

4,920 SF FLEX INDUSTRIAL SUNNYSLOPE | 0.57 AC | C-3 CONTRACTOR YARD

1525 W HATCHER RD, PHOENIX, AZ 85021



FOR SALE

Seller Financing Available!

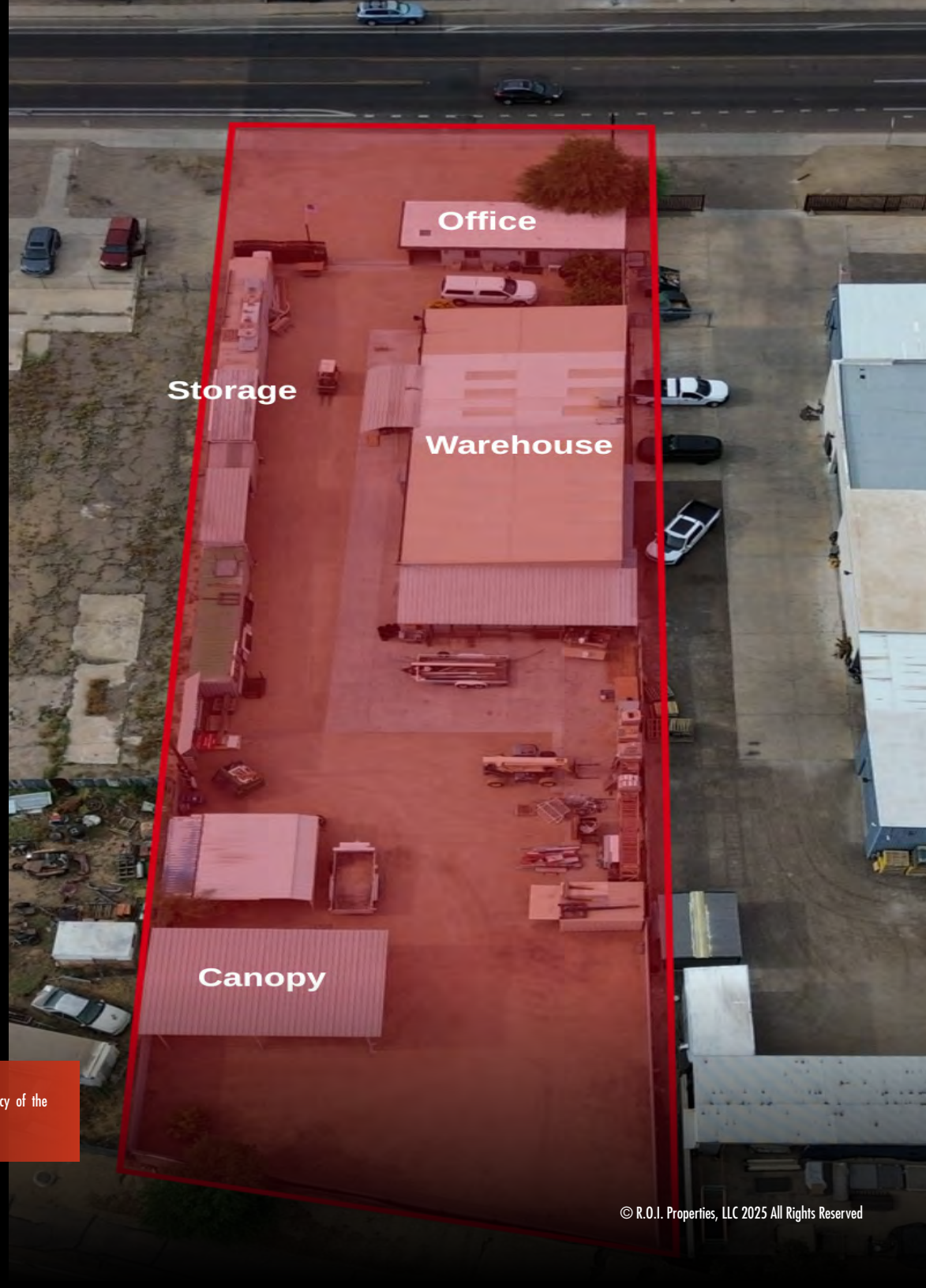
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COVER	1
EXECUTIVE SUMMARY	3
PROPERTY OVERVIEW	4
EXTERIOR PHOTOS	5
INTERIOR PHOTOS	6
TRADE AREA MAP — EAST VIEW	7
TRADE AREA MAP — WEST VIEW	8
LOAN PITCH	9
DEMOGRAPHIC REPORT	10
CONTACT US	11



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EXECUTIVE SUMMARY

ADDRESS:	1525 West Hatcher Road
SALE PRICE:	\$1,008,600
PRICE / SF:	\$205
BUILDING SIZE (SF):	4,920 SF Total (680 SF office / 4,240 SF warehouse)
LOT SIZE (SF):	24,814 SF / 0.57 AC
ZONING:	51% C-3 / 49% C-2 (City of Phoenix)
APN:	158-39-094D
YEAR BUILT:	1960 (recently renovated)
OCCUPANCY:	Vacant
SUBMARKET:	Sunnyslope (North-Central Phoenix)
2025 TAXES:	\$3,616.68

