

LAND FOR SALE OR BUILT TO SUIT OPPORTUNITY

# *Development Opportunity with Building Plans*

2833 E. BROADWAY ROAD | PHOENIX, AZ 85040



E. BROADWAY ROAD - ±23,005 VPD



# Offering Summary

LevRose Commercial Real Estate is pleased to present an exceptional land opportunity for sale at 2833 E Broadway Rd. in Phoenix, Arizona. This prime parcel boasts prominent Broadway Road frontage, providing excellent visibility and accessibility. Construction plans are in place for a new  $\pm 27,119$  SF Industrial building with utilities already to the site saving the new owner time and money with the development process. Spanning approximately  $\pm 1.48$  AC ( $\pm 64,530$  SF), the site is zoned CP/GCP in compliance with Phoenix regulations.

Furthermore, its proximity, merely 10 minutes from downtown Phoenix and Tempe, adds to its appeal for businesses seeking a central and well-connected location. This offering represents a rare opportunity to capitalize on a strategically positioned parcel with significant potential for industrial development in a thriving economic hub.



Conceptual Rendering



# Property Overview

**ADDRESS:** 2833 E. Broadway Road  
Phoenix, AZ 85040

**SALE PRICE:** \$1,650,000 (\$25.57/SF)

**BTS LEASE PRICE:** Negotiable

**LAND SIZE:** ±1.48 ACRES (±64,530SF)

**PARCEL NUMBER:** 122-58-035A

**ZONING:** CP/GCP, City of Phoenix

**UTILITIES:** On Site

**PROPERTY LINKS:** [Click Here to View Building Plans](#)  
[Click Here to View ALTA Survey](#)  
[Click Here to View Zoning Details](#)





## Renderings & Building Specs

PROPOSED BUILDING SIZE:	±27,119 SF
BUILDING BREAKDOWN:	OFFICE: ±4,891 SF (18%) WAREHOUSE: ±22,228 SF (82%)
CLEAR HEIGHT:	±20'
GRADE LEVEL DOORS:	FOUR (4)
SECURED STORAGE YARD:	YES
TRUCK WELL:	ONE (1)
POWER:	1200 AMPS
PARKING SPACES:	TWENTY (20)

