

Offering Memorandum

Warehouse/Flex Space For Lease & For Sale

4630 N 12 TH ST

Phoenix, AZ 85014



MATTHEWS™

EXCLUSIVELY LISTED BY



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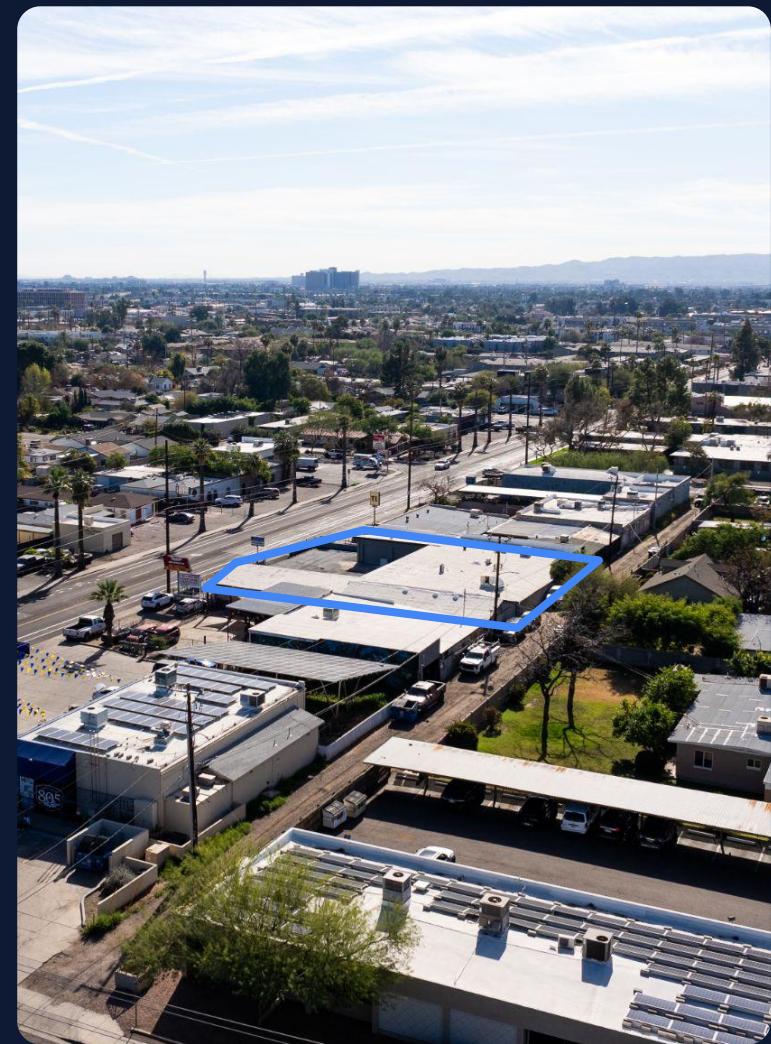
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MATTHEWS™



