

906 E Broadway Rd

Phoenix, Arizona 85040

3,911 SF Freestanding Commercial Building | 0.45 AC Lot | C-3 Zoning



OFFERING PRICE

\$1,100,000

3,911 SF

BUILDING SIZE

0.45 AC

LOT SIZE

C-3

ZONING

~22,000 VPD

TRAFFIC COUNT

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*All information deemed reliable but
not guaranteed. Buyer to verify all details.*

EXECUTIVE SUMMARY

Prime C-3 Owner-User & Redevelopment Opportunity

Compass Commercial is pleased to present 906 E Broadway Rd, a 3,911-square-foot freestanding commercial building on a 0.45-acre C-3 zoned lot along the Broadway Road commercial corridor in Central Phoenix. Currently operating as an auto dealership, the property features a spacious warehouse with a vehicle lift, fully remodeled office space, kitchen, and bathroom — move-in ready for a wide range of commercial uses. Rare dual street frontage on both Broadway Road and 9th Street provides independent access points on each side, along with secure gated parking. Flexible C-3 zoning, high-visibility exposure along a corridor carrying approximately 22,000 vehicles per day, and location within a federally designated Opportunity Zone make this a standout owner-user or investment opportunity in a corridor experiencing ongoing commercial growth. Buyer to verify all information and details.

INVESTMENT HIGHLIGHTS

- **Dual Street Frontage** — Rare access from both Broadway Road and 9th Street, with independent entry points on each side plus secure gated parking.
- **High Traffic Exposure** — Broadway Road carries approximately 22,000 vehicles per day past the property, delivering strong drive-by visibility.
- **Redevelopment Corridor** — Positioned within an area of Phoenix experiencing ongoing commercial growth and investment.
- **C-3 Zoning Flexibility** — Currently operating as an auto dealership, with zoning that opens the door to a wide range of future commercial uses.
- **Opportunity Zone Location** — Property sits within a qualified Census Tract; certain investments may be eligible for preferential tax treatment.
- **Move-In Ready** — Fully remodeled office, kitchen, and bathroom alongside a functional warehouse with a 12' clear ceiling height and vehicle lift.

PROPERTY SNAPSHOT

PRICE	\$1,100,000	BUILDING SIZE	3,911 SF
PRICE / SF	\$281.26	LOT SIZE	0.45 AC
ZONING	C-3	YEAR BUILT	1930
2025 PROPERTY TAXES	\$6,566	TRAFFIC COUNT	~22,000 VPD

PROPERTY FACTS

Building & Site Details

Price	\$1,100,000	Rentable Building Area	3,911 SF
Price Per SF	\$281.26	No. of Stories	1
Sale Type	Owner User	Year Built	1930
Property Type	Industrial	Tenancy	Single
Property Subtype	Warehouse / Auto Dealership / Auto Repair / Freestanding Retail	Parking Ratio	6.39 / 1,000 SF
Building Class	C	Clear Ceiling Height	12 ft
Lot Size	0.45 AC	Opportunity Zone	Yes

ZONING & PARCEL

Zoning	C-3	Parcel Number	113-21-001A
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PROPERTY TAXES

2025 Property Taxes	\$6,566
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AMENITIES

- Fenced Lot
- Yard
- Air Conditioning

UTILITIES

- Water — City
- Sewer — City
- Heating — Electric

LOCATION OVERVIEW

Broadway Road Corridor, Central Phoenix

906 E Broadway Rd sits along the Broadway Road commercial corridor in Central Phoenix, near its intersection with 9th Street. Broadway Road carries approximately 22,000 vehicles per day at this location, delivering strong drive-by visibility and exposure for a commercial or auto-related use. The immediate area is characterized by a mix of industrial, auto-related, and general commercial uses, with easy access to Central Avenue and Interstate 10. The corridor has seen ongoing redevelopment activity, and the property's location within a designated Opportunity Zone may offer preferential tax treatment for qualifying investment.

Walkability	40 / 100	Fairly Walkable
Driving	90 / 100	Exceptionally Drivable
Transit	30 / 100	Limited Public Transit
Biking	60 / 100	Moderately Bikeable

Source: Local Logic®, via LoopNet listing data.

CONFIDENTIALITY & DISCLAIMER

This Offering Memorandum has been prepared for informational purposes only to assist prospective purchasers in evaluating 906 E Broadway Rd, Phoenix, AZ 85040. It has been obtained from sources believed to be reliable, but its accuracy is not guaranteed and is subject to errors, omissions, changes in price, or withdrawal without notice. Compass Commercial and the listing broker make no representation or warranty as to the accuracy or completeness of the information contained herein. Prospective buyers should conduct their own independent investigation and due diligence, including verification of square footage, zoning, taxes, environmental condition, and all other property details, prior to submitting an offer. This memorandum is not a substitute for a thorough due diligence investigation.

Contact the Listing Broker

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