

CANNABIS CULTIVATION FACILITY

OPPORTUNITY ZONE

2602 N 29TH AVE | PHOENIX, AZ 85009

OFFERING MEMORANDUM

2602 N 29TH AVE

PHOENIX, AZ 85009

MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY:

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PROPERTY OVERVIEW

OFFERING OVERVIEW



\$2,150,000
ASKING PRICE



\$179.17
PRICE / SF



7.54%
CAP RATE

INVESTMENT HIGHLIGHTS

TRIPLE NET LEASE

Passive Income Opportunity

AVERAGE OF 4.76% ANNUAL RENT INCREASE

Hedge Against Inflation

LOCATED IN OPPORTUNITY ZONE

Benefits to Avoiding Capital Gains Taxes

PROXIMITY TO MAJOR HIGHWAYS

US-60, I-17, & I-10

HEAVY POWER

3,000 Amps | 3 Phase

EXTENSIVE TENANT IMPROVEMENTS

Shows Tenant's Commitment to Site

PROPERTY SUMMARY

Address	2602 N 29th Ave, Phoenix, AZ 85009
Parcel Number	108-32-038A
Building SF	±12,000 SF
Lot Size	±37,617 SF ±0.68 AC
Coverage	31.90%
Year Built	1970
Construction	Masonry Block
Power	3,000 Amps 3 Phase Power
Zoning	A-2, Heavy Industrial
Clear Height	±14'



2602 N 29TH AVE

LEASE OVERVIEW

LEASE ABSTRACT

Tenant Name	Sueno Verde, LLC
Commencement Date	7/1/2024
Termination Date	6/30/2029
Lease Term Remaining	±3.8 Years
Lease Type	Triple Net
Building SF Leased	±12,000 SF
Annual Rent Increases	Average of 4.76%
Option Periods	Three, 5-Year Options

RENT SCHEDULE

Lease Period	Monthly Base Rent	Annual Base Rent
Commencement Date - June 30, 2025	\$12,650.00	\$151,800.00
July 1, 2025 - June 30, 2026	\$13,250.00	\$159,000.00
July 1, 2026 - June 30, 2027	\$13,880.00	\$166,560.00
July 1, 2027 - June 30, 2028	\$14,541.50	\$174,498.00
July 1, 2028 - June 30, 2029	\$15,236.08	\$182,832.96



DOWNTOWN PHOENIX





SECUREONE
OUTSOURCE SOLUTIONS

Roadrunner Glass Co.

COSTCO
BUSINESS CENTER

NATURE'S WONDER
DISPENSARY

NEXLVL
SERVICES

St. Mary's
Food Bank
FEEDING AMERICA

PRECISION
RESOURCE LLC



GSW

US-60

± 38,100 VPD

HAAKER
EQUIPMENT COMPANY

smart cremation™
Trust to Build. Promises to Keep.

W THOMAS RD

ROS WELL BOOKBINDING

1 2 3 Compliant Logistics

RDO
EQUIPMENT CO.

± 42,300 VPD


Shamrock Foods
DELIVERING SATISFACTION

**SUBJECT
PROPERTY**

N 29TH ST

BIG D
FLOOR COVERING
SUPPLIES

W VIRGINIA AVE

DOWNTOWN PHOENIX

±3.8 MILES AWAY



US-60

± 38,100 VPD



± 252,910 VPD

± 185,782 VPD



W VIRGINIA AVE

SUBJECT
PROPERTY

N 29TH ST

ROSSELL BOOKBINDING



1 2 3 Compliant Logistics

8

2602 N 29TH AVE

SUBJECT PROPERTY

0.75 MILES

±185,782 VPD

1.5 MILES

±252,910 VPD

MARKET OVERVIEW

\$4
BILLION
IN CONSUMER SPENDING

5.1 M
METRO AREA
POPULATION

>2,000
SQ MILES
(METRO AREA)

1.37%
POPULATION
GROWTH (10-20)

AREA OVERVIEW

THE VALLEY OF THE SUN

PHOENIX MSA



PHOENIX | SCOTTSDALE | TEMPE | CHANDLER | MESA | GILBERT | GLENDALE | PEORIA | SURPRISE

PHOENIX—THE FUTURE OF URBAN GROWTH

PHOENIX MSA ACCOLADES & RANKINGS

#10

LARGEST MSA IN THE U.S.