PROPERTY PHOTOS

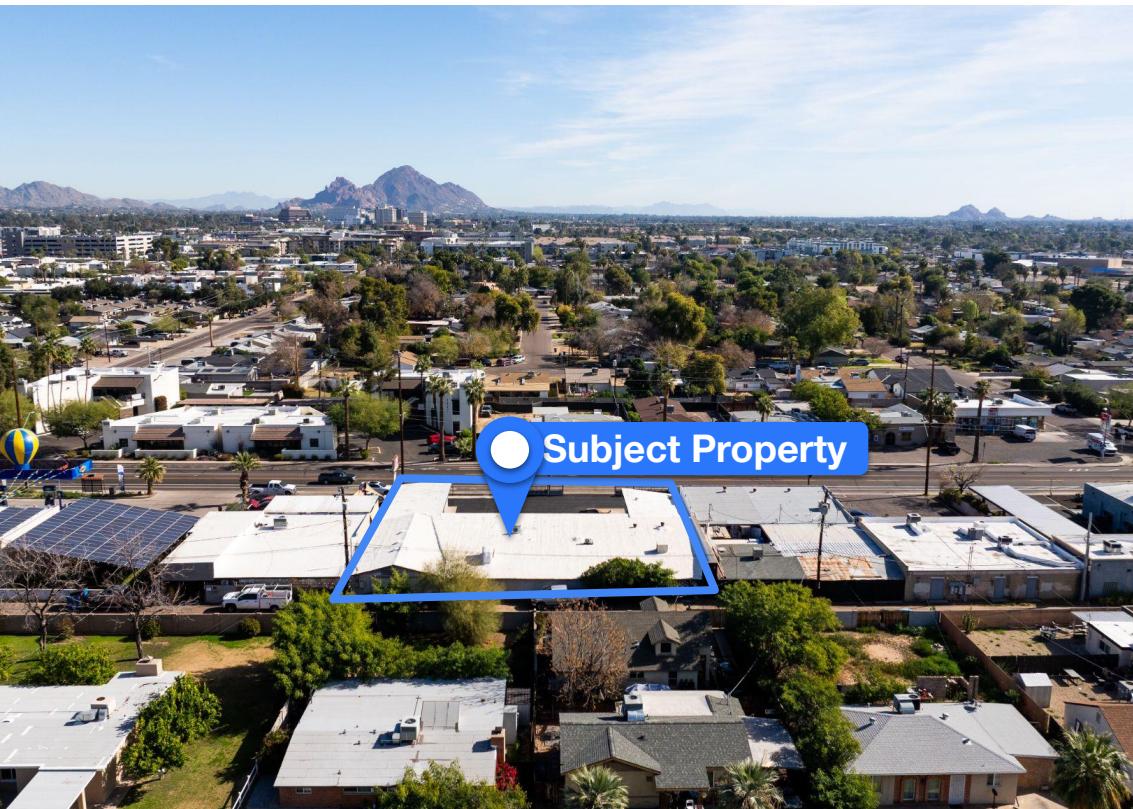


EXECUTIVE SUMMARY

The Opportunity

Matthews™ is pleased to offer this exciting opportunity in the heart of the Midtown Phoenix business district. This rare industrial building is located in a prime, retail corridor and offers a multitude of options for either an owner user or an investor. As mentioned, industrial space in this area is very limited, with only 10 comparable properties over 5,000 SF within a one-mile radius. This property consists of 4 suites, each offering a unique layout and intended use. Currently, there is one tenant operating out of a portion of the property. This leaves the door open for a user to occupy the remaining space while collecting income or an investor to stabilize the property with one or more, new tenants.

Over the last several months, the current owners have made many improvements to the property. These include laying down new asphalt, repairing the exterior stucco followed by new exterior paint, installing missing drywall, repairing and installing interior lighting, smoothing out the interior concrete floors, and more. The current tenant has also made improvements to his space to suit his business's needs.



INVESTMENT HIGHLIGHTS

Property Highlights

- **Recent Improvements:** The property has had several improvements including: [laying new asphalt](#), [new exterior paint](#), [installing interior lighting](#), as well as new tenant improvements.
- **Demographic Strength:** Situated within a 5-mile radius encompassing approximately 419,000 residents and an average household income exceeding \$86,000, underscoring strong consumer purchasing power.
- **Excellent Connectivity:** Less than one mile from State Route 51, providing direct freeway access and enhancing regional connectivity.
- **Strategic Location:** Centrally located in Midtown Phoenix, approximately 3.5 miles from Downtown Phoenix, with convenient access to major employment and residential nodes across the Valley within a 20-minute drive.
- **Functional Site Features:** Includes a gated yard and monument signage, offering both security and visibility.
- **High Traffic Exposure:** Benefiting from significant daily traffic counts, ±35,000 vehicles on Camelback Road and ±23,700 vehicles on 12th Street, supporting visibility and accessibility for commercial tenants.

