

OFFERING MEMORANDUM



18,622+ VEHICLES
Average Daily Traffic

**SUBJECT
PROPERTY**

Lindenwood

ANCORA

SUMMIT
BRICK COMPANY



122,117+ VEHICLES
Average Daily Traffic

19TH AVENUE

±2.6 AC PRIME HARD CORNER FULLY LEASED (IOS) INVESTMENT OFFERING

1851 SOUTH 19TH AVENUE, PHOENIX, AZ 85007



**Kidder
Mathews**

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*Exclusively
listed by*

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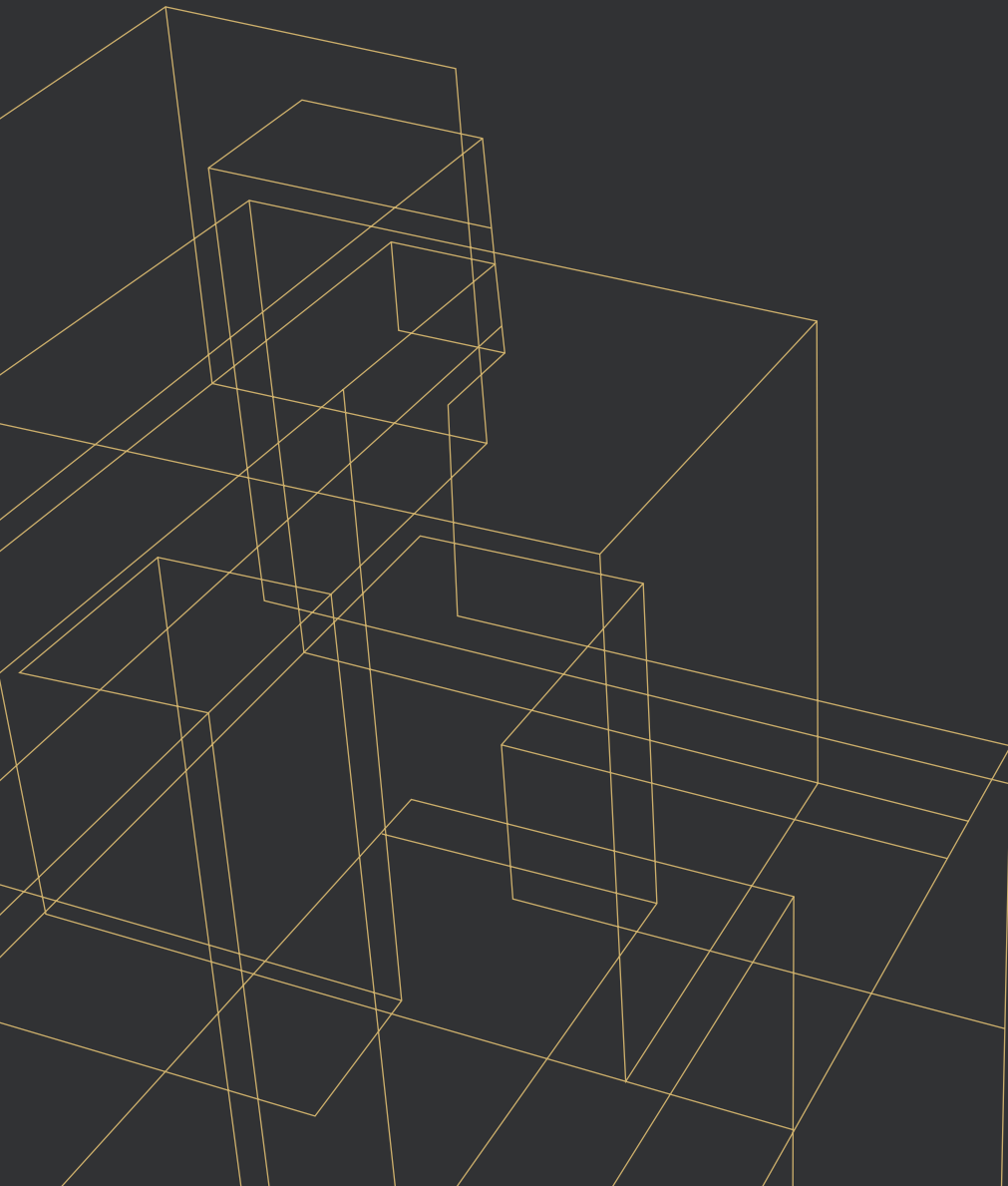
KIDDER.COM



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EXECUTIVE SUMMARY

Section 01

HARD CORNER LOT FRONTING I-17 *FULLY LEASED INDUSTRIAL (IOS) LAND* INVESTMENT OFFERING

Kidder Mathews is pleased to present this prime 2.6-acre, extremely rare infill A1/A2 Zoned Industrial property, strategically located on a high-visibility hard corner and in an Opportunity Zone, fronting the I-17 Interstate with an impressive average daily traffic count of 122,000 vehicles. The property is 100% leased to two strong tenants. The primary tenant, Ancora (a subsidiary of Lindenwood Education System), operates under a triple-net (NNN) lease extending through November 2030. The secondary tenant, Summit Brick Company, a masonry fabricator and distributor founded in 1902, occupies the remaining space on a month-to-month gross lease and has recently expressed interest in securing a long-term lease. This is an exceptional opportunity to acquire a fully leased, low-maintenance commercial property with strong income potential in a high-traffic, high-exposure location. Note: The billboard has a permanent easement and is not included in the sale.