1525 W Hatcher Rd is a 4,920 SF freestanding industrial flex building on a 0.57-acre site with a secured, fenced contractor yard, a rare combination in the Sunnyslope infill submarket. The improvements include 680 SF of office and 4,240 SF of warehouse with 10-13' clear height and two grade-level roll-up doors (10' x 16' main and 7' x 12' secondary). The site fronts directly on W Hatcher Rd, providing visibility and signage on a high-traffic east-west arterial. Split C-3/C-2 zoning supports contractor, fleet/service, light distribution, auto-related, and small-manufacturer operations. Offered for sale vacant and delivered at close (seller would prefer 1-2 month leaseback for move out). Well-suited to an owner-user with SBA 504 / 7(a) financing or the available seller financing.

- Secured fenced contractor yard, scarce in Sunnyslope infill submarket
- Direct frontage and signage on W Hatcher Rd, a high-traffic east-west arterial
- Two grade-level roll-up doors (10' x 16' main + 7' x 12' secondary); 10-13' clear height in warehouse
- Split C-3/C-2 zoning supports contractor, fleet/service, light distribution, and auto-related owner-users
- Delivered vacant at close (seller would prefer 1-2 month leaseback for move out), immediate owner-user occupancy with no holdover risk
- Seller financing available to qualified buyers - SBA 504 / 7(a) eligible



PROPERTY OVERVIEW

The improvements consist of a 4,920 SF single-tenant industrial flex building positioned on a 0.57-acre (24,814 SF) parcel with prominent frontage on W Hatcher Rd. The interior is divided between approximately 680 SF of office, finished with central cooling (HVAC) units, and 4,240 SF of warehouse, served by two evaporative coolers and offering 10 to 13' of clear height. Material handling is supported by two grade-level roll-up doors: a 10' x 16' main opening and a 7' x 12' secondary door. The site is fully fenced and includes a secured contractor yard suitable for fleet parking, equipment storage, material laydown, or trades-related operations.

Site infrastructure includes city water service to the building and 200-amp single-phase electrical service (120A/240V). There is no city sewer connection and no septic system on site; the property currently uses a portable toilet for sanitary service. City sewer is located in the W Hatcher Rd right-of-way, and connection is the responsibility of the buyer. There is no natural gas service at the building.

Zoning is split 51% C-3 (commercial-3) and 49% C-2, providing flexibility across contractor, fleet/service, light distribution, auto-related, and small-manufacturer use cases. Specific permitted uses subject to verification under the City of Phoenix code. Offered for sale vacant (seller would prefer 1-2 month leaseback for move out) and well-positioned for an owner-user purchaser with SBA 504 / 7(a) or seller financing.

SUBMARKET OVERVIEW

The property is located in the Sunnyslope submarket of North Central Phoenix, fronting W Hatcher Rd between N 15th Avenue and N 19th Avenue. Sunnyslope is one of the original industrial pockets in the metropolitan area, characterized by small-bay flex buildings on yard-capable sites that remain in steady demand from owner-occupants in the construction, fleet, service, and light-distribution trades. Limited new supply has been added to this corridor in recent decades, and yard-capable infill sites are increasingly scarce as commercial users compete with redevelopment activity along the Hatcher and Dunlap corridors.

Regional access is strong. The site is approximately 1.5 miles east of Interstate 17, providing direct connection to the broader Phoenix freeway network and onward to Loop 101, I-10, and SR-51. State Route 51 and Cave Creek Road offer additional north-south access into central Phoenix and the airport submarkets. The corridor is well-suited to operators serving central and north Phoenix from a single base of operations.

The immediate trade area features a mix of construction services, contractor yards, auto- and equipment-related operators, light manufacturers, and small distribution users, a tenant and owner mix consistent with the property's configuration. The combination of yard, frontage, and split commercial zoning is well-aligned with the operating needs of buyers in this corridor.



EXTERIOR PHOTOS



INTERIOR PHOTOS



Workshop - 10' Clear



Finished Office



Built-In Storage



Warehouse - 13' Clear

TRADE AREA MAP — EAST VIEW



TRADE AREA MAP — WEST VIEW



SBA LOAN PITCH: SAMPLE TERMS

LENDER NUMBER	LENDER TYPE	RECOURSE	LOAN AMOUNT	MAX LTV	LOAN PROGRAM	TODAY'S RATE	MONTHLY PAYMENT	TOTAL POINTS*	LENDER FEES	TIME TO CLOSE	PREPAYMENT PENALTY
1983	SBA	Yes	\$1,008,600	100%	2/25 25 Years Maturity	6.75%	\$6,969	1.00%	\$2,200	8 Weeks	3 Years
1751	SBA	Yes	\$907,740	90%	25 Years Fully Amortized 25 Years Maturity	6.25%	\$5,988	1.50%	\$2,500	6 Weeks	No
1750	SBA	Yes	\$907,740	90%	5/25 10 Years Maturity	6.78%	\$6,289	2.00%	\$0	8 Weeks	5 Years
152	Bank	Yes	\$806,880	80%	5/25 25 Years Maturity	5.64%	\$5,023	1.00%	\$0	7 Weeks	5 Years
101	Credit Union	Yes	\$806,880	80%	3/30 10 Years Maturity	5.91%	\$4,791	1.25%	\$750	5 Weeks	No
1444	Bank	Yes	\$756,450	75%	5/25 10 Years Maturity	5.43%	\$4,614	1.75%	\$0	8 Weeks	5 Years