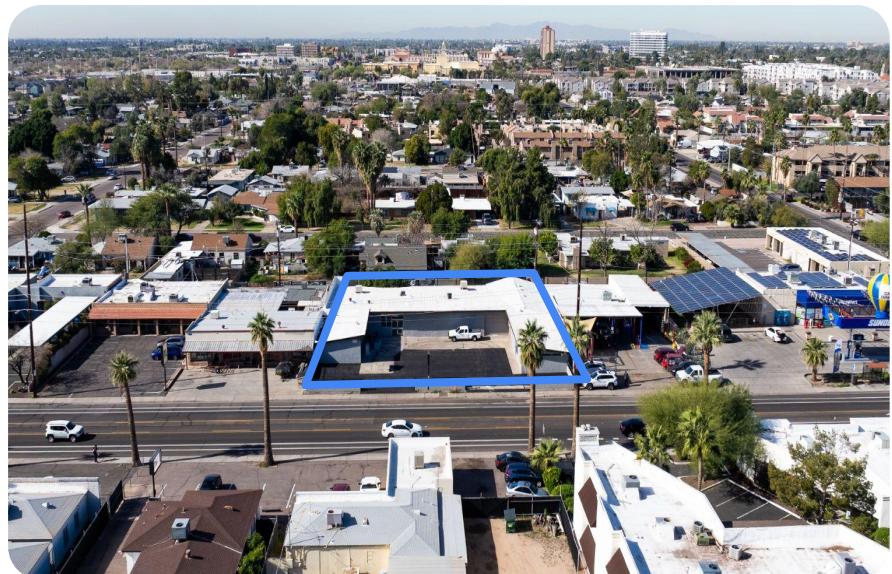


PROPERTY OVERVIEW

Property Details

Address	4630 N 12th St, Phoenix, AZ 85014
Total Building SF	±8,889 SF
Building SF Available	±1,099 - ±7,789 SF
Number of Suites	4 Total Suites
Zoning	C-2, Intermediate Commercial
Lot Size	±15,236 SF ±0.35 AC
Clear Height	±8' - ±10'
APN #	115-12-182
Number of Restrooms	3 Restrooms
Power	200 Amps Single Phase

[Click Here for Permitted Uses on
C-2 Zoning in Phoenix](#)



