



**INDUSTRIAL OUTDOOR STORAGE | AIRPORT CORRIDOR | ±0.344 AC**  
**1438 E JACKSON STREET, PHOENIX, AZ 85034**

**FOR LEASE**

**OFFERING  
MEMORANDUM**

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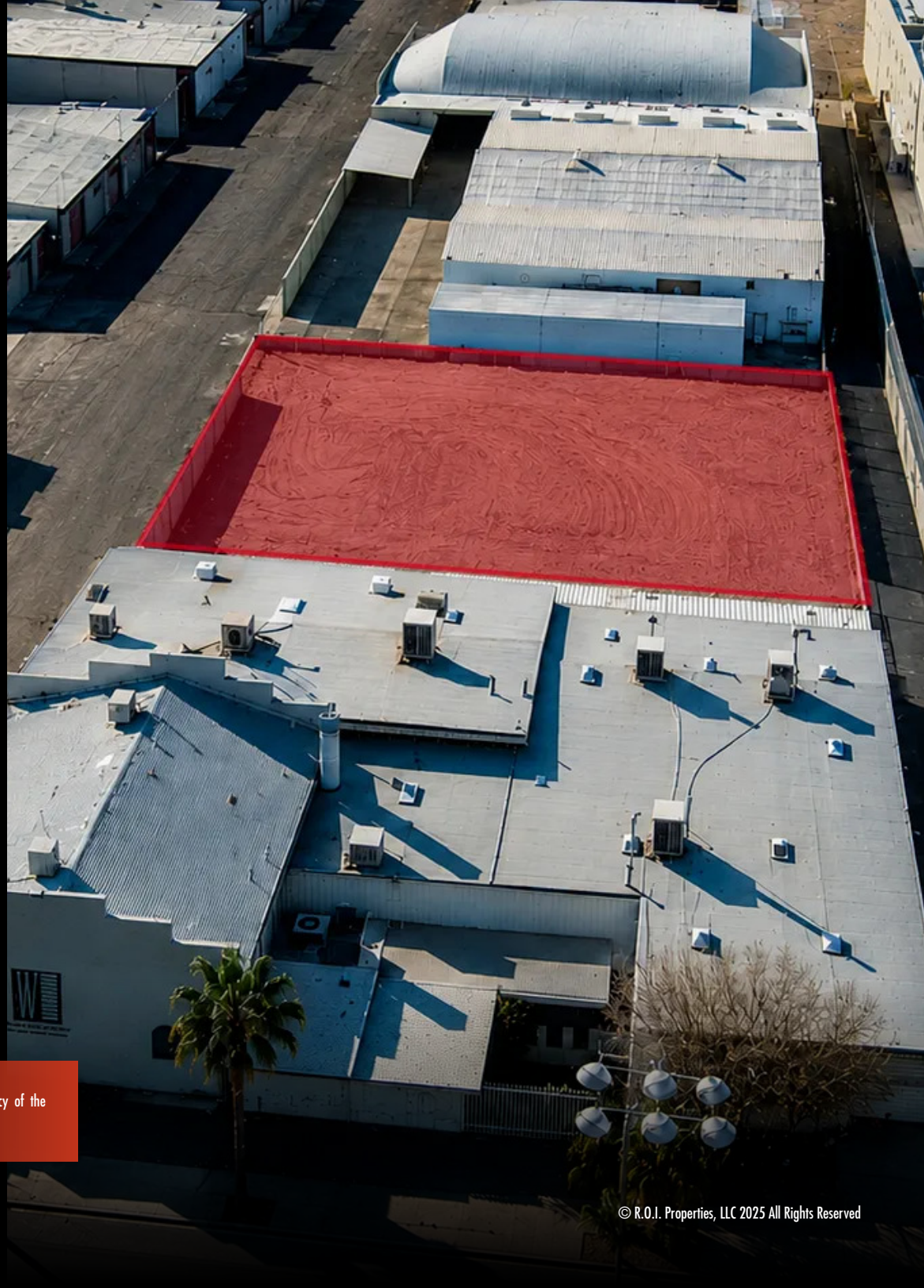
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**FOR MORE INFORMATION VISIT**  
**WWW.ROIPROPERTIES.COM**

