

FOR SALE FLEX INDUSTRIAL  
OFFICE BUILDING



OFFERING MEMORANDUM

11613 NW Grand Ave  
El Mirage, AZ 85335

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*Exclusively Marketed by:*



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01

Executive Summary

Investment Summary

## OFFERING SUMMARY

ADDRESS	11613 NW Grand Ave El Mirage AZ 85335
COUNTY	Maricopa
BUILDING SF	2,040 SF
LAND SF	7,000 SF
YEAR BUILT	1950
APN	501-34-030

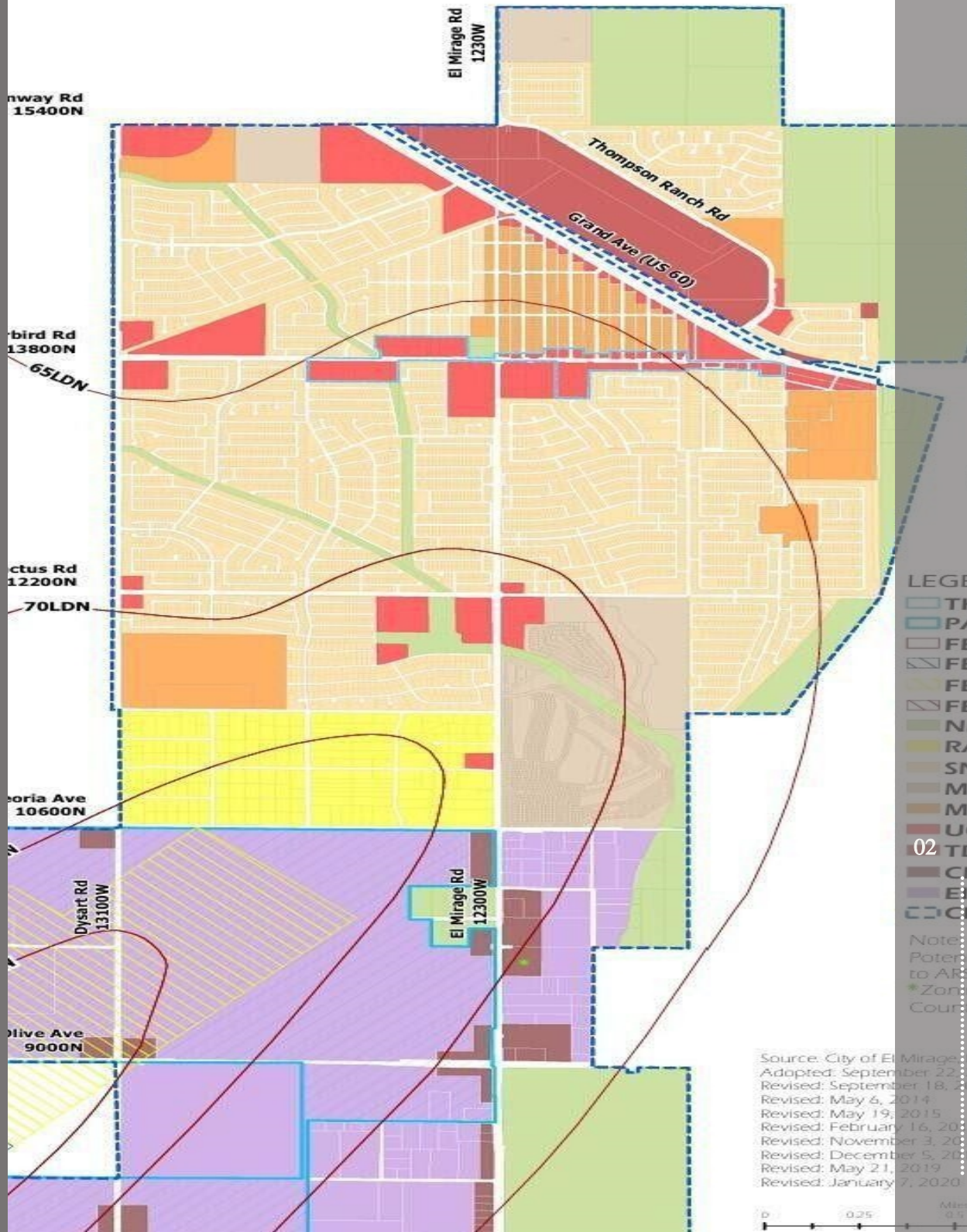
## FINANCIAL SUMMARY

PRICE	\$359,000
PRICE PSF	\$175.98

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2025 Population	16,171	97,129	248,725
2025 Median HH Income	\$57,471	\$59,850	\$68,367
2025 Average HH Income	\$72,853	\$76,909	\$87,903