PROPERTY OVERVIEW

\$1,415,000
List Price

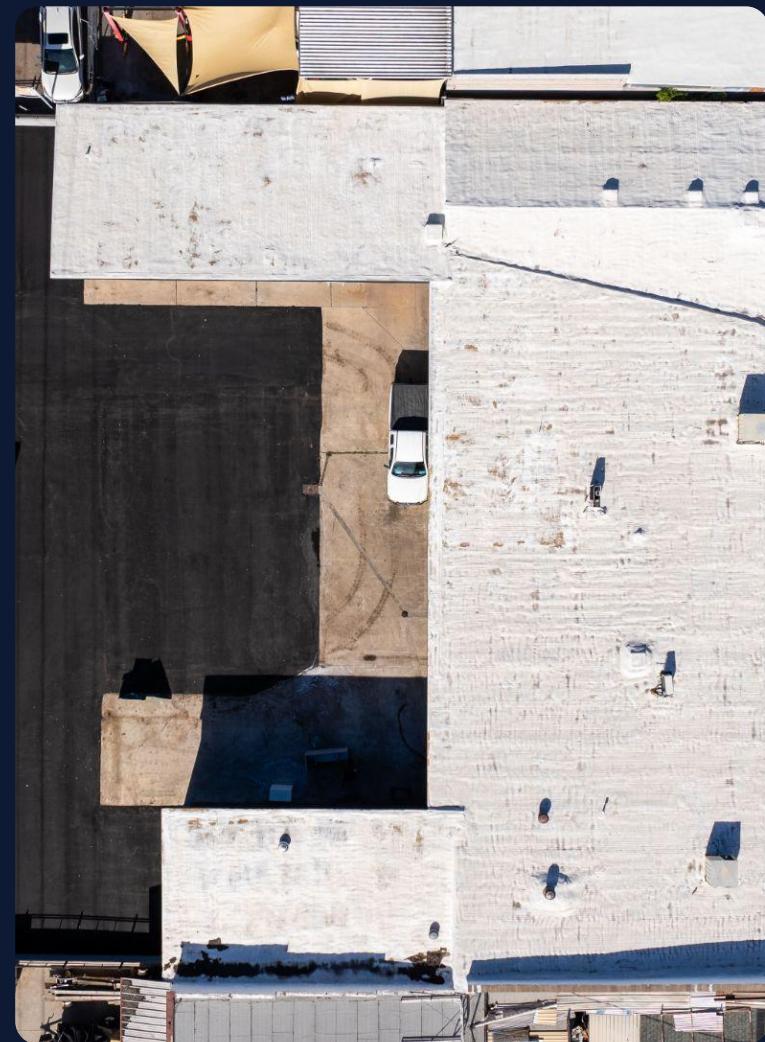
\$159.19
Price/SF

±1,099-±7,789 SF
SF Available For Lease

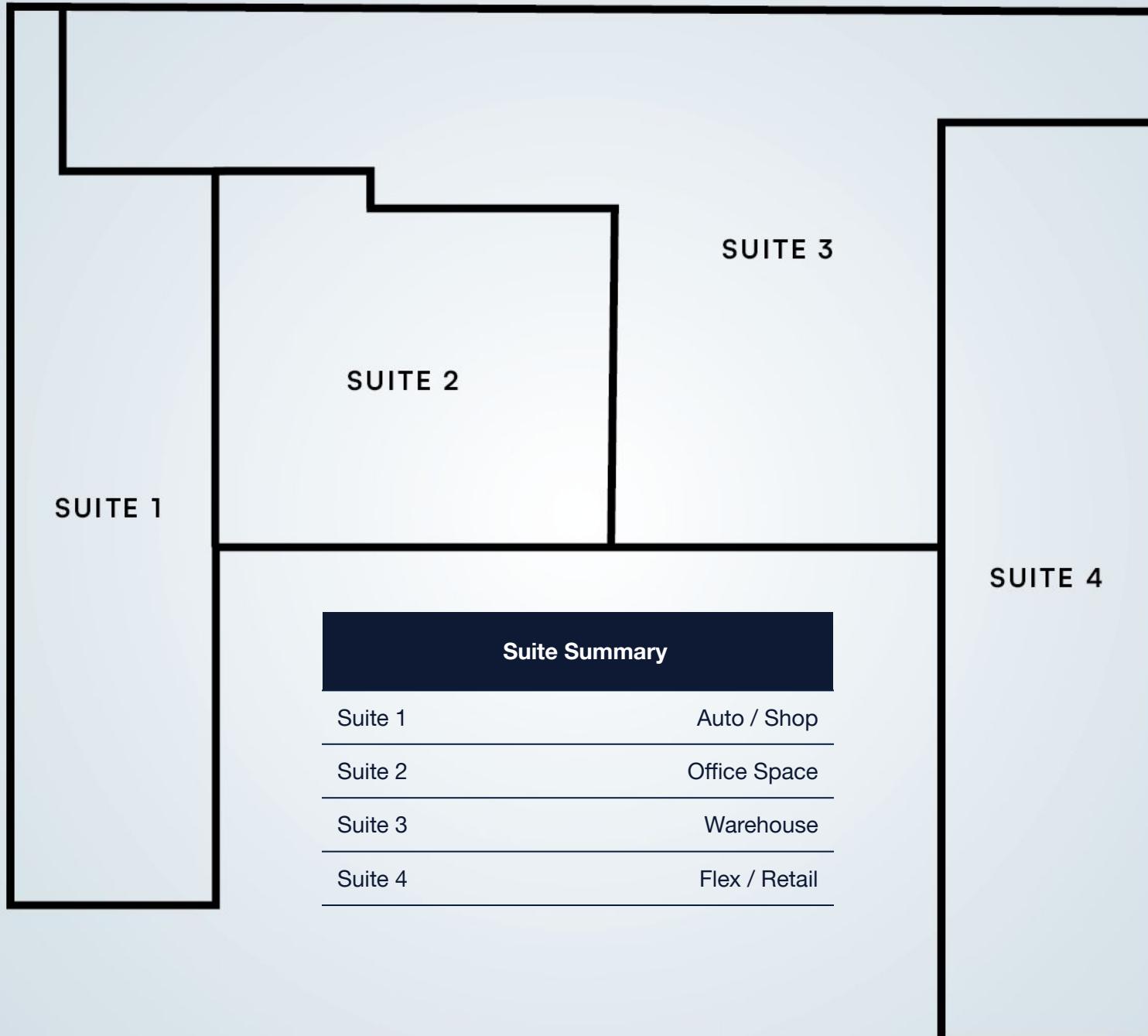
\$1.35/SF/MONTH + NNN
Asking Rent Rate



PROPERTY PHOTOS



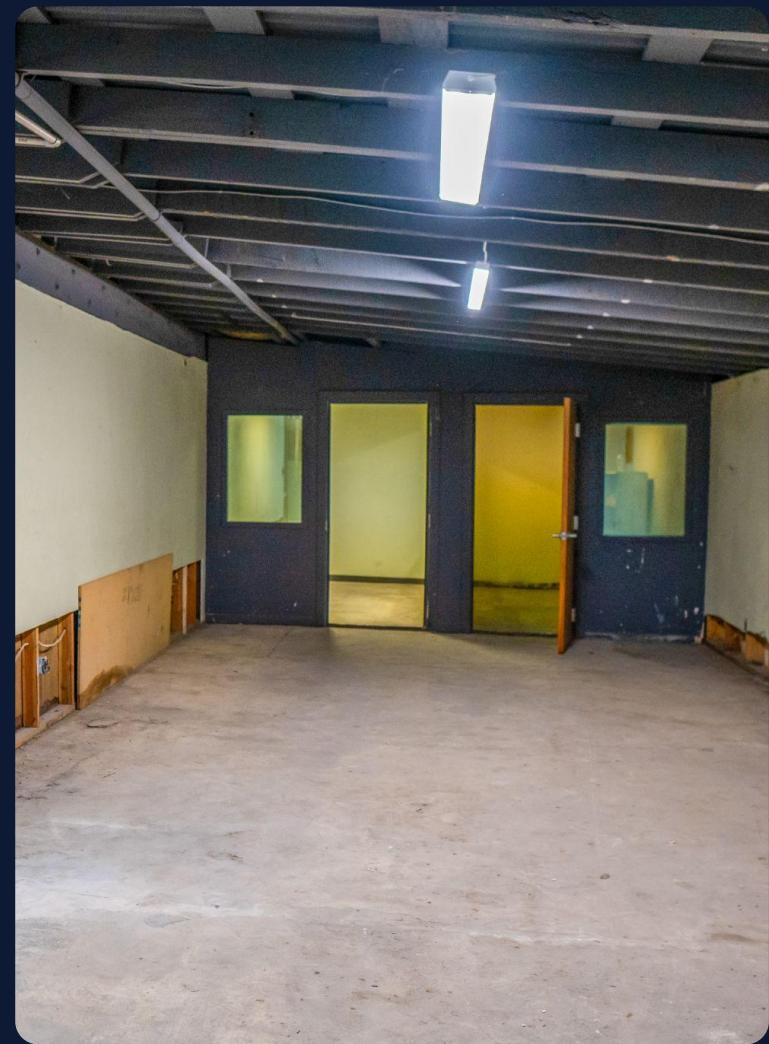
| SITE PLAN



INTERIOR PHOTOS



INTERIOR PHOTOS





NE

AZ-51 (51)
±167,000 VPD



E CAMELBACK RD ± 42,000 VPD



E HIGHLAND AVE



Subject Property

N 12TH ST ± 23,700 VPD



Axis Camelback
±237 Units



Indian School Rd ± 41,800 VPD

IRON DOORS
ARIZONA
SERVICE AND QUALITY AT THE BEST PRICE

Subject
Property

One Camelback
±163 Units

E Osborn Rd ± 28,800 VPD

SHAMROCK FARM'S BIG D FLOOR COVERINGS
Atkore Unistrut

INTERSTATE 10 ± 209,200 VPD

INTERSTATE 17

ARACRUZ RE

National
Office
INTERIORS & LIQUIDATORS



Axis Camelback
±237 Units

Camelback Colonnade

BEST BUY IN-N-OUT BURGER fry's
FLOOR DECOR & five BELOW rack
NORDSTROM
Staples PETSMART
OLD NAVY LENS CRAFTERS