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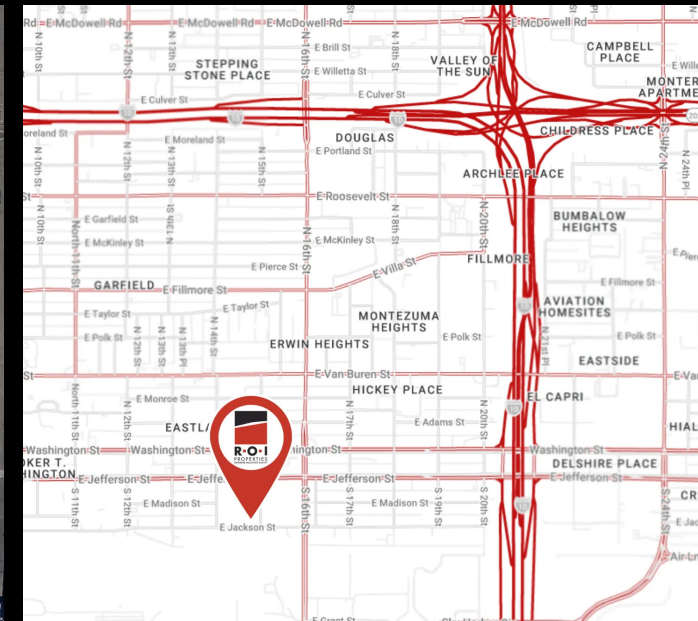
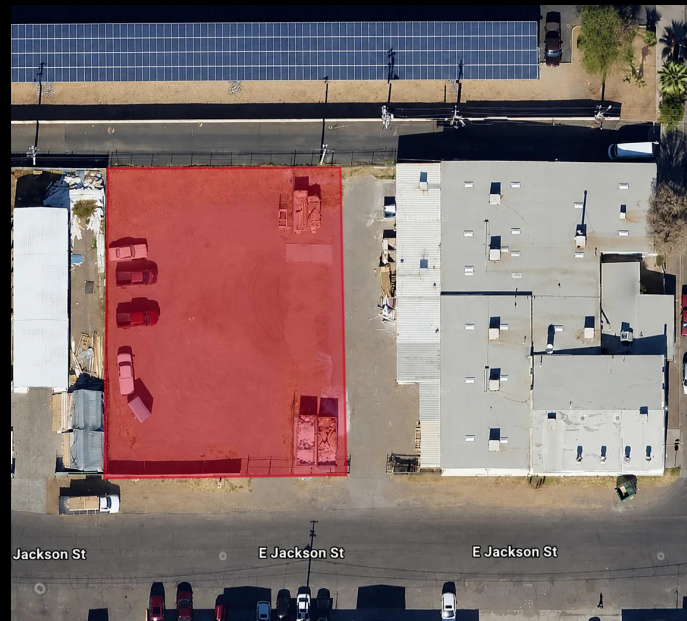
# EXECUTIVE SUMMARY

|           |   |
|-----------|---|
| ADDRESS:  | 1438 E Jackson St                         |
| PRICE:    | \$5,000 / MO Gross                        |
| LOT SIZE: | ±0.344 AC / ±14,985 SF                    |
| APN:      | 116-50-016G                               |
| ZONING:   | A-1<br>(City of Phoenix Light Industrial) |

1438 E Jackson Street offers a rare opportunity to lease a fully secured ±0.344-acre (±14,985 SF) Industrial Outdoor Storage (IOS) yard in the heart of Phoenix's highly desirable Airport submarket. The site features a fenced and gated configuration, graded gravel surface, power availability, and A-1 Light Industrial zoning, supporting a wide range of industrial outdoor storage and operational uses. Ideal for contractors, equipment and fleet parking, construction staging, and material storage, the yard delivers the secure, functional space that is increasingly difficult to find within the urban core.