- U.S. Census Bureau

#14

HIGHEST GDP (\$362B) AMONG U.S. METROS

- BEA (Dec 2022)

#4

BEST PERFORMING CITIES IN THE U.S.

- Miliken Institute (2022)

#1

LARGEST MSA IN THE STATE OF ARIZONA

- U.S. Census Bureau

#1

TOP GROWTH METRO IN U.S. 2010-2020

- U.S. Census Bureau

#4

LARGEST POPULATION GROWTH IN U.S. 2022-2023

- AZ Big Media

#3

BEST U.S. METRO FOR MANUFACTURING

- AZ Big Media

#7

BEST STARTUP CITIES IN AMERICA

- AZ Big Media

2

GLOBAL 500 COMPANIES

- Fortune (2023)

8

FORTUNE 500 COMPANIES

- Fortune (2023)

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. 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

ARIZONA INDUSTRIAL MARKET

The Arizona industrial market has been experiencing significant growth, driven by its strategic location, favorable business environment, and expanding population. Phoenix, in particular, has emerged as a key hub for logistics and distribution, with its proximity to major interstate highways, the West Coast ports, and cross-border trade with Mexico. This connectivity makes Arizona an attractive destination for companies seeking efficient transportation options. Additionally, the state's relatively low tax rates and pro-business policies have fostered a favorable environment for industrial development, attracting both large corporations and smaller businesses. The market has seen an uptick in demand for warehouses, distribution centers, and manufacturing facilities, especially in sectors such as e-commerce, retail, and technology.

One of the key trends shaping the Arizona industrial market is the growing focus on e-commerce and last-mile distribution. As online shopping continues to rise, companies are increasingly looking for facilities closer to urban centers to meet consumer demand faster. This has led to a surge in the development of smaller, high-tech warehouses located near Phoenix and other major metropolitan areas. The demand for cold storage facilities is also on the rise, driven by growth in the food and beverage sector. While the market faces challenges, such as rising construction costs and limited available land for new developments, its long-term prospects remain strong, with continued investment in infrastructure and a diversified industrial base ensuring its resilience.