- Standalone flex industrial office building in the thriving El Mirage market. Situated on the bustling Grand Ave, this property offers unparalleled visibility and high traffic exposure, setting the stage for a lucrative investment opportunity.
- Boasting front paved parking and a sought-after fenced yard, this property is tailor-made for owner-users and savvy investors alike. The one-story office commercial building encompasses approximately 2040 sq/ft of second-generation office space, complete with a restroom, kitchen, and expansive open storage area. Its Urban Commercial zoning opens up a myriad of possibilities, making it a versatile asset with endless potential.
- Nestled in a prime location with easy access to major thoroughfares, this property is strategically positioned to attract a wide range of tenants and businesses. Whether you're a contractor in need of secure yard space or an investor seeking a high-demand property, this is the ideal investment to add to your portfolio.

- Seize the opportunity to own a property that checks all the boxes for a successful investment. From its prime location and versatile features to its high visibility, this property is a rare find in the competitive commercial real estate market.
- This property offers a secured yard space. Perfect for a contractor or any business needing yard space.



# City of El Mirage Zoning Map

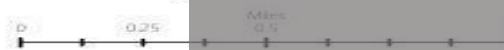
## LEGEND

- THUNDERBIRD ROAD OVERLAY DISTRICT
- PAD PLANNED AREA DEVELOPMENT
- FEDERAL LUKE AFB NOISE CONTOURS
- FEDERAL LUKE AFB APZ I
- FEDERAL LUKE AFB APZ II
- FEDERAL LUKE AFB CLEAR ZONE
- NR NATURAL RESERVE
- RA RURAL AREA
- SN SUBURBAN NEIGHBORHOOD
- MP MOBILE PARK
- MU MIXED URBAN
- UC URBAN CORRIDOR
- TD TRAVEL/TOURISM DEVELOPMENT
- CP COMMERCE PARK
- EI ELITE INDUSTRIAL/INDUSTRY
- CITY BOUNDARY

Note: All properties within the Luke AFB Accident Potential Zone and Noise Contour areas are subject to AFS 28-8481 regulations.

\*Zoning pursuant to Judgment recorded with Maricopa County Recorder's Office, No. 20160775497.

Source: City of El Mirage Planning & Zoning  
 Adopted: September 22, 2011  
 Revised: September 18, 2012  
 Revised: May 6, 2014  
 Revised: May 19, 2015  
 Revised: February 16, 2016  
 Revised: November 3, 2016  
 Revised: December 5, 2017  
 Revised: May 21, 2019  
 Revised: January 7, 2020