Positioned just southeast of Downtown Phoenix, the property offers immediate access to Interstate 10, Interstate 17, Loop 202, and Phoenix Sky Harbor International Airport, providing exceptional connectivity throughout the Valley. Available for lease on a long-term gross lease structure, this infill IOS opportunity gives tenants a secure, functional, and centrally located solution within one of Metro Phoenix's most active industrial corridors.

- ±0.344-Acre (±14,985 SF) Industrial Outdoor Storage Yard
- Fully Fenced and Secured, Gated Access
- Graded Gravel Surface Throughout
- A-1 Light Industrial Zoning (City of Phoenix)
- Infill Airport-Corridor Location, Minutes to I-10, I-17, and Loop 202



## PROPERTY OVERVIEW

1438 E Jackson Street presents a rare opportunity to lease a fully secured  $\pm 14,985$  SF ( $\pm 0.344$  acre) Industrial Outdoor Storage (IOS) yard in one of Metro Phoenix's most desirable infill industrial locations. The property features a fenced and gated configuration and graded gravel surface, providing a functional and flexible solution for a variety of industrial users. Permitted under A-1 Light Industrial zoning, the site is well suited for contractors, fleet operators, equipment and vehicle storage, construction staging, material storage, and other outdoor operational uses.

As Industrial Outdoor Storage inventory remains limited throughout the Phoenix market, opportunities of this location and configuration have become increasingly scarce. The property's efficient layout and central position allow tenants to maximize operational functionality while benefiting from close proximity to Downtown Phoenix, Sky Harbor International Airport, and the Valley's major freeway network. Available for lease on a long-term gross lease structure, 1438 E Jackson Street offers a secure, accessible, and highly functional outdoor storage solution within one of Metro Phoenix's most active industrial corridors.