Biltmore Area
±2 Miles Away

Biltmore Fashion Park

J.CREW Saks Fifth Avenue macys
AMC POTTERY BARN chico's
MAC SEPHORA
Soma LIFETIME FITNESS BLANCO
CUCINA + CANTINA

Phoenix Children's Hospital (Thomas)
±433 Beds

51

± 167,400 VPD

+ Banner University Medical Center
±746 Beds

Light Rail

Downtown
Phoenix

GXO

wesco

Honeywell

Frito Lay
DISTRIBUTION CENTER



Phoenix Sky Harbor
International Airport
±6.1 Miles Away

±3.8 MILES NORTH OF DOWNTOWN PHOENIX
±5.4 MILES NORTH OF PHOENIX SKY HARBOR AIRPORT
±7.6 MILES WEST OF OLD TOWN SCOTTSDALE



67

Walk Score

63

Bike Score

MIDTOWN NEIGHBORHOOD OVERVIEW

Midtown Phoenix is a neighborhood known for its diverse retail offerings, eclectic stores, and thriving restaurant scene. Situated in the heart of Phoenix, Arizona, this area attracts residents and visitors alike with its dynamic mix of shops and dining options. The neighborhood boasts a variety of retail establishments, from trendy boutiques featuring local designers to well-known national brands. For those seeking culinary delights, Midtown Phoenix offers a range of eateries catering to every taste, including cozy cafes, upscale dining experiences, and lively bars. The benefits of living or visiting Midtown Phoenix extend beyond shopping and dining, as the area also hosts cultural events, art galleries, and a welcoming community atmosphere. Whether exploring the streets for unique finds or enjoying a meal at a top-rated restaurant, Midtown Phoenix offers an engaging urban experience with something to delight every visitor.

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

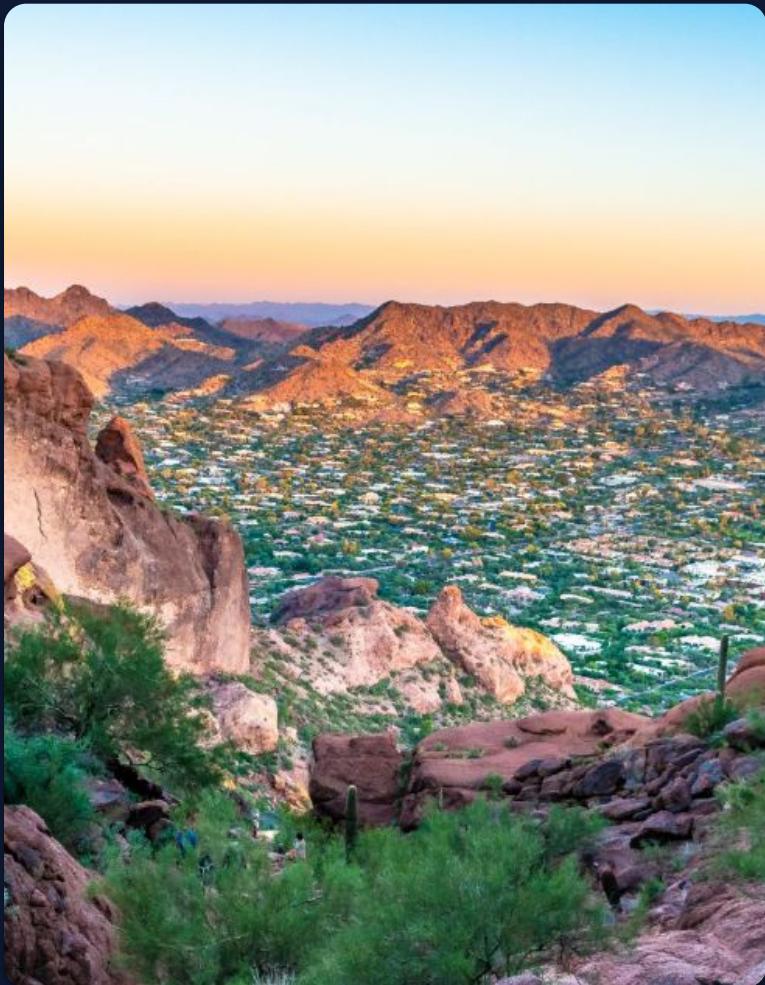
Gross Domestic Product
(GDP) in 2023

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

#4

Best Performing Cities in
the U.S.
- Milken Institute (2022)