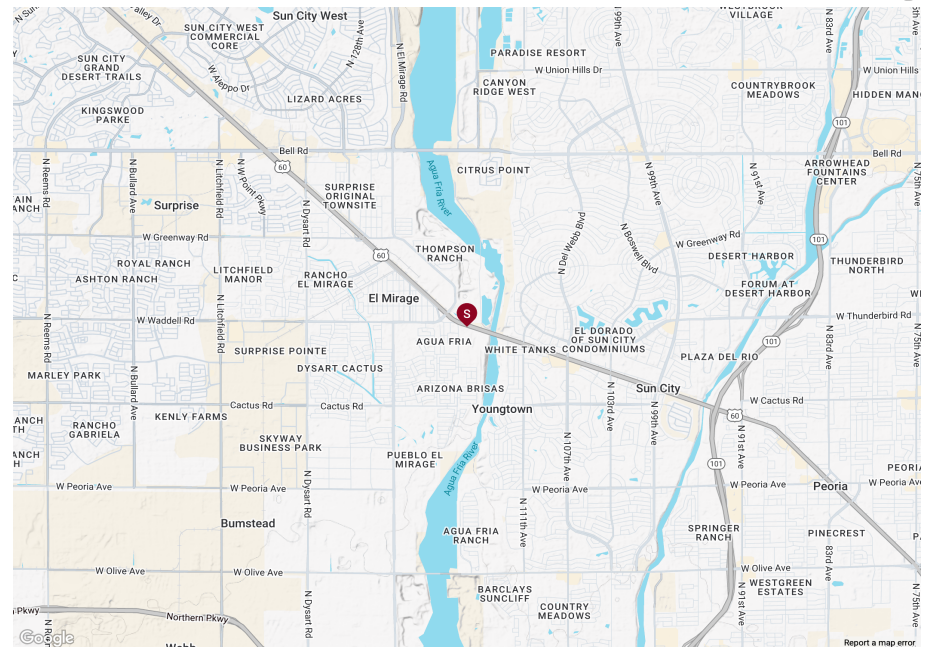


- The property is located in El Mirage, a growing city in the Phoenix metropolitan area known for its affordable housing and proximity to major highways such as the Loop 101 and US-60.
- Nearby amenities include the El Mirage Library and Community Center, which offer educational and recreational resources for residents and potential customers.
- The property is situated in a commercial corridor with a mix of retail businesses, restaurants, and service providers.
- El Mirage benefits from a diverse population with a mix of families, young professionals, and retirees, creating a broad customer demographic for businesses in the area.
- The city has seen recent growth in housing developments and commercial projects, indicating a positive trend for potential property value appreciation and business opportunities in the area.