INVESTMENT HIGHLIGHTS



Prime Infill Location

Situated on a rare hard corner at 19th Avenue and I-17, this infill parcel offers exceptional visibility with high traffic counts, ensuring unmatched exposure and excellent connectivity to the greater Phoenix metro area.



Fully Leased with Growth Potential

A stable, long-term triple-net (NNN) lease with annual rent escalations provides reliable income for investors seeking long-term returns. A secondary lease on a small portion of the property has a below-market month-to-month lease which provides a new owner with the flexibility to extend/enhance the lease terms or to occupy part of the site.



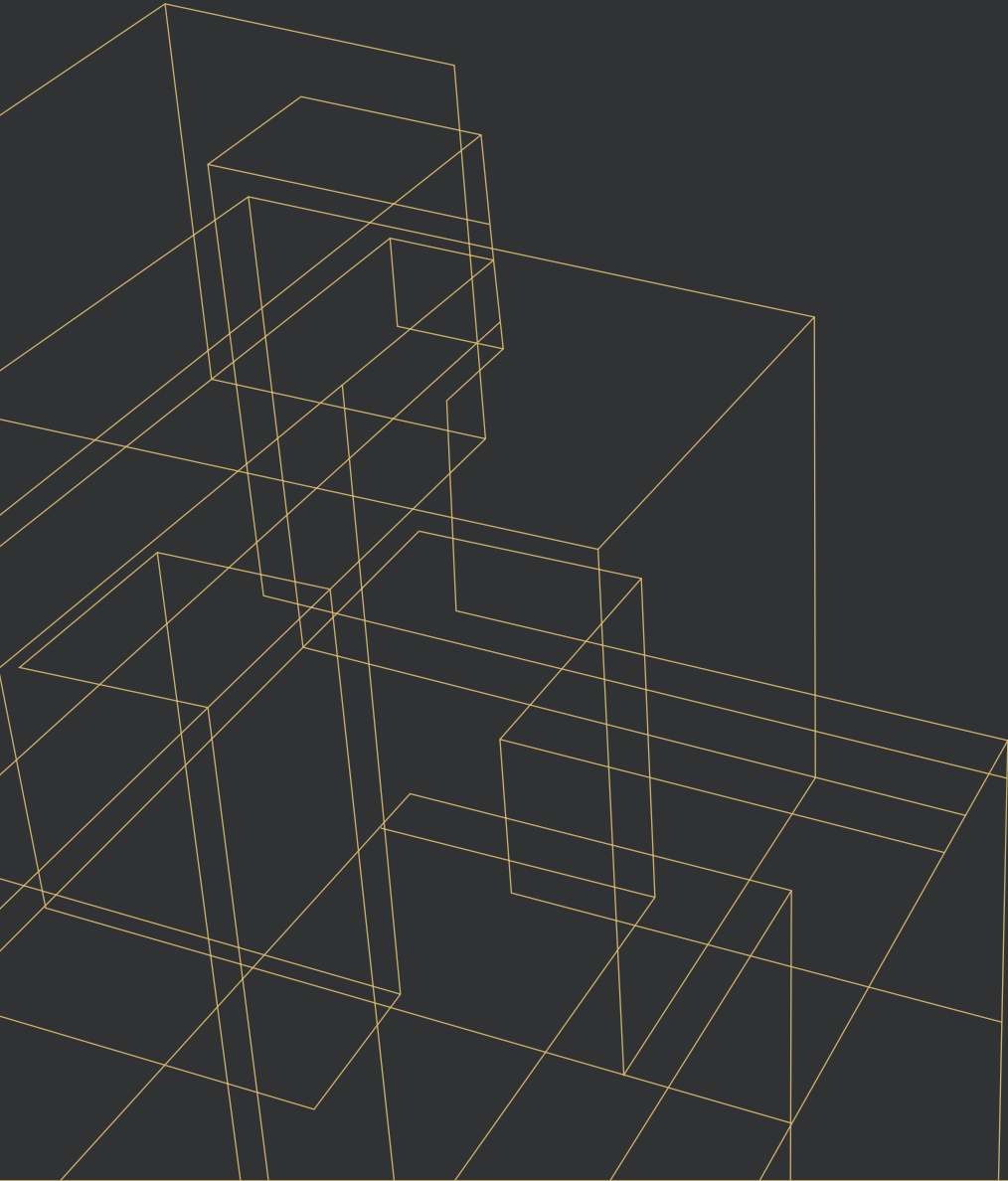
Versatile A-1/A-2 Zoning

Zoned approximately 50% Light Industrial (A-1) and 50% Heavy Industrial (A-2), the property supports a wide range of uses, accommodating current tenants or future owners with diverse operational needs.

SUBJECT
PROPERTY

19TH AVENUE





TENANT PROFILES

Section 02

TENANT PROFILES



Lindenwood Education System (LES), parent company to the tenant, Ancora institutions to serve students and industries across the nation.

Lindenwood Education System (LES), headquartered in Saint Charles, Missouri, is a dynamic, private, non-profit corporation that is the parent entity to a system of separate and distinct independent institutions of higher education. These institutions offer a variety of in-demand programs from the certificate, diploma, and associate levels to the bachelor and professional levels, with the option to attend both on-ground and online, they maintain their own and separate accreditations and operations in multiple geographic locations, one offering intercollegiate athletics and the traditional on-campus experience. LES helps create additional learning opportunities for students through diversity, innovation, and scale.

→ WWW.LESYSTEM.ORG

