



FOR LEASE

SOUTH MOUNTAIN

35TH AVENUE AND BROADWAY ROAD



Property
Looking South



PHONE 480.367.0700 / FAX 480.367.8341
www.NathanLandAZ.com

7600 East Doubletree Ranch Road, Suite 150
Scottsdale, AZ 85258



FOR LEASE

35TH AVENUE AND BROADWAY ROAD

LOCATION

The property is located between 35th Avenue and 27th Avenue south of Broadway Road in the City of Phoenix, Arizona.

SIZE

±29.29 Acres

ZONING

Parcel Number	Parcel Size	Zoning
105-68-001A	815,292 SF	A-2/Phoenix
105-67-002B	106,539 SF	A-2/Phoenix
105-67-006B	137,327 SF	A-2/Phoenix
105-67-009B	79,953 SF	A-2/Phoenix
105-68-017H	136,969 SF	IND-3/Maricopa County

PRICE

Submit

TERMS

Cash

PROPERTY TAXES

2020 Assessment: \$105,893.76

UTILITIES

- Water and Sewer: City of Phoenix
- Telecom: Cox/CenturyLink
- Electric: APS/SRP
- Gas: Southwest Gas

DUE DILIGENCE

[Please click to view](#)

ALTA Survey

Demographics



PHOENIX QUICK FACTS



POPULATION

2020 population: **1,628,812**
Population growth annually: **1.31%**
Median age of **33.7**



GROWTH

Population estimate 2025: **1,738,046**
Number of households: **620,603**



RANKING

10th most populated metro area in U.S.
#17 best city in the U.S. for jobs
The **11th** in best big cities to live in the U.S.



ECONOMICS

Phoenix is emerging in the **new economy** with strength in high technology, manufacturing, bioscience research and advanced business services.



PHOENIX'S LARGE EMPLOYERS

Banner Health **10,754**
American Express. **6,602**
Honeywell. **6,067**
Amazon **5,607**
Fry's Food Store **5,358**
Dignity Health **5,284**
Chase **5,274**
Bank of America **5,274**
U Haul **4,954**
Phoenix Children's Hospital **4,826**