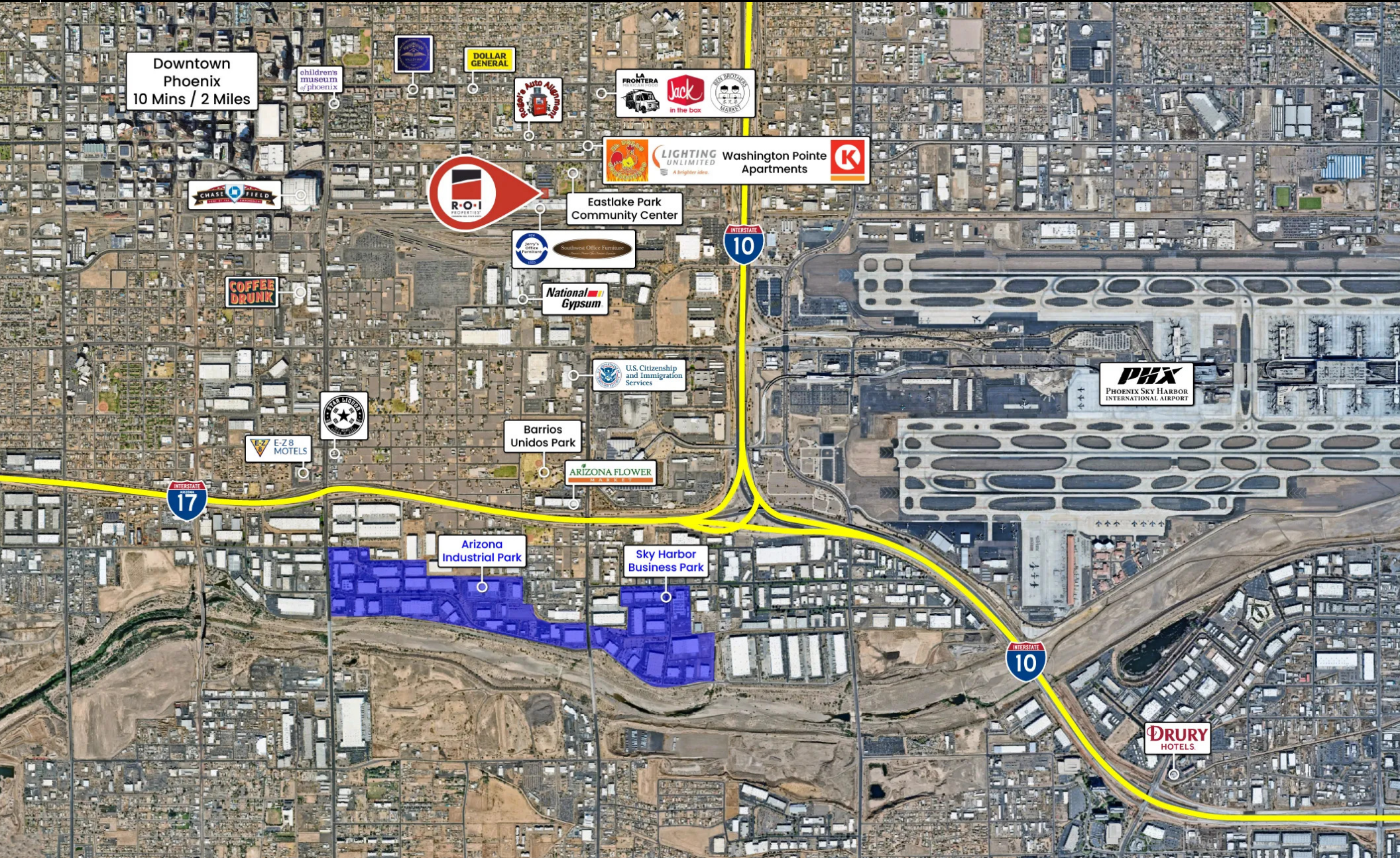


## SUBMARKET OVERVIEW

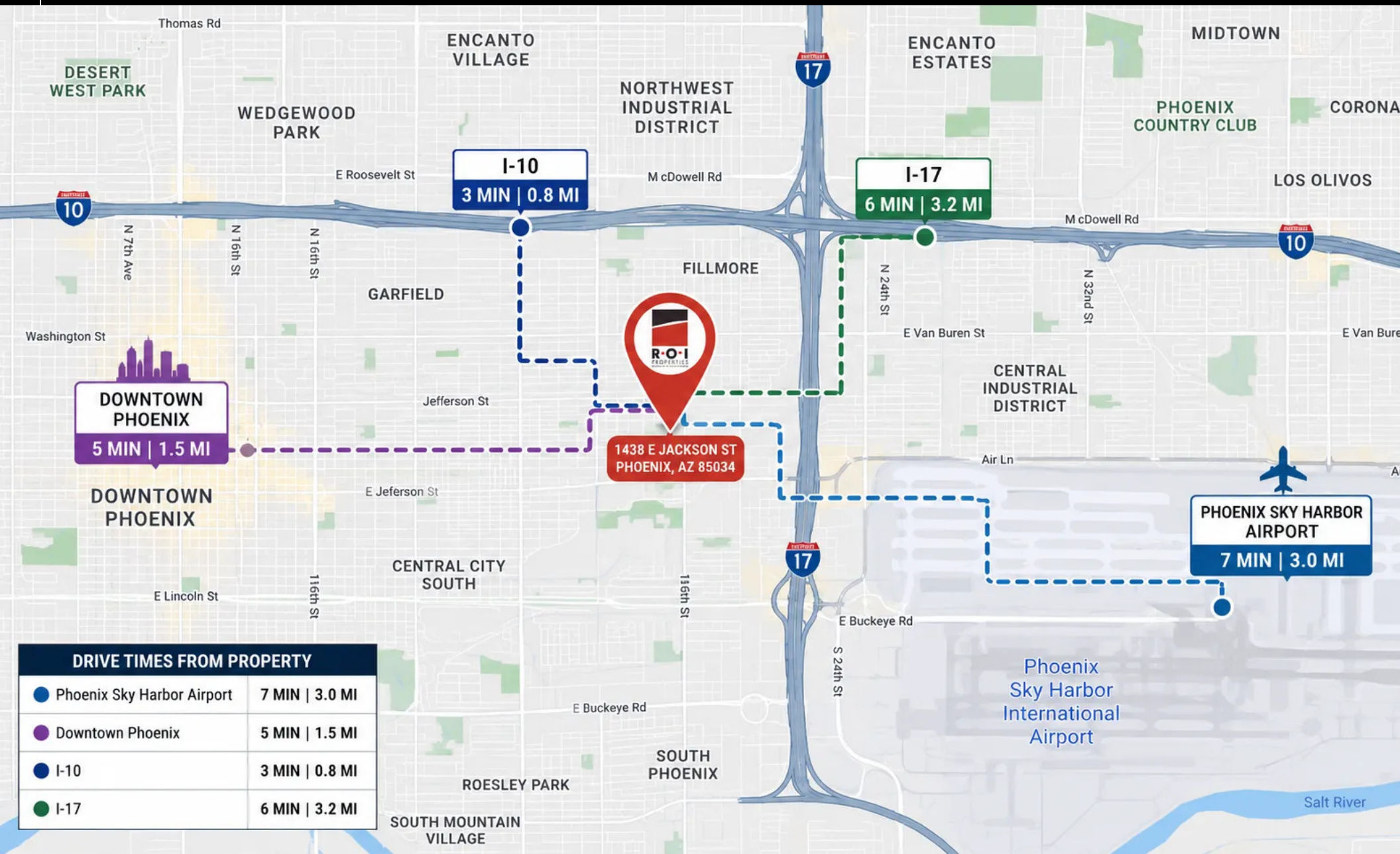
Located within Phoenix's Airport and Warehouse District submarket, 1438 E Jackson Street benefits from exceptional regional connectivity and proximity to some of the Valley's most important transportation and employment hubs. Situated just southeast of Downtown Phoenix, the property provides convenient access to Interstate 10, Interstate 17, Loop 202, State Route 51, and Phoenix Sky Harbor International Airport, allowing businesses to efficiently serve customers and operations throughout Metro Phoenix and the broader Southwest region.

The surrounding area has long been recognized as one of Phoenix's premier industrial and logistics corridors due to its central location, transportation infrastructure, and access to a large labor pool. In recent years, significant public and private investment throughout Downtown Phoenix, the Warehouse District, and the Airport area has further strengthened the submarket's appeal. Industrial Outdoor Storage sites within the urban core remain extremely limited, creating strong demand from contractors, logistics companies, service providers, and industrial users seeking secure storage and operational flexibility. With its central location and excellent accessibility, the Airport submarket continues to be one of the most sought after industrial markets in the Phoenix metropolitan area.