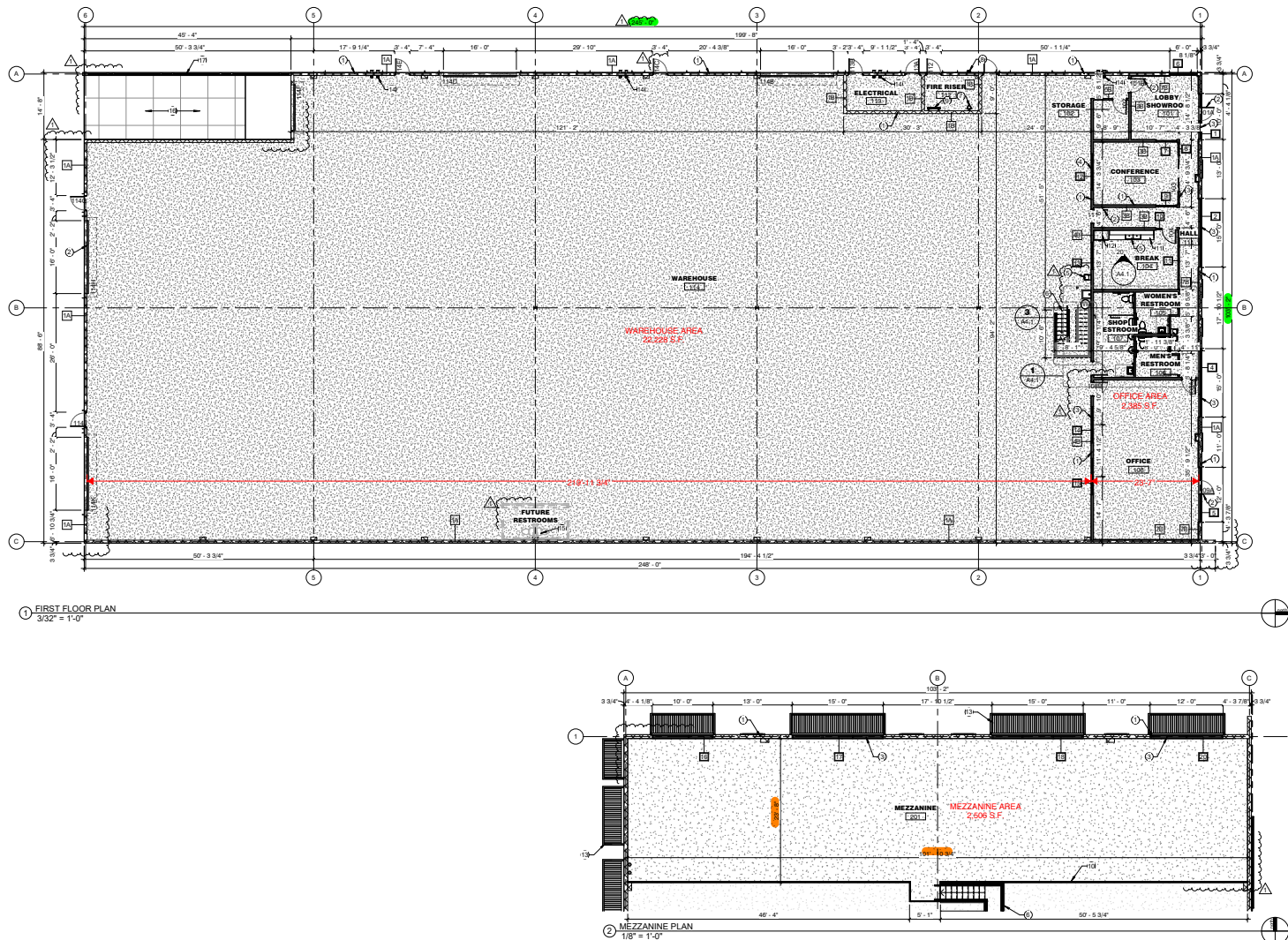




# Floor Plan

±27,119 SF

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## SHEET KEYED NOTES

1. NEW SCHEDULED WALL TYP.
2. NEW SCHEDULED DOOR TYP.
3. NEW SCHEDULED STOREFRONT TYP.
4. NEW SCHEDULED WINDOW
5. NEW SCHEDULED PLUMBING FIXTURE
6. PRE-FABRICATED METAL STAIR W/ RAILING
7. FIRE RISER
8. F.D.C.
9. ROOF ACCESS LADDER
10. NEW METAL RAILING
11. NEW CASEWORK
12. NEW EQUIPMENT/ FURNITURE BY OWNER
13. STEEL ANCHING
14. ROOF DRAIN
15. CONTRACTOR TO PRE-PLUMB FOR FUTURE RESTROOMS
16. CONCRETE LOADING BAY
17. STEEL SCREEN WALL



1111 West University  
Drive, Suite 104, Tempe,  
AZ 85281  
480.948.9766  
480.948.9211

## WALL TYPE LEGEND

- EXTERIOR WALLS**
1. EXTERIOR - SEE ELEVATIONS FOR SPLIT FACE BLOCK LOCATIONS  
16" X 8" X 8" CMU
2. INTERIOR - 2 HOUR FIRE RATED - UL 1805  
16" X 8" X 8" CMU
- INTERIOR PARTITIONS**
3. INTERIOR - 7/16" PLYWOOD SHEATHING  
6" 25 GA STEEL STUDS AT 16" O.C.
4. INTERIOR - 7/16" PLYWOOD SHEATHING  
5/8" TYPE X GYP. BD.
5. INTERIOR - 6" 25 GA STEEL STUDS AT 16" O.C.  
5/8" TYPE X GYP. BD.
6. INTERIOR - 5/8" TYPE X GYP. BD.  
3 5/8" 25 GA STEEL STUDS AT 16" O.C.
7. INTERIOR - 5/8" TYPE X GYP. BD.  
1 5/8" 25 GA STEEL STUDS AT 16" O.C.

- NOTES:**
1. USE 5/8" TYPE X GYPSUM BOARD AT INTERIOR SIDE OF STORAGE AND MECHANICAL ROOMS.
  2. USE 5/8" MOISTURE RESISTANT GYPSUM BOARD IN ALL DAMP AREAS.
  3. PROVIDE FULL DEPTH INSULATION IN EXTERIOR WALL CAVITIES.
  4. PROVIDE FULL DEPTH THERMAL INSULATION IN FURNISHING AT EXTERIOR WALLS. USE RIGID FOAM IN CAVITIES LESS THAN 1 1/2" DEEP.
  5. PROVIDE FULL DEPTH SOUND ATTENUATION BATTIS IN ALL INTERIOR PARTITIONS.
  6. ALL WOOD FRAMED WALLS SHALL HAVE A TREATED SOLE PLATE.

WALL TERMINATION SCHEDULE			
WALL MARK	HEIGHT	BASE DETAIL	TOP DETAIL
A	SEE ELEVATIONS	1/ A7.1	2/ A7.1
B	TO STRUCTURE	1/ A7.2	2/ A7.2
C	8" ABOVE ADJ. CEILING	1/ A7.2	3/ A7.2

**REVOLUTION STEEL  
OFFICE/ WAREHOUSE**

NOT FOR CONSTRUCTION

**N.F.C.**

NOT FOR CONSTRUCTION

Phase: CD

Drawn By: MM

Reviewed By: LDB

SDI Project No: 4276

Date: 10/31/2023

Sheet:

**A2.1**  
FLOOR PLANS





*Downtown Phoenix/Airport*

CHASE FIELD  
VAN BUREN  
ASU ARIZONA STATE UNIVERSITY  
DOWNTOWN PHOENIX CAMPUS

PHOENIX  
CHILDREN'S MUSEUM OF PHOENIX

FOOTPRINT CENTER

Arizona Financial THEATRE

BLANCO  
TACOS + TEQUILA

THE VIG

**PHX**  
PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

*Downtown Tempe/Mill Avenue*

ASU ARIZONA STATE UNIVERSITY SUN DEVILS

culinary dropout

WHOLE FOODS

ORéganos PIZZA DISTRO

CHIPOTLE MEXICAN GRILL

amc THEATRES

St Luke's

tempe IMPROV comedy theatre

MORNING SQUEEZE





## Downtown Phoenix



**PHX**  
PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT

**SITE**



## Downtown Tempe/Mill Avenue



## Location Highlights



CLOSE PROXIMITY TO  
I-10 FREEWAY



40+ RESTAURANTS &  
5+ GROCERY STORES  
WITHIN 5 MILES



20+ RETAIL STORES  
WITHIN 5 MILES



WALKING DISTANCE FROM  
PHX SKY HARBOR AIRPORT



# Demographics



## POPULATION

	1 MILE	3 MILES	5 MILES
2023	9,563	70,660	296,499
2028	9,908	71,663	301,418



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	2,731	22,504	103,946
HH Growth 2023-2028:	0.7%	0.3%	0.4%



## AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2020	\$52,004	\$70,765	\$67,949







## CONTACTS

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COMMERCIAL REAL ESTATE



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