#1

Top Growth Metro In
U.S. 2020-2020

#3

Best U.S. Metro for
Manufacturing
- Niche

#14

Highest GDP (\$398B)
Among U.S. Metros
- BEA

#1

Largest MSA in the state
of Arizona
- U.S. Census Bureau

#4

Largest population
growth in the U.S.
- AZ Big Media

#7

Best startup cities in
America
- AZ Big Media

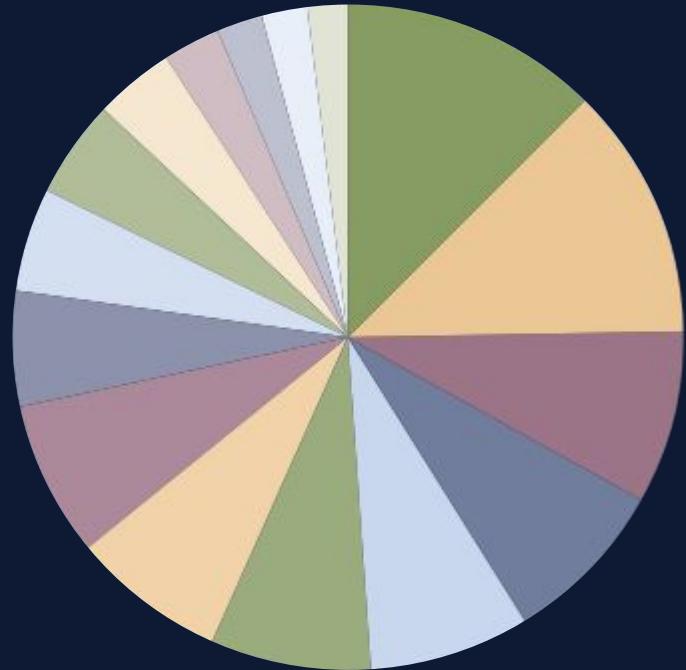
Phoenix has consistently ranked as one of the top locations in the United States, offering a dynamic mix of economic opportunities, cultural richness, and lifestyle benefits that appeal to both individuals and businesses. The city's thriving job market—anchored by major employers in technology, healthcare, 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

SOARING HIGH AS A HUB FOR GROWTH AND INNOVATION

The Phoenix MSA economy is one of the most dynamic in the United States, fueled by a diverse range of industries, including technology, advanced manufacturing, healthcare, and renewable energy. With a GDP of approximately \$398 billion, the region stands as a significant economic force, ranking among the top metro areas for business growth and investment potential. Phoenix's rapid population growth, strategic location in the Southwest, and business-friendly climate consistently attract both Fortune 500 companies and startups, solidifying its reputation as a hub for innovation and economic development.



12.30% HEALTH CARE	5.57% ADMIN & SUPPORT
12.00% RETAIL	5.03% TRANSPORTATION
8.28% EDUCATION	4.44% OTHER SERVICES
7.85% MANUFACTURING	3.99% PUBLIC ADMIN
7.67% FINANCE	2.53% REAL ESTATE
7.61% CONSTRUCTION	2.33% WHOLESALE TRADE
7.57% PROFESSIONAL	2.14% ARTS/ENTERTAINMENT
7.13% ACCOMMODATION	1.77% INFORMATION

\$398 Billion

Gross Domestic Product (2023)

12.7% Growth

In Employment Since 2020

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 4630 N 12th St, Phoenix, AZ, 85014 (“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.

Matthews™ 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™, the property, or the seller by such entity.

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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This Leasing Package contains select information pertaining to the business and affairs of 4630 N 12th St Phoenix, AZ 85014 ("Property"). It has been prepared by Matthews™. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

Owner and Matthews™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered. In no event shall a prospective lessee 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 of the Property.

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