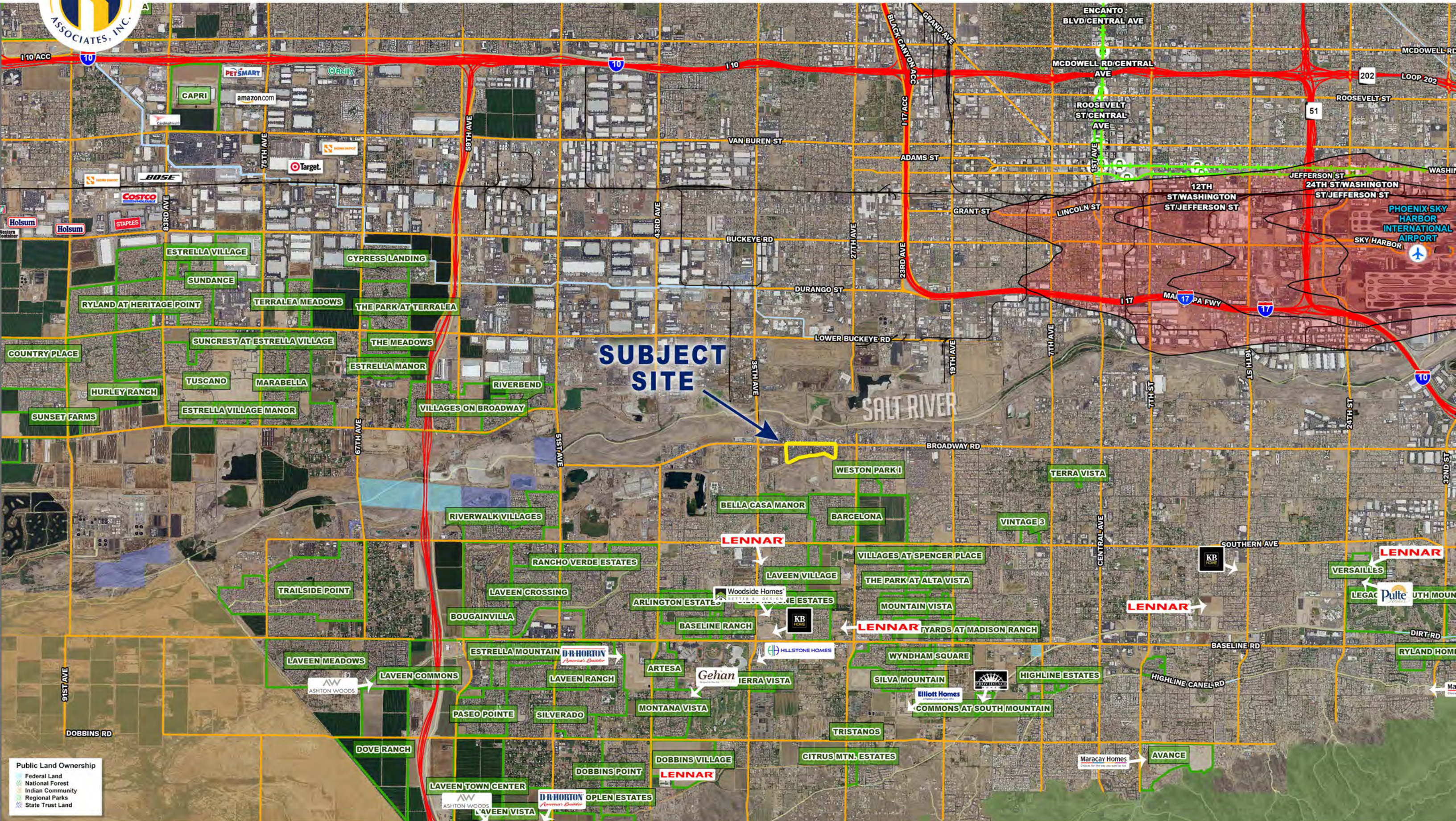


EDUCATION

Phoenix is home to the strongest academic institutions available in the region.

Arizona State University **119,951**
University of Arizona - Phoenix **45,918**
Northern Arizona University- Phoenix **30,736**
Grand Canyon University **102,000**
Maricopa Community College **114,775**