Regional Map



Local Map

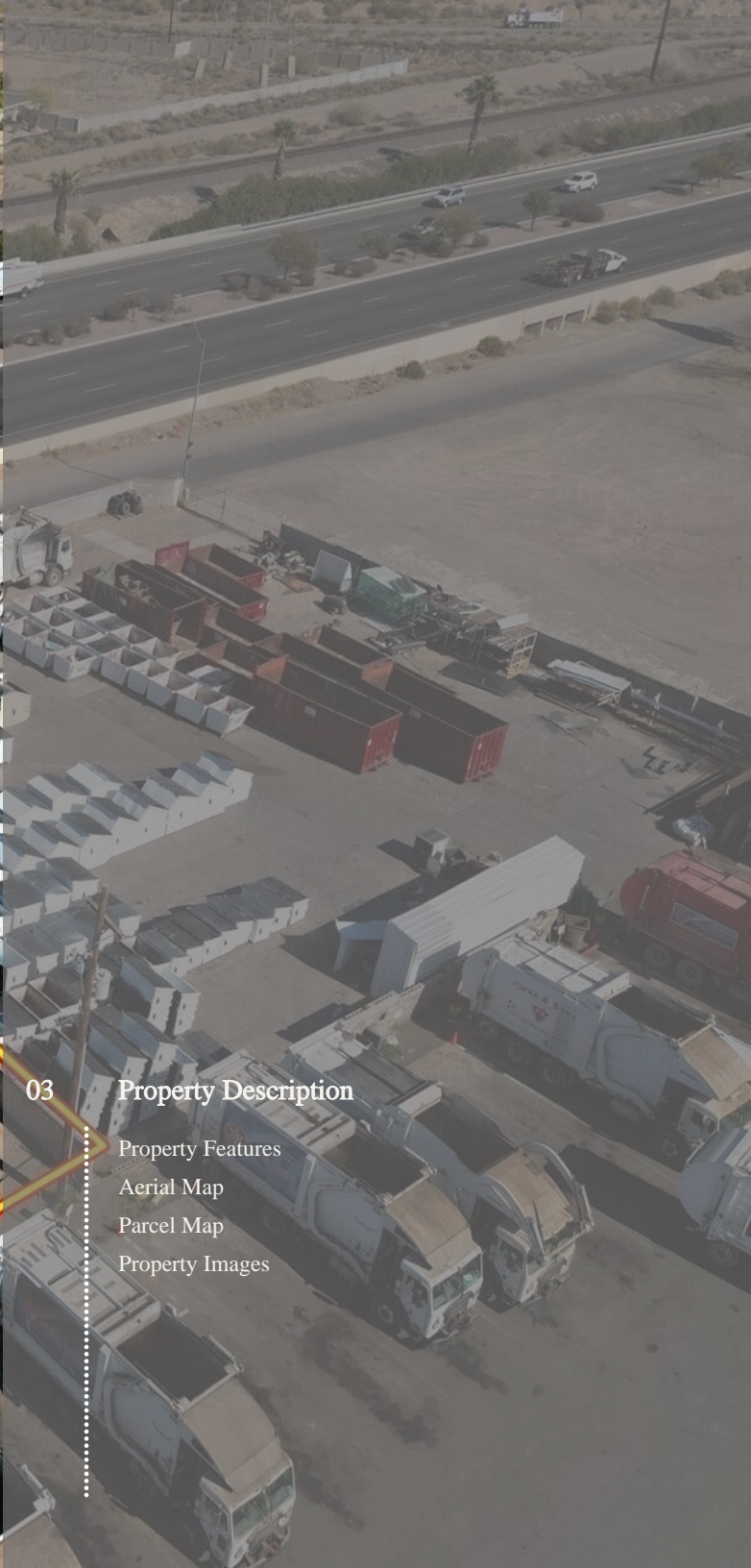




03

Property Description

- Property Features
- Aerial Map
- Parcel Map
- Property Images



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## PROPERTY FEATURES

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BUILDING SF	2,040
LAND SF	7,000
YEAR BUILT	1950
# OF PARCELS	1
ZONING TYPE	UC
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6
TRAFFIC COUNTS	35,000-50,000

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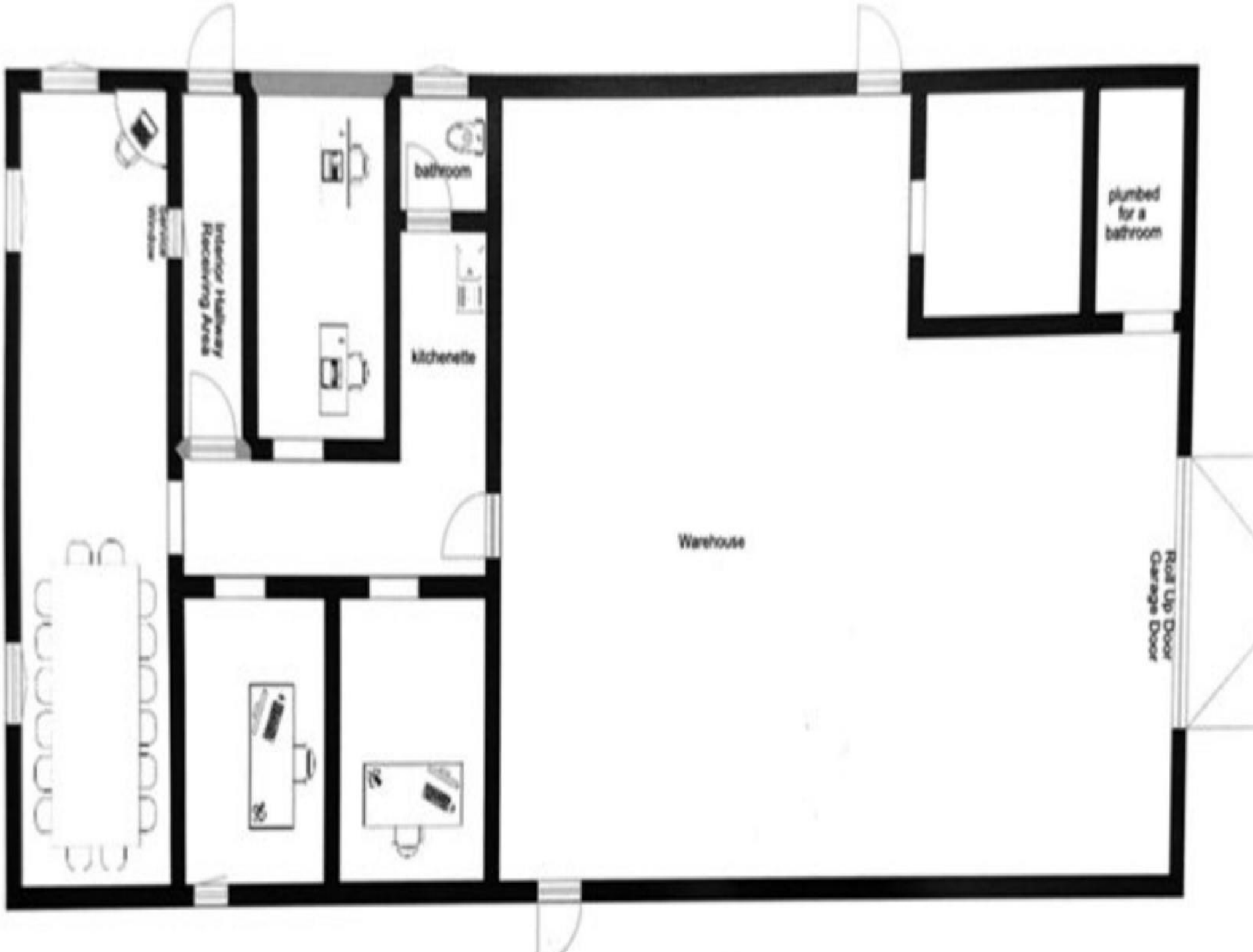
N GRAND AVE

