

OFFERING MEMORANDUM

300 N Broad Street | Globe, AZ 85501

Historic Downtown Commercial Property | Mixed-Use Opportunity | Prime Visibility

Property Overview

- Property Type: Historic Mixed-Use Commercial
- Address: 300 N Broad Street, Globe, AZ 85501
- Asking Price: \$689,000(Subject to Change)
- Building Size: ± 6,000 SF
- Lot Size: ± 0.07 AC (≈ 3,049 SF)
- Year Built: Circa 1901
- Zoning: C-3 – Commercial / Downtown Core
- Occupancy: Vacant (Owner-User or Investment Opportunity)

Executive Summary

300 N Broad Street offers investors and owner-users a rare opportunity to acquire a historic landmark building in the heart of Downtown Globe, AZ. Built in 1901 as one of Globe's original bank buildings, this two-story brick structure features soaring ceilings, vintage details, and strong street visibility along the city's main commercial corridor. The property's versatile layout lends itself to retail, office, hospitality, or residential use, and its prominent corner location makes it ideal for adaptive reuse. With its combination of architectural charm and repositioning potential, 300 N Broad Street stands out as a value-add opportunity in an appreciating small-market downtown district.

Investment Highlights

- Historic Building (1901): Unique architecture and character not replicable today.
- Downtown Main Street Location: Excellent pedestrian visibility and signage potential.
- Mixed-Use Potential: Flexible for retail, restaurant, gallery, boutique lodging, or apartments.
- Tourism & Regional Hub: Globe serves as the gateway to Roosevelt Lake, Tonto National Forest, and mining centers.
- Value-Add Opportunity: Currently vacant—ready for redevelopment or owner occupancy.
- Limited Inventory: Few large commercial spaces available in Globe's historic core.

Property Features

- Open first-floor layout with tall ceilings and large display windows.
- Historic details: original bank vault, wood trim, decorative molding, marble baseboards.
- Upper-level space suitable for apartments, office suites, or creative loft use.
- Alley access and rear entry for deliveries or alternate egress.
- Brick façade with preserved architectural detailing suitable for restoration.

Financial Summary (Illustrative)

Description	Estimate	Notes
Purchase Price	\$689,000	Asking / subject to negotiation
Potential Rent (as stabilized)	\$10–\$12 /SF Gross	Market-typical for renovated downtown retail
Estimated Annual NOI (Pro Forma)	\$45,000 – \$55,000	Based on 80–90% occupancy post-renovation
Cap Rate (Pro Forma)	6% – 7.5%	Assuming modest tenant improvements
Upside Potential	Substantial	Via mixed-use conversion or short-term lodging

Location Overview

Downtown Globe, Arizona, is a historic mining-town business hub serving Gila County. The Broad Street corridor has undergone a revival with local shops, galleries, and restaurants taking root in early 20th-century buildings. The property is within walking distance of the Cobre Valley Center for the Arts, the County Courthouse, boutique retail, and dining venues, offering exceptional walkability and visibility.

Market Summary

- Vacancy Trend: Downtown Globe retains higher commercial vacancy than metro markets, offering entry pricing below replacement cost.
- Economic Drivers: Mining, tourism, healthcare, and local government employment sustain the market.
- Population (Globe City): $\approx 7,500$; regional trade area $\approx 20,000$.
- Median Household Income (Gila County): $\approx \$58,000$.
- Regional Access: 90 minutes east of Phoenix via U.S. 60.

Value-Add & Redevelopment Potential

- Adaptive Reuse: Convert to boutique hotel, gallery, coworking hub, or retail + residential lofts.
- Historic Incentives: Eligible for façade grant or historic tax credit programs.
- Operational Upside: Lease up at market rent post-renovation.
- Community Alignment: Globe’s downtown revitalization programs encourage Broad Street investment.

Transaction Details

- Asking Price: \$689,000
- Offered As-Is (subject to inspection)
- Tours: By appointment only
- Closing: Subject to negotiated timeline and buyer due diligence
- Financing: Buyer to arrange (SBA 504 or historic-rehab financing options possible)

Contact Information

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