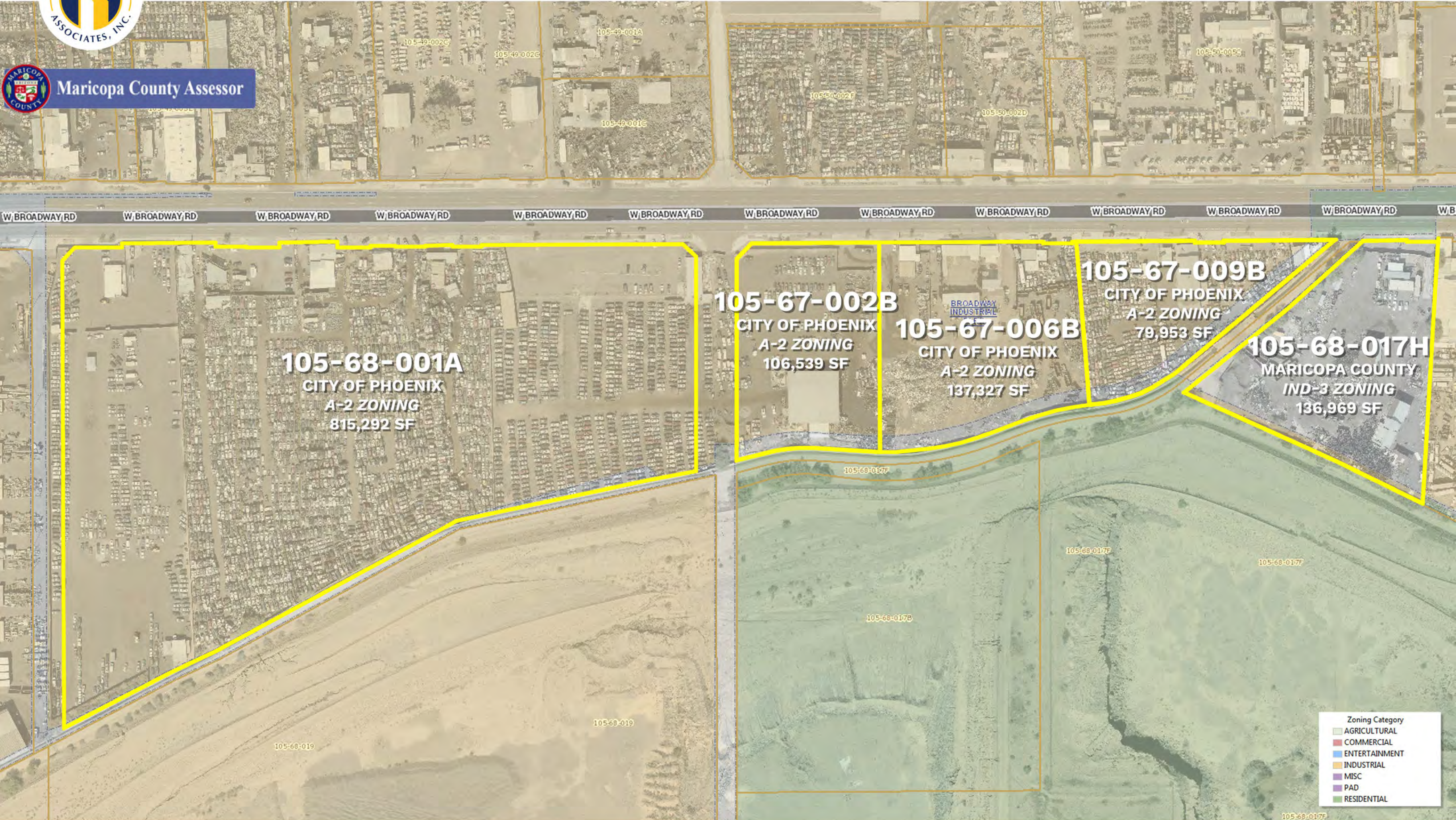
SUBJECT SITE

SALT RIVER

Public Land Ownership

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land





105-68-001A
CITY OF PHOENIX
A-2 ZONING
815,292 SF

105-67-002B
CITY OF PHOENIX
A-2 ZONING
106,539 SF

105-67-006B
CITY OF PHOENIX
A-2 ZONING
137,327 SF

105-67-009B
CITY OF PHOENIX
A-2 ZONING
79,953 SF

105-68-017H
MARICOPA COUNTY
IND-3 ZONING
136,969 SF

Zoning Category	
■	AGRICULTURAL
■	COMMERCIAL
■	ENTERTAINMENT
■	INDUSTRIAL
■	MISC
■	PAD
■	RESIDENTIAL



DOWNTOWN PHOENIX



BROADWAY ROAD



PHOTO DATE: 10.16.2021

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE TITLE COMMITMENT PREPARED BY STEWART TITLE GUARANTY COMPANY FILE NO. 06190303-128-V60, DATED NOVEMBER 5, 2020.

HILGARTWILSON, LLC HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY STEWART TITLE GUARANTY COMPANY AS LISTED HEREON. HILGARTWILSON, LLC AND KIRK J. PANGUS (RLS) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE SUBJECT REPORT.

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL 1:

LOT 6, MARICOPA GARDEN FARMS, ACCORDING TO THE PLAT RECORDED IN BOOK 11 OF MAPS PAGE 38, RECORDS OF MARICOPA COUNTY, ARIZONA;

EXCEPT THAT PART DESCRIBED IN DOCUMENT RECORDED IN DOCKET 1449, PAGE 201, OFFICIAL RECORDS OF MARICOPA COUNTY;

AND ALSO EXCEPT THE NORTH 55 FEET, THE EAST 40 FEET, AND THE WEST 30 FEET FOR ROADS.

AND ALSO EXCEPT 35 FEET BY 35 FEET TRIANGLES IN THE NORTHWEST AND NORTHEAST CORNERS AS DESCRIBED IN DEED TO MARICOPA COUNTY RECORDED AT DOCUMENT NO. 1997-0597030.

EXCEPT ANY PORTION THEREOF CONVEYED TO THE CITY OF PHOENIX BY DEED RECORDED AT DOCUMENT NO. 2015-364490.

PARCEL 2:

LOTS 1 THROUGH 9, INCLUSIVE, OF BROADWAY INDUSTRIAL PARK, ACCORDING TO THE PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF MARICOPA COUNTY, ARIZONA, IN BOOK 94 OF MAPS, PAGE 32.

EXCEPT ANY PORTION THEREOF CONVEYED TO THE CITY OF PHOENIX BY DEED RECORDED AT DOCUMENT NO. 2015-364490.

PARCEL 3:

A PART OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 26;

THENCE WEST ALONG THE NORTH LINE OF SAID SECTION 26, A DISTANCE OF 1213.78 FEET TO A POINT;

THENCE SOUTH 03 DEGREES 26 MINUTES 52 SECONDS WEST, A DISTANCE OF 33.03 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 03 DEGREES 26 MINUTES 52 SECONDS WEST, A DISTANCE OF 534.77 FEET TO A POINT;

THENCE NORTH 62 DEGREES 53 MINUTES 36 SECONDS WEST, A DISTANCE OF 196.99 FEET;

THENCE NORTH 66 DEGREES 25 MINUTES 45 SECONDS WEST, A DISTANCE OF 310.80 FEET TO A POINT;

THENCE NORTH 51 DEGREES 03 MINUTES 09 SECONDS EAST, A DISTANCE OF 247.39 FEET TO A POINT;

THENCE NORTH 48 DEGREES 21 MINUTES 16 SECONDS EAST, A DISTANCE OF 247.18 FEET TO A POINT;

THENCE EAST ALONG A LINE 33.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SECTION 26, A DISTANCE OF 115.27 FEET TO THE TRUE POINT OF BEGINNING.