#1

**AMONG INDUSTRIAL
MARKETS IN THE U.S.**

32.6M+

SF UNDER DEVELOPMENT

8.7%

INVENTORY EXPANSION

#8

**HIGHEST YEAR-OVER-YEAR
INCREASE IN AVG ASKING RENT**
PHOENIX, AZ

Source: AZ Big Media

PHOENIX BY THE NUMBERS—A DEMOGRAPHIC SNAPSHOT



5.1 M

TOTAL MSA POPULATION



4.0%

POPULATION GROWTH 2020-2024



37.4

MEDIAN AGE



65.6%

OWNER OCCUPIED UNITS



\$80K

AVERAGE HH INCOME



\$360K

MEDIAN PROPERTY VALUE



2.35 M

TOTAL EMPLOYEES



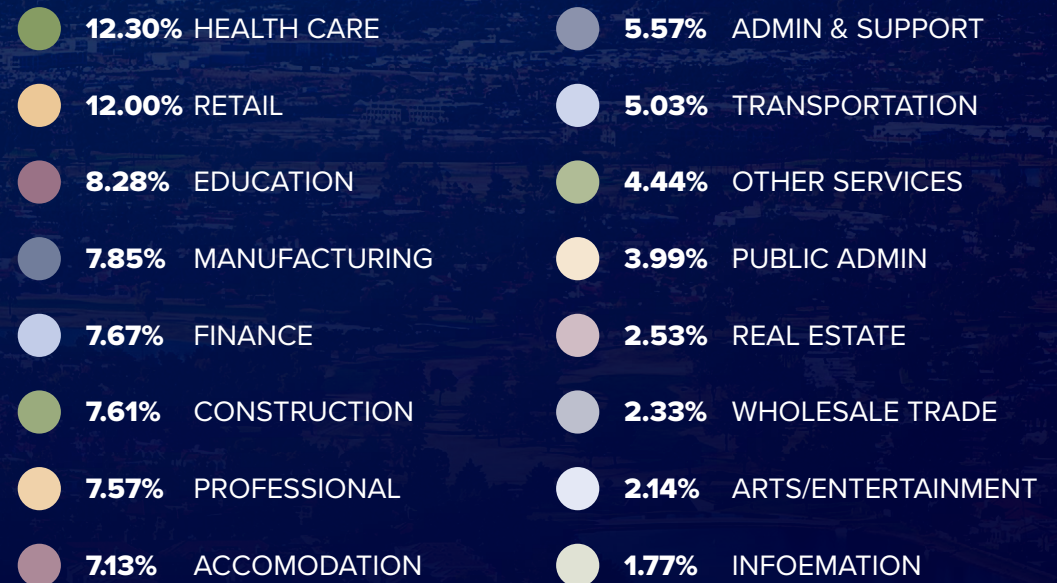
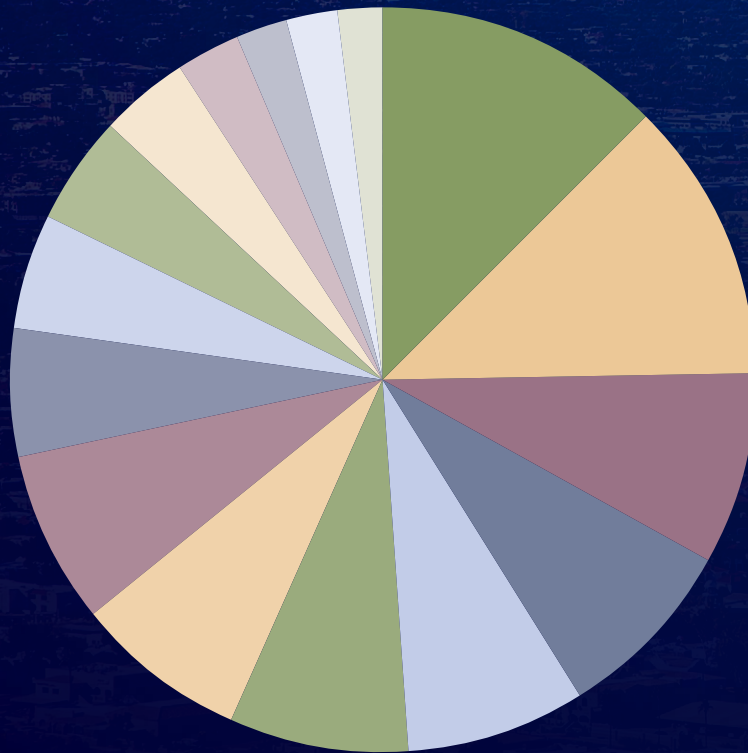
119K

BUSINESSES

- Source: Data USA

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 \$362.1 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.



\$362 BILLION
GROSS DOMESTIC PRODUCT (2022)

- Source: Data USA



12.7% GROWTH
IN EMPLOYMENT SINCE 2020

PHOENIX RISES AS A JOB MARKET LEADER

TOP EMPLOYERS



- Source: Arizona Republic

GREATER PHOENIX TAKES FLIGHT— POWERING TRANSPORTATION GROWTH



COMMERCIAL AIRPORTS

PHOENIX SKY HARBOR INTERNATIONAL AIRPORT (PHX)

#2 SECOND BUSIEST
AIRPORT BY PASSENGER
- WorldAtlas (2024)

44.4 MILLION
PASSENGERS IN 2022
- Phoenix Sky Harbor

5.3 SPANS OVER
SQUARE MILES
- Phoenix Sky Harbor

419K TAKE-OFFS & LANDINGS
IN 2022, 8.5% YOY GROWTH
- Phoenix Sky Harbor

PHOENIX-MESA GATEWAY AIRPORT (AZA)

SE LOCATED SOUTHEAST
OF PHOENIX
- Phoenix-Mesa Gateway

1.8 MILLION
PASSENGERS IN 2022
- Phoenix-Mesa Gateway

CARGO & GENERAL AVIATION AIRPORTS

Phoenix Deer Valley Airport (DVT)

Phoenix Goodyear Airport (GYR)

Chandler Municipal Airport (CHD)

Scottsdale Airport (SDL)

Falcon Field Airport (FFZ)

Glendale Regional Airport (GEU)



CONFIDENTIALITY AGREEMENT AND 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 **2602 N 29th Ave, Phoenix AZ 85009** (“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 Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services 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 Real Estate Investment Services™ 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 Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services 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 Real Estate Investment Services 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.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.

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INDUSTRIAL ASSET FOR SALE

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