# RETAIL MAP



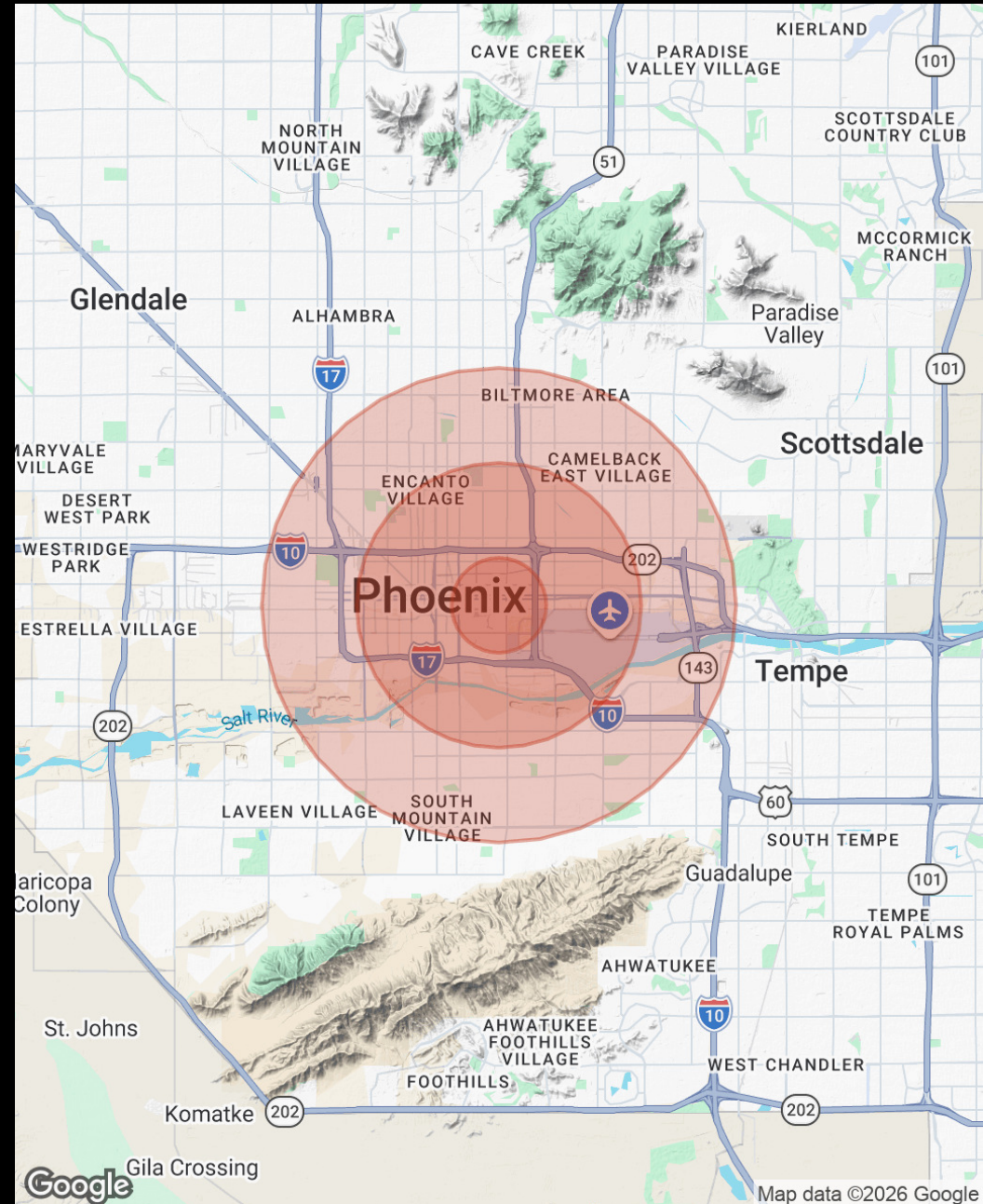
# DRIVE TIME MAP



# DEMOGRAPHIC REPORT

| POPULATION           | 1 MILE    | 3 MILES   | 5 MILES   |
|----------------------|-----------|-----------|-----------|
| Total Population     | 9,084     | 100,869   | 330,080   |
| Average Age          | 31.0      | 33.4      | 33.6      |
| Average Age (Male)   | 31.9      | 33.2      | 33.7      |
| Average Age (Female) | 31.4      | 34.1      | 33.9      |
| HOUSEHOLDS & INCOME  | 1 MILE    | 3 MILES   | 5 MILES   |
| Total Households     | 4,024     | 41,283    | 131,176   |
| # of Persons per HH  | 2.3       | 2.4       | 2.5       |
| Average HH Income    | \$75,498  | \$79,193  | \$88,777  |
| Average House Value  | \$367,121 | \$394,604 | \$435,055 |

2023 American Community Survey (ACS)





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