EXCEPT ANY PORTION THEREOF CONVEYED TO THE CITY OF PHOENIX BY DEED RECORDED AT DOCUMENT NO. 2015-364490.

SCHEDULE 'B' - EXCEPTIONS

- 1. RESERVATIONS OR EXCEPTIONS IN PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
2. WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
3. THE LIABILITIES, OBLIGATIONS AND BURDENS IMPOSED UPON SAID LAND BY REASON OF INCLUSION WITHIN THE SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT AND AGRICULTURAL IMPROVEMENT DISTRICTS.
4. TAXES AND ASSESSMENTS COLLECTIBLE BY THE COUNTY TREASURER, A LIEN PAYABLE BUT NOT YET DUE FOR THE FOLLOWING YEAR: SECOND HALF OF 2020
5. EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS AS SHOWN ON THE PLAT RECORDED IN BOOK 11 OF MAPS, PAGE 38.

(SHOWN)
6. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 6139, PAGE 462 PURPOSE HIGHWAY (PARCEL 1)

(SHOWN) (NEED NORTH LINE OF CANAL TO FINISH)

7. THE RIGHTS OF THE UNITED STATES OF AMERICA THE STATE OF ARIZONA AND/OR OTHER PARTIES TO ANY PORTION OF THE WITHIN PROPERTY LYING WITHIN THE BED, OR FORMER BED, OF ANY WATER COURSE, AS THAT TERM IS DEFINED UNDER ARIZONA LAW. (PARCEL 1)

8. EASEMENTS, RESTRICTIONS, CONDITIONS, COVENANTS AND RESERVATIONS AS SHOWN ON THE PLAT RECORDED IN BOOK 94 OF MAPS, PAGE 32. (PARCEL 2)

(SHOWN)
9. TERMS AND PROVISIONS CONTAINED IN DOCUMENT ENTITLED NOTICE-REFERENCED REAL PROPERTY RECORDED MAY 12, 19995 IN DOCUMENT NO. 1995-0269455. (PARCEL 2)

(NOT SHOWN - NOTHING PLOTTABLE)
10. THE EFFECT OF THAT DOCUMENT FROM THE FLOOD CONTROL DISTRICT OF MARICOPA COUNTY, RESOLUTION FCD 97-04, RECORDED AUGUST 3, 1998 AT DOCUMENT NO. 1998-0672177. (PARCEL 2)

(NOT SHOWN - NOTHING PLOTTABLE)
11. COVENANT AND AGREEMENT TO HOLD PROPERTY AS ONE PARCEL RECORDED APRIL 2, 1980 AT DOCKET 14327, PAGE 115. (PARCEL 2)

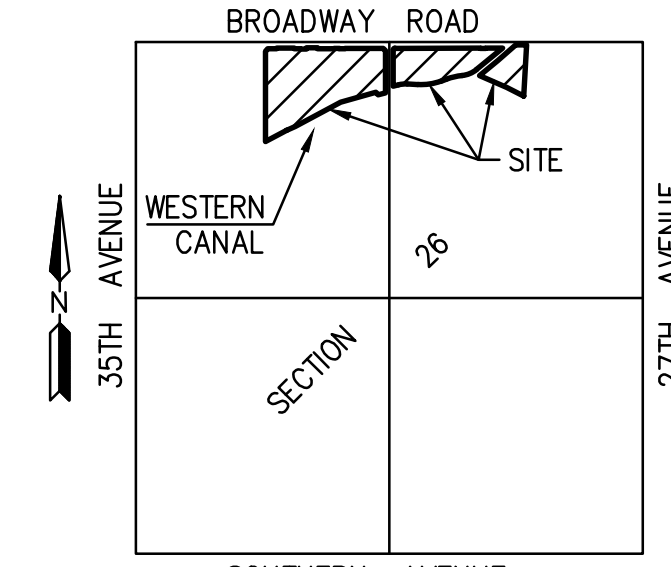
(POSSIBLY INCORRECT DOCUMENT?)
12. EASEMENT AND RIGHTS INCIDENT THERETO, AS SET FORTH IN INSTRUMENT: RECORDED IN DOCKET 15162, PAGE 428 PURPOSE LINE OF POLES AND WIRES AND APPURTENANCES (PARCEL 2)

(SHOWN)
13. THE EFFECT OF THE FAILURE OF THE COUNTY ASSESSOR TO PROPERLY ASSESS THE LAND AND/OR IMPROVEMENTS REFERRED TO HEREIN, EVIDENCED BY DISCREPANCIES IN THE MEASUREMENTS OF THE NORTH AND NORTHWEST PROPERTY LINES. (PARCEL 3)

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

OF

A PORTION OF THE NORTH HALF OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA



VICINITY MAP NOT TO SCALE

OWNER/CLIENT

RUSH INVESTMENTS LLC
2240 S. 35TH AVENUE
PHOENIX, ARIZONA 85009-6704

SURVEYOR

HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
PHONE: (602) 490-0535
CONTACT: KIRK J. PANGUS, RLS

BASIS OF BEARING

BASIS OF BEARING IS N89°47'44"E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 1 NORTH, RANGE 2 EAST OF THE GILA AND SALT RIVER MERIDIAN, MARICOPA COUNTY, ARIZONA, BETWEEN THE MONUMENTS AS SHOWN HEREON.