Nw Grand Ave

RIVERDALE  
MCR: 037-05

Olive St



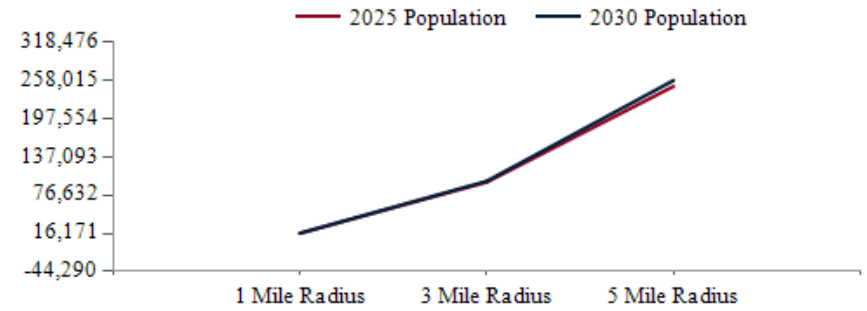




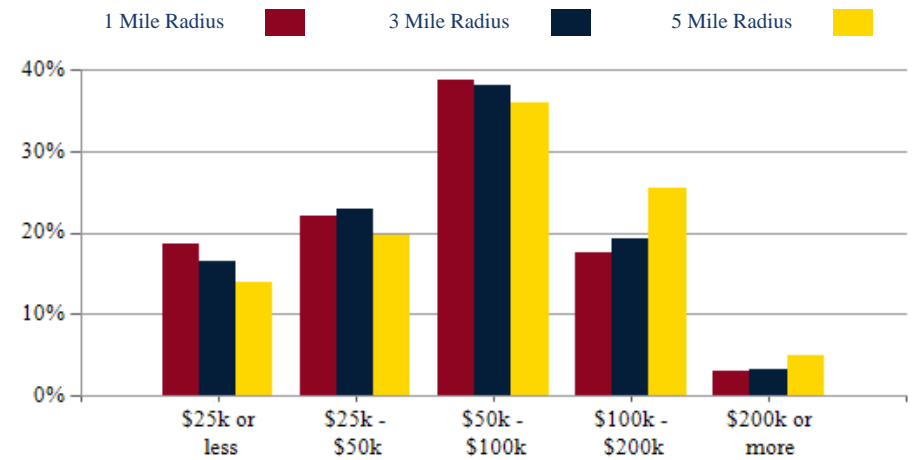
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	8,034	51,723	148,148
2010 Population	14,406	87,655	218,497
2025 Population	16,171	97,129	248,725
2030 Population	16,531	98,754	258,015
2025-2030: Population: Growth Rate	2.20%	1.65%	3.70%

