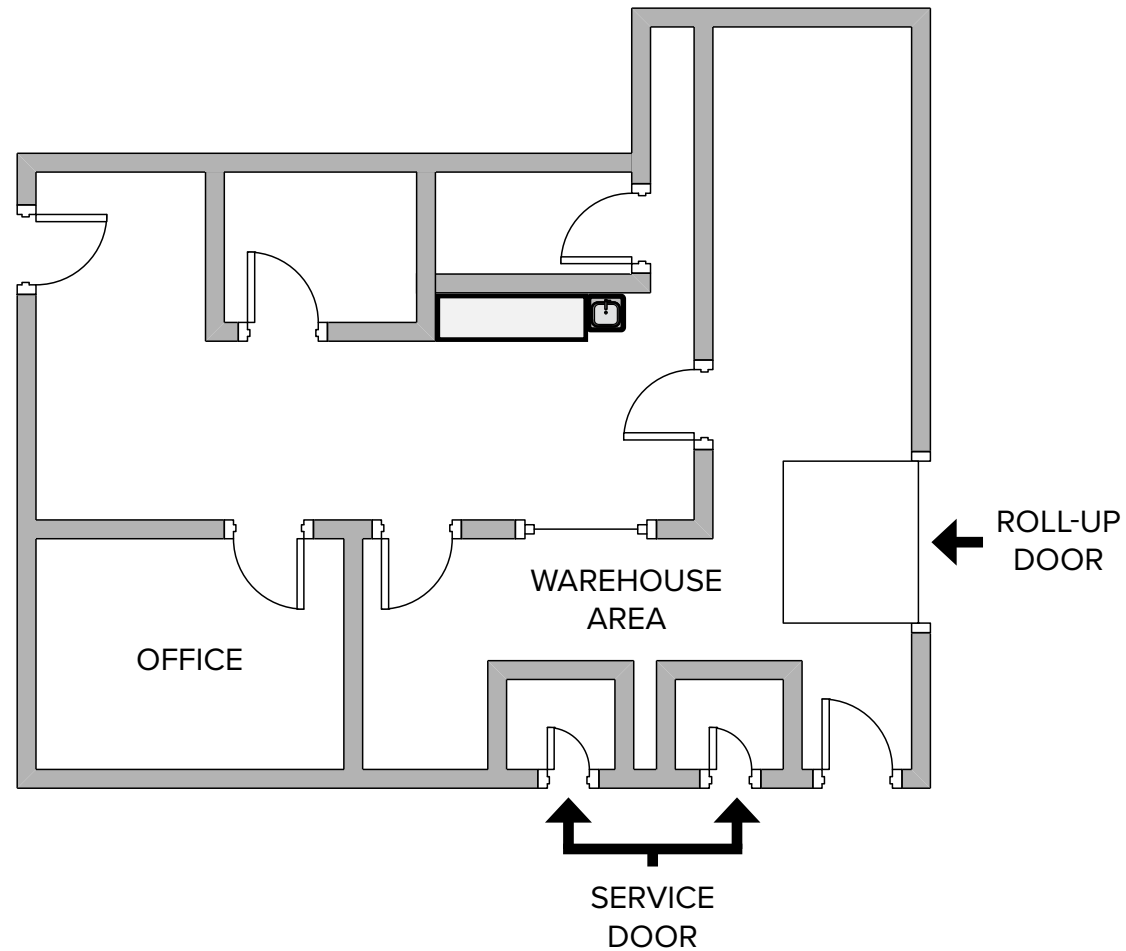
AVAILABLE

Suite C-1

±2,300 SF

\$1.25/SF/ Industrial Gross

- Reception
- Office
- 2 Restrooms
- Break Room



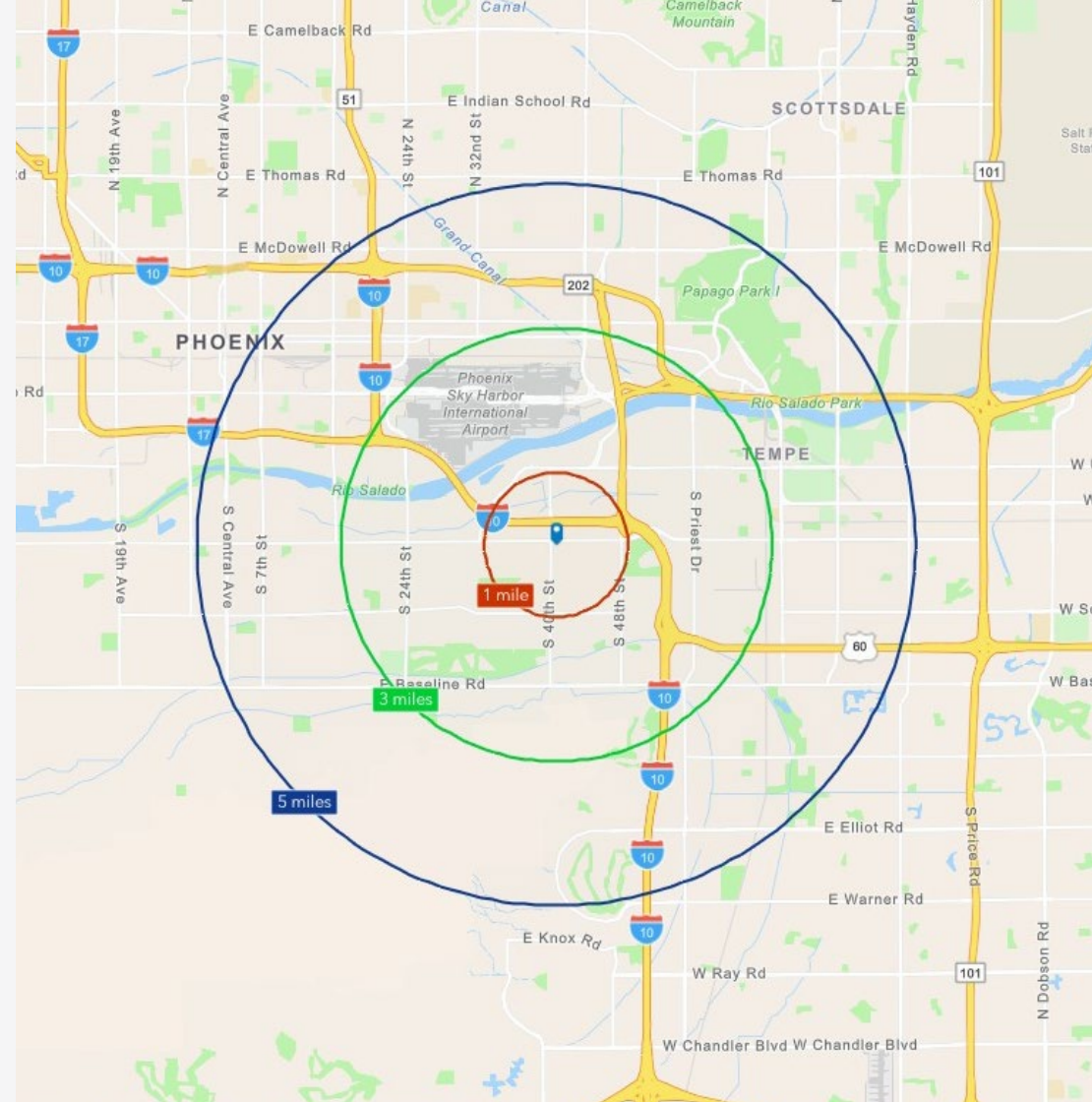
Prime Phoenix Location

Positioned in a prime Phoenix location, 4001 E. Broadway Rd offers an exceptional commercial setting with excellent visibility and convenient access throughout the Valley. Located along the highly traveled Broadway Road corridor, the property provides outstanding connectivity to major transportation routes, including I-10, Loop 202, and Phoenix Sky Harbor International Airport. This strategic location places businesses near Downtown Phoenix, Tempe, and the broader East Valley, while offering convenient access to a strong surrounding employment base and numerous retail, dining, and business amenities.



Demographics

	1 Mile	3 Miles	5 Miles
2025 Population	4,868	73,038	303,086
Annual Growth 2020 - 2025	-0.5%	0.5%	1.0%
2025 Households	1,512	27,577	116,201
Median Age	31.8	33.4	32.7
Bachelor's Degree or Higher	11%	26%	30%
Avg HH Income	\$78,310	\$89,599	\$89,524
Total Consumer Spending	\$43.3M	\$805.4M	\$3.32B
Daytime Employment	18,945	18,945	219,853
Businesses	1,199	5,646	16,975
Median Home Value	\$307,538	\$368,895	\$407,194



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