NOTES

- 1. AREA IS 1,298,628 SQ. FT. OR 29.8124 ACRES MORE OR LESS.
2. THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES. THE SURVEYOR MAKES NO GUARANTEE THAT ALL OF THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL IN THE AREA, EITHER IN SERVICE OR ABANDONED.
3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY AND ALL PARTIES LISTED IN THE SURVEYORS CERTIFICATION.
4. THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
5. THIS SURVEY IS BASED ON FIELD WORK LAST PERFORMED BY HILGARTWILSON, LLC IN JANUARY, 2020.
6. THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.
7. THE POTENTIAL BUYER(S) OF THIS SITE IS HEREBY ADVISED THAT THIS SITE MAY BE SUBJECT TO ARIZONA PLATTING LAWS PRIOR TO THE DEVELOPMENT OF THIS SITE.
8. KNOWN SITE ADDRESSES ARE 2903, 2935, 3011, 3035 & 3227 W. BROADWAY ROAD, PHOENIX ARIZONA, 85041.
9. THIS SURVEY IS LIMITED TO SURFACE AND ABOVE SURFACE OBSERVATIONS OF EXISTING UTILITIES. NO UNDERGROUND UTILITY INFORMATION IS SHOWN HEREON.

SURVEYOR'S CERTIFICATION:

- TO:
1. RHODIUM & GRACE HOLDINGS LLC, AN ARIZONA LIMITED LIABILITY COMPANY
2. RUSH INVESTMENTS, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY
3. STEWART TITLE GUARANTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR A.L.T.A./N.S.P.S. LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 11, 15, 19, AND 21 OF TABLE A THEREOF.

KIRK J. PANGUS
RLS# 19344
HILGARTWILSON, LLC
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, ARIZONA 85016
P: 602.490.0535
kpangus@hilgartwilson.com



NOTE:
A.R.S. 32-151 STATES THAT THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.

REV.:

HILGARTWILSON ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250 | P: 602.490.0535 / F: 602.368.2436
PHOENIX, AZ 85016 www.hilgartwilson.com

31ST & BROADWAY (JRUSH)
31ST AVENUE & BROADWAY ROAD
PHOENIX, ARIZONA
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGARTWILSON
PROJ NO.: 2310
DATE: JAN. 2021
SCALE: AS SHOWN
DRAWN: JDL
DESIGNED: HW
APPROVED: KJP