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	670	3,619	7,655
\$15,000-\$24,999	446	3,161	6,770
\$25,000-\$34,999	647	3,717	8,105
\$35,000-\$49,999	683	5,713	12,242
\$50,000-\$74,999	1,403	8,753	21,147
\$75,000-\$99,999	928	6,890	16,026
\$100,000-\$149,999	815	5,715	18,952
\$150,000-\$199,999	246	2,233	7,462
\$200,000 or greater	179	1,322	5,142
Median HH Income	\$57,471	\$59,850	\$68,367
Average HH Income	\$72,853	\$76,909	\$87,903

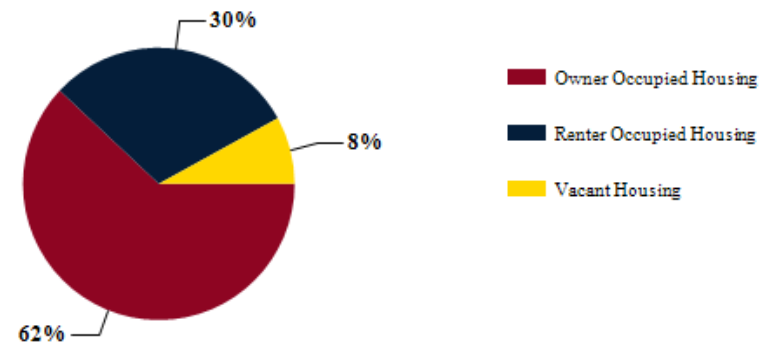
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	3,948	31,494	77,835
2010 Total Households	5,304	37,479	92,278
2025 Total Households	6,017	41,122	103,502
2030 Total Households	6,184	42,167	108,170
2025 Average Household Size	2.66	2.33	2.36
2025-2030: Households: Growth Rate	2.75%	2.50%	4.45%



