

COMMERCIAL PROPERTY FOR LEASE

301-305 W MOHAVE ST, PHOENIX, AZ 85003



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OSCAR LOPEZ

DIR: (602) 975-0810 | **MOB:** (602) 689-7674

oscar.lopez@matthews.com

License No. SA691653000 (AZ)

ALEX DESOTO

DIR: (602) 898-8499 | **MOB:** (714) 614-5861

alex.desoto@matthews.com

License No. SA705467000 (AZ)



PROJECT SCOPE

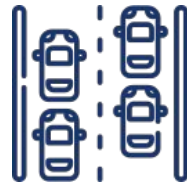
- Rent - \$8,800/Month
- Tenant to Pay Utilities & Insurance
- Recent Improvements (Paint & Awning)
- Fenced Yard | ±2,400 SF Concrete Pad

PROPERTY SPECS

Building SF	±4,585 SF
Main Building	3,960 SF
Secondary Building	625 SF
Lot Size	±14,033 SF 0.32 AC
Clear Height	±10'
Zoning	C-1, Neighborhood Retail
Year Built	1951
Parcels	112-38-031 & 112-38-033
Cooling	HVAC in Main Building
Restrooms	2 Restrooms
Access	Ingress/Egress on Mohave St & 3rd Ave
Roll-Up Doors	1 in Main 3 in Secondary



±4,585 SF
AVAILABLE



±128,890 VPD (I-17)

Commercial Property For Lease

301-305 W MOHAVE ST
PHOENIX, AZ 85003



SUBJECT PROPERTY



± 128,890 VPD

arizona
artificial lawns

Foam Daddy
Professional Foam Party Products

Reliant
DRY ICE

BLUE STAR GAS
Propane Sales & Service

SOCIETY OF ST. VINCENT de PAUL

APS BioGroup

TRENDWOOD INC.