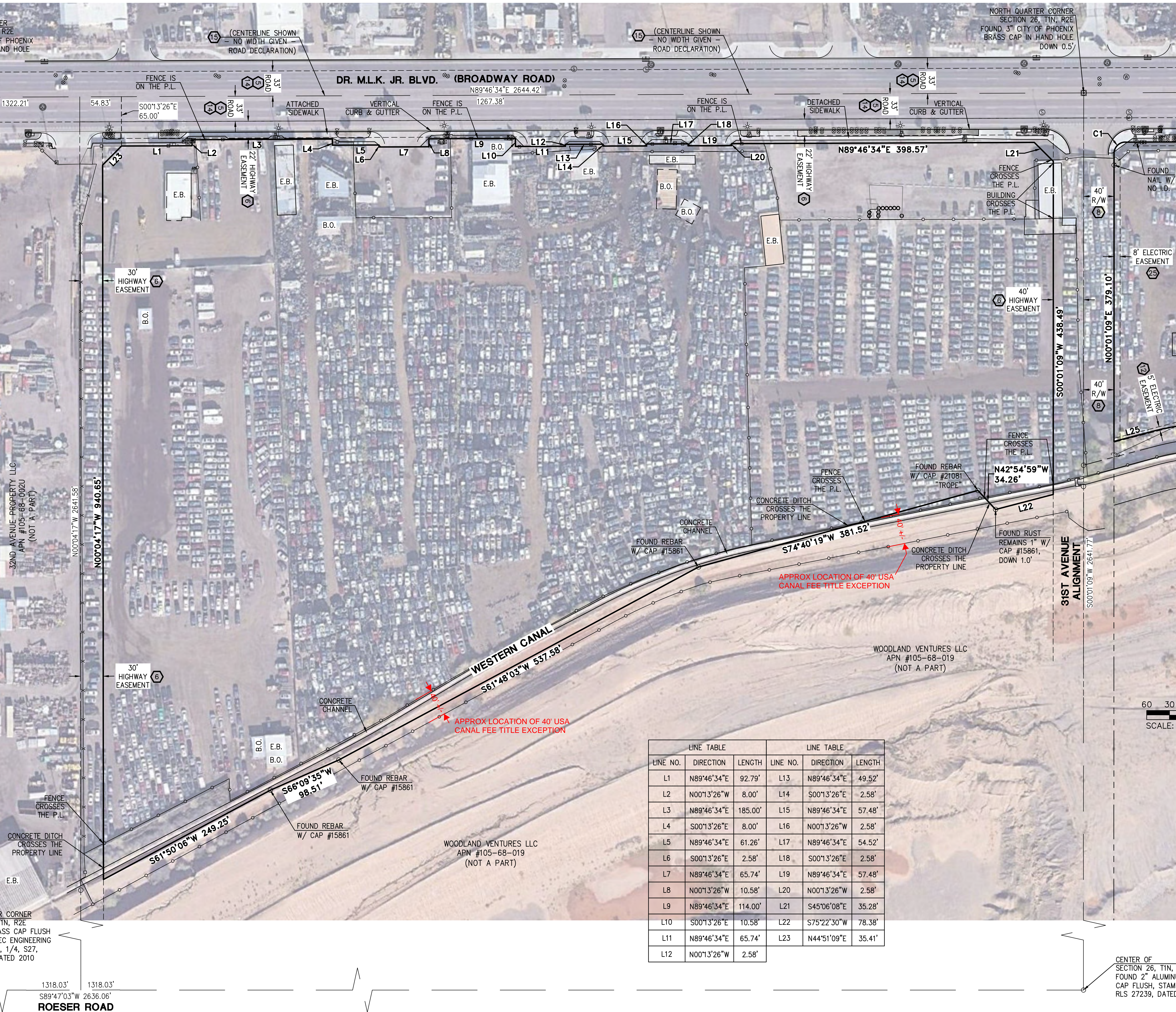
DWG. NO.
SV-1
SHT. 1 OF 3

© Copyright 2021, Hilgartwilson, LLC - This plan document set is the sole property of Hilgartwilson, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized Hilgartwilson, LLC employees.

© Copyright 2021, HILGARTWILSON, LLC - This plan document set is the sole property of HILGARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON, LLC employees.

36TH AVENUE
N00709'44"W 2641.39'

NORTHWEST CORNER
SECTION 26, T1N, R2E
FOUND 3" CITY OF PHOENIX
BRASS CAP IN HAND HOLE
DOWN 0.5'



WEST QUARTER CORNER
SECTION 26, T1N, R2E
FOUND 3" BRASS CAP FLUSH
STAMPED AZTEC ENGINEERING
T1N, R2E, S26, 1/4, S27,
RLS 25396, DATED 2010

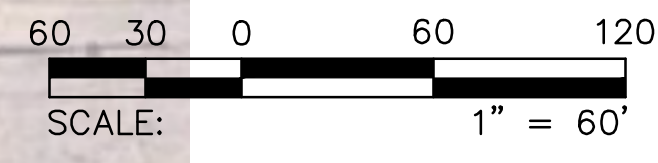
1318.03'
1318.03'
S89°47'03"W 2636.06'
ROESER ROAD

DR. M.L.K. JR. BLVD. (BROADWAY ROAD)
N89°46'34"E 2644.42'

WESTERN CANAL
S61°48'02"W 557.58'

31ST AVENUE
ALIGNMENT
S00°01'09"W 2641.77'

LINE TABLE			LINE TABLE		
LINE NO.	DIRECTION	LENGTH	LINE NO.	DIRECTION	LENGTH
L1	N89°46'34"E	92.79'	L13	N89°46'34"E	49.52'
L2	N00°13'26"W	8.00'	L14	S00°13'26"E	2.58'
L3	N89°46'34"E	185.00'	L15	N89°46'34"E	57.48'
L4	S00°13'26"E	8.00'	L16	N00°13'26"W	2.58'
L5	N89°46'34"E	61.26'	L17	N89°46'34"E	54.52'
L6	S00°13'26"E	2.58'	L18	S00°13'26"E	2.58'
L7	N89°46'34"E	65.74'	L19	N89°46'34"E	57.48'
L8	N00°13'26"W	10.58'	L20	N00°13'26"W	2.58'
L9	N89°46'34"E	114.00'	L21	S45°08'08"E	35.28'
L10	S00°13'26"E	10.58'	L22	S75°22'30"W	78.38'
L11	N89°46'34"E	65.74'	L23	N44°51'09"E	35.41'
L12	N00°13'26"W	2.58'			