2025 Household Income

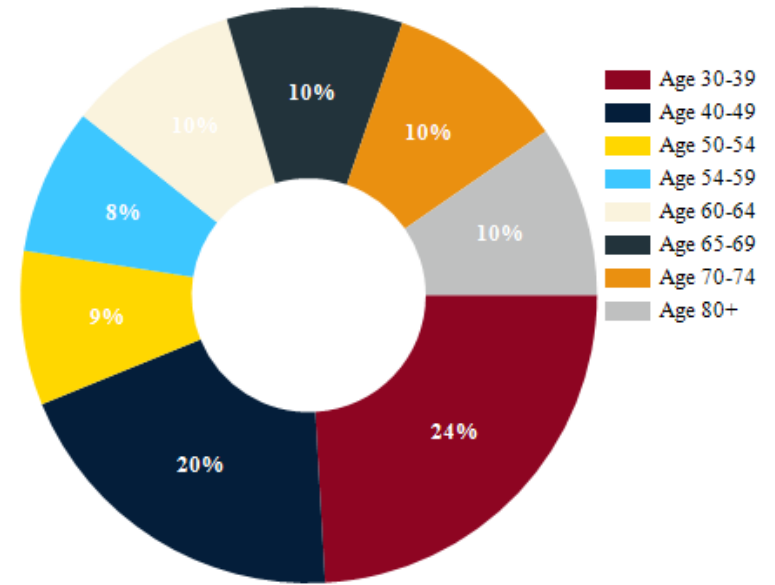


2025 Own vs. Rent - 1 Mile Radius

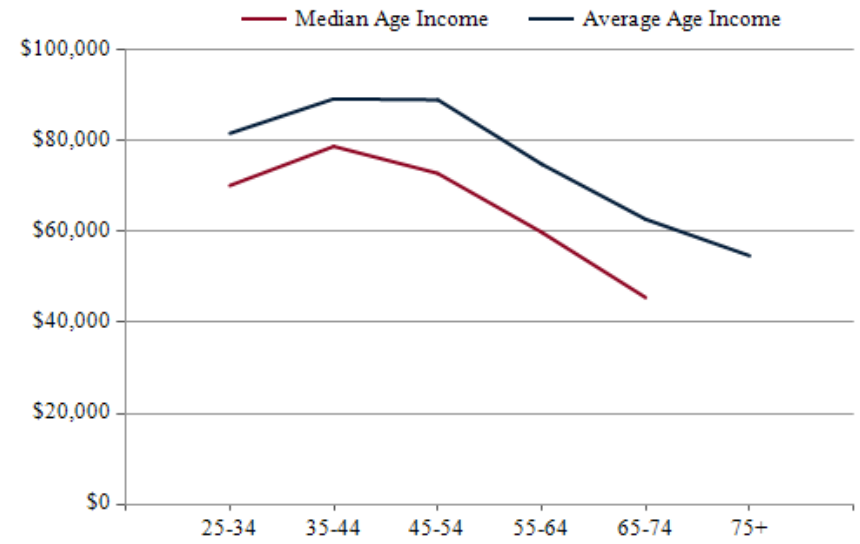


Source: esri

2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	1,099	5,333	14,200
2025 Population Age 35-39	962	4,757	13,267
2025 Population Age 40-44	899	4,378	12,724
2025 Population Age 45-49	788	4,044	11,379
2025 Population Age 50-54	741	4,198	11,967
2025 Population Age 55-59	703	4,379	12,116
2025 Population Age 60-64	831	6,154	15,629
2025 Population Age 65-69	843	7,340	17,427
2025 Population Age 70-74	864	8,211	18,693
2025 Population Age 75-79	824	8,366	18,820
2025 Population Age 80-84	507	5,729	13,167
2025 Population Age 85+	405	5,126	12,591
2025 Population Age 18+	12,008	79,503	202,672
2025 Median Age	37	51	48
2030 Median Age	37	52	49



2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$70,177	\$76,259	\$82,194
Average Household Income 25-34	\$81,675	\$89,516	\$99,329
Median Household Income 35-44	\$78,798	\$83,872	\$95,406
Average Household Income 35-44	\$89,269	\$100,551	\$114,575
Median Household Income 45-54	\$72,855	\$81,338	\$95,718
Average Household Income 45-54	\$89,061	\$99,644	\$113,334
Median Household Income 55-64	\$59,879	\$68,493	\$79,563
Average Household Income 55-64	\$74,887	\$85,334	\$98,436
Median Household Income 65-74	\$45,510	\$53,238	\$58,567
Average Household Income 65-74	\$62,751	\$68,908	\$77,015
Average Household Income 75+	\$54,713	\$60,074	\$63,959









Jason Miszuk  
Commercial Real Estate

Jason Miszuk began his career in Phoenix real estate in 2005, shortly after graduating from Barrett the Honors College at Arizona State University with concurrent degrees in Finance and Management. He has been practicing commercial real estate for 19 years and has been building on his sterling reputation and considerable experience. Jason joined Realty One Group in 2010, where he specializes commercial real estate including sales of retail, office, industrial, medical, self-storage, land disposition, all types of commercial leasing, complex residential and self-storage land development, apartment dispositions, and single-family residence.

Jason's high level of loyalty and integrity resonates with buyers and sellers as he approaches each real estate transaction with enthusiasm and intellect. Filled with positive personality, his genuine enthusiasm is evident in every aspect of his business and personal relationships with clients. His vast knowledge of Phoenix's multifaceted market and close attention to detail complement his collaborations with clients and other real estate agents. Jason's client base is largely repeat buyers and sellers and their referrals. Jason has received has C.C.I.M. (Certified Commercial Investment Member) designation, the highest commercial real estate designation. A CCIM is a recognized expert in the commercial and investment real estate industry having closed a minimum of \$50 million dollars of investment sales and leasing transactions.

Jason is a graduate of Brophy College Preparatory in Phoenix Arizona, graduate of Western International University (MBA), a Rapport International Leadership Graduate, Delta Sigma Phi alumni, and graduate of Arizona State University Barrett Honors College with concurrent degrees in Finance and Management. He is a father to three boys and a legal guardian to a wonderful 22-year girl. He is also a pleasure to work with.

Please view his Youtube channel and website to learn more.

Website  
[www.jasonmiszuk.com](http://www.jasonmiszuk.com)

Youtube Channel  
<https://www.youtube.com/@jasonmiszuk>