VIKING
SupplyNet

WHEEL PROS

SARGON

COMMUNICATIONS TEST DESIGN INC

FW PREMIER
WHOLESALE SUPPLY
HOT SHOT!
YOUR LOCAL THIRD PARTY LOGISTICS PARTNER

Denali MetalWorks

IRON MOUNTAIN

FERGUSON
WATERWORKS

BAY
LOGISTICS

LOWELL ELEMENTARY SCHOOL
343 STUDENTS

PHOENIX MEMORIAL CENTER
203 BEDS

NASH
POWERSPORTS

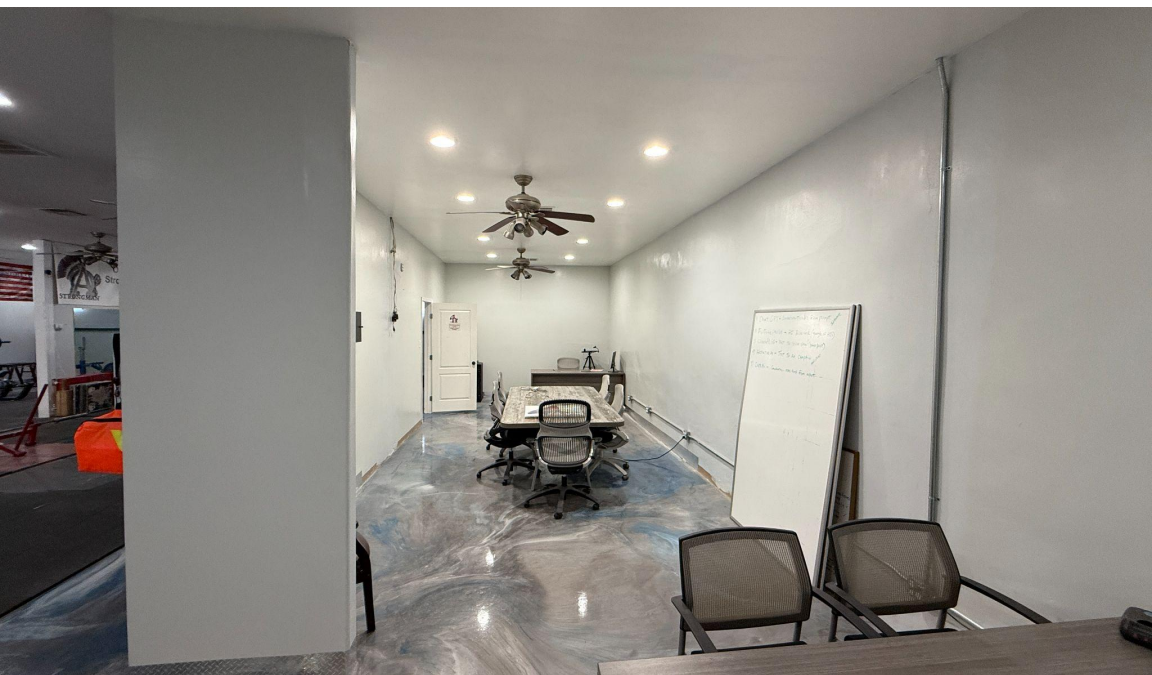
MATTHEWS
REAL ESTATE INVESTMENT SERVICES

OSCAR LOPEZ
DIR: (602) 975-0810 | MOB: (602) 689-7674
oscar.lopez@matthews.com

ALEX DESOTO
DIR: (602) 898-8499 | MOB: (714) 614-5861
alex.desoto@matthews.com

Commercial Property For Lease

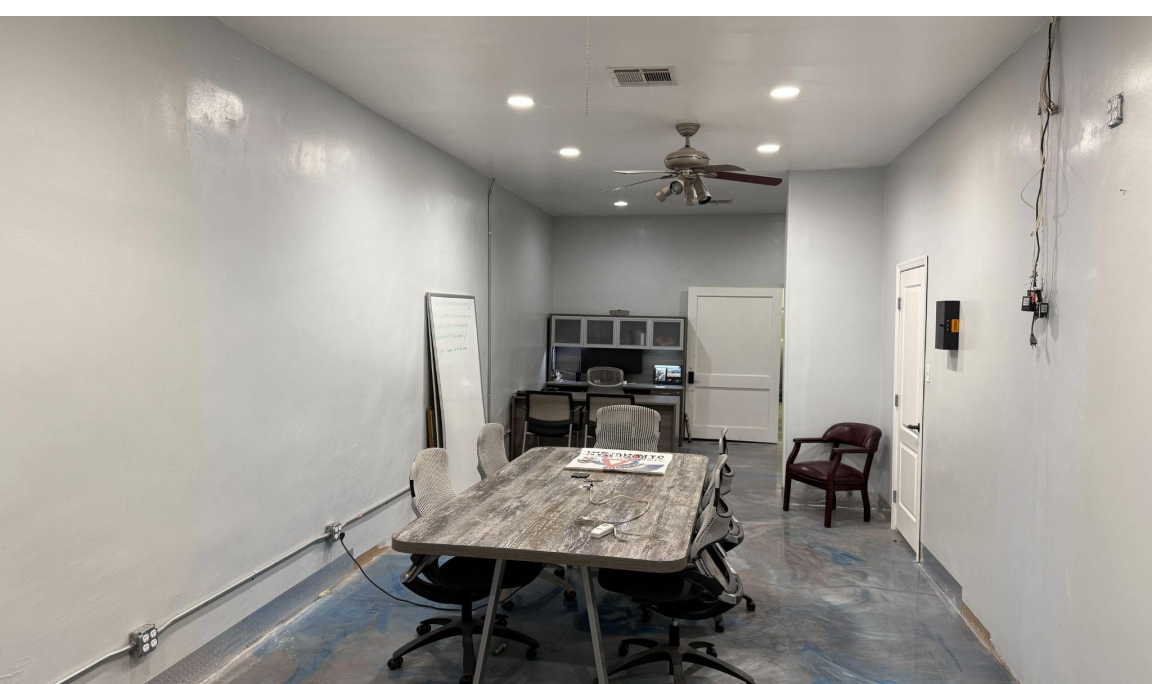
301-305 W MOHAVE ST
PHOENIX, AZ 85003



MATTHEWSTM
REAL ESTATE INVESTMENT SERVICES

OSCAR LOPEZ
DIR: (602) 975-0810 | MOB: (602) 689-7674
oscar.lopez@matthews.com

ALEX DESOTO
DIR: (602) 898-8499 | MOB: (714) 614-5861
alex.desoto@matthews.com



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Leasing Package contains select information pertaining to the business and affairs of **301 W Mohave St, Phoenix, AZ, 85003** ("Property"). It has been prepared by Matthews Real Estate Investment Services. This Leasing Package may not be all-inclusive or contain all of the information a prospective lessee may desire. The information contained in this Leasing Package is confidential and furnished solely for the purpose of a review by a prospective lessee of the Property. The material is based in part upon information supplied by the Owner. Owner, nor their officers, employees, or agents makes any representation or warranty, express or implied, as to the accuracy or completeness of this Leasing Package or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective lessees should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

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 lease the Property and to terminate discussions with any person or entity reviewing this Leasing Package or making an offer to lease the Property unless and until a lease has been fully executed and delivered.

In no event shall a prospective lessee 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 of the Property.

This Leasing Package 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 this Leasing Package.