NOTE: SEE SHEET 3 FOR LEGEND

REV.:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE., STE. 250
PHOENIX, AZ 85016
www.hilgartwilson.com



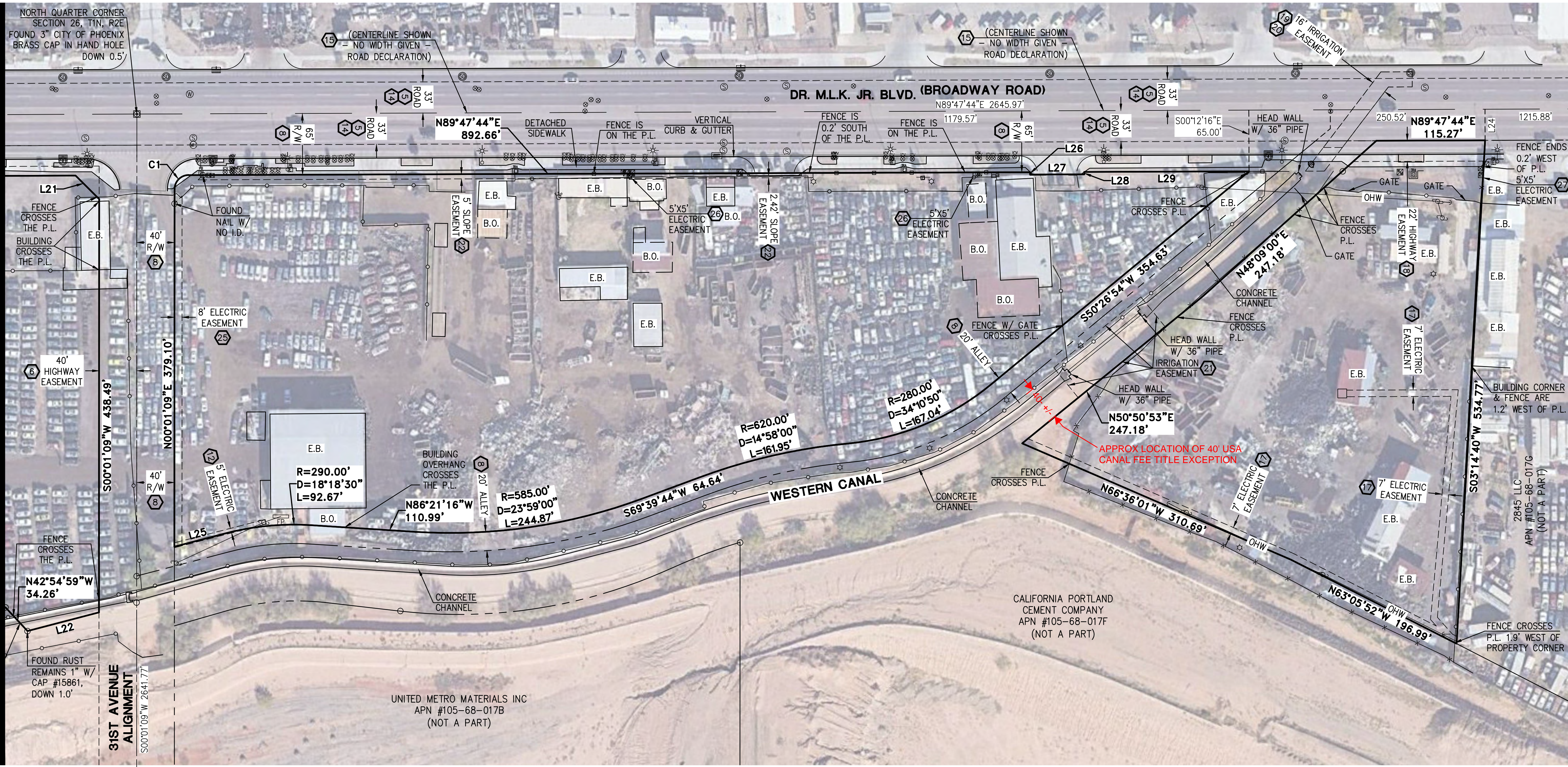
31ST & BROADWAY (JRUSH)
31ST AVENUE & BROADWAY ROAD
PHOENIX, ARIZONA

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGARTWILSON
PROJ NO.: 2310
DATE: JAN. 2021
SCALE: AS SHOWN
DRAWN: JDL
DESIGNED: HW
APPROVED: KJP

DWG. NO.
SV-2
SHT. 2 OF 3

© Copyright 2021, HILGARTWILSON, LLC - This plan document set is the sole property of HILGARTWILSON, LLC. No alterations to these plans, other than adding "as-built" information, are allowed by anyone other than authorized HILGARTWILSON, LLC employees.