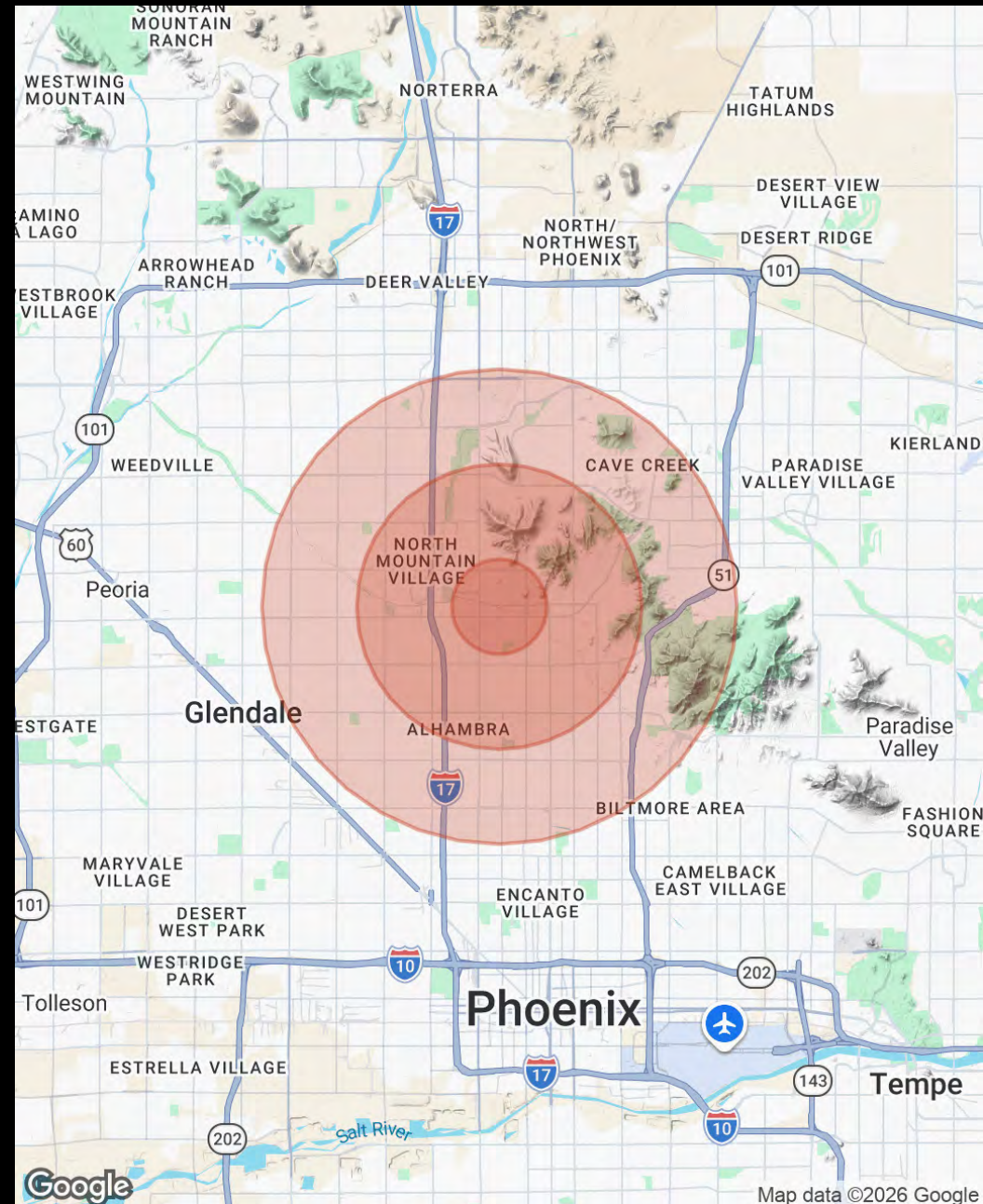
*Rates subject to change, data from 6/1/26, courtesy of Fred Owens at CommLoans

DEMOGRAPHIC REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,976	148,990	410,198
Average Age	36.9	37.9	37.3
Average Age (Male)	34.9	36.4	36.5
Average Age (Female)	38.5	39.2	38.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,451	61,197	162,503
# of Persons per HH	2.5	2.4	2.5
Average HH Income	\$80,086	\$88,554	\$95,612
Average House Value	\$368,290	\$416,020	\$410,872

2023 American Community Survey (ACS)





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FOR MORE INFORMATION VISIT
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