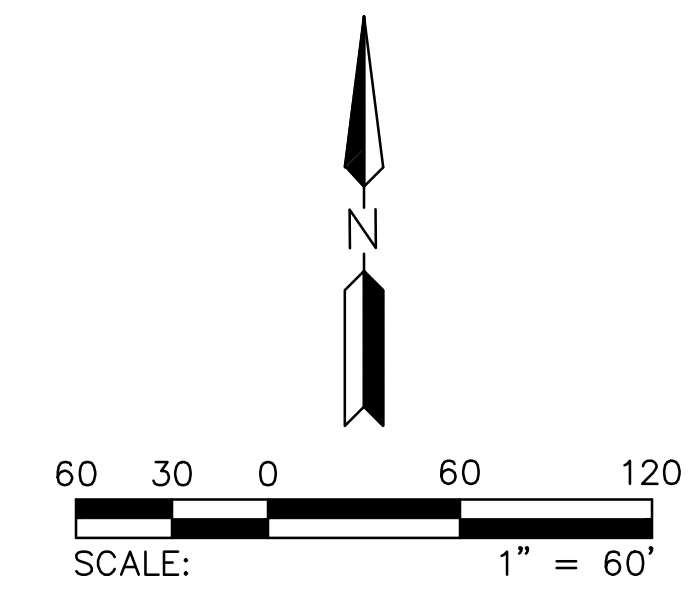
SEE SHEET 2

LINE NO.	DIRECTION	LENGTH
L24	S00°12'16"E	33.00'
L25	S75°20'14"W	55.03'
L26	S00°12'16"E	2.58'
L27	N89°47'44"E	57.48'
L28	N00°12'16"W	2.58'
L29	N89°47'44"E	174.74'

CURVE NO.	RADIUS	DELTA	LENGTH
C1	15.00'	89°46'35"	23.50'

LEGEND

- FOUND MONUMENT AS NOTED
- ⊗ FOUND BRASS CAP IN HAND HOLE
- ⊙ FOUND BRASS CAP FLUSH
- SET 1/2" REBAR W/ CAP, RLS 19344 OR AS NOTED
- UTILITY POLE
- ⊕ ELECTRIC JUNCTION BOX
- ⊖ ELECTRIC TRANSFORMER
- ⊗ ELECTRIC PULL BOX
- ⊙ LIGHT POLE W/ARM
- ⊕ ELECTRIC STUB OUT
- ⊖ ELECTRIC PANEL
- ⊗ LIGHT POLE
- ⊙ TRAFFIC SIGNAL PULL BOX
- SIGN
- BOLLARD
- ⊙ MANHOLE (UNKNOWN TYPE)
- ⊙ TELEPHONE PEDESTAL
- ⊙ CURB INLET
- ⊙ GRATE
- ⊙ STORM DRAIN MANHOLE
- ⊙ IRRIGATION MANHOLE
- ⊙ IRRIGATION CONTROL VALVE
- WATER VALVE
- ⊙ WATER MANHOLE
- ⊙ WATER METER
- ⊙ SANITARY SEWER MANHOLE
- BOUNDARY LINE
- - - EASEMENT LINE
- - - SECTION LINE
- RIGHT OF WAY LINE
- PARCEL LINE
- CHAIN LINK FENCE OR SHEET METAL FENCE
- WROUGHT IRON FENCE
- BLOCK WALL
- R/W RIGHT-OF-WAY
- M.C.R. MARICOPA COUNTY RECORDS
- RLS REGISTERED LAND SURVEYOR
- APN ASSESSOR PARCEL NUMBER
- OHW OVERHEAD WIRE
- E.B. EXISTING BUILDING
- B.O. BUILDING OVERHANG
- P.L. PROPERTY LINE



CENTER OF SECTION 26, T1N, R2E FOUND 2" ALUMINUM CAP FLUSH, STAMPED RLS 27239, DATED 2010

EAST QUARTER CORNER SECTION 26, T1N, R2E FOUND 3" CITY OF PHOENIX BRASS CAP FLUSH

S89°47'03"W 2640.51'
ROESER ROAD

S00°08'16"W 2641.27'
27TH AVENUE

REV.:

HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
2141 E. HIGHLAND AVE. STE. 250 PHOENIX, AZ 85016
P: 602.490.0535 / F: 602.368.2436
www.hilgartwilson.com



31ST & BROADWAY (JRUSH)
31ST AVENUE & BROADWAY ROAD
PHOENIX, ARIZONA
A.L.T.A./N.S.P.S. LAND TITLE SURVEY

HILGARTWILSON	PROJ NO.: 2310	DATE: JAN. 2021	SCALE: AS SHOWN	DRAWN: JDL	DESIGNED: HW	APPROVED: KJP
DWG. NO. SV-3						
SHT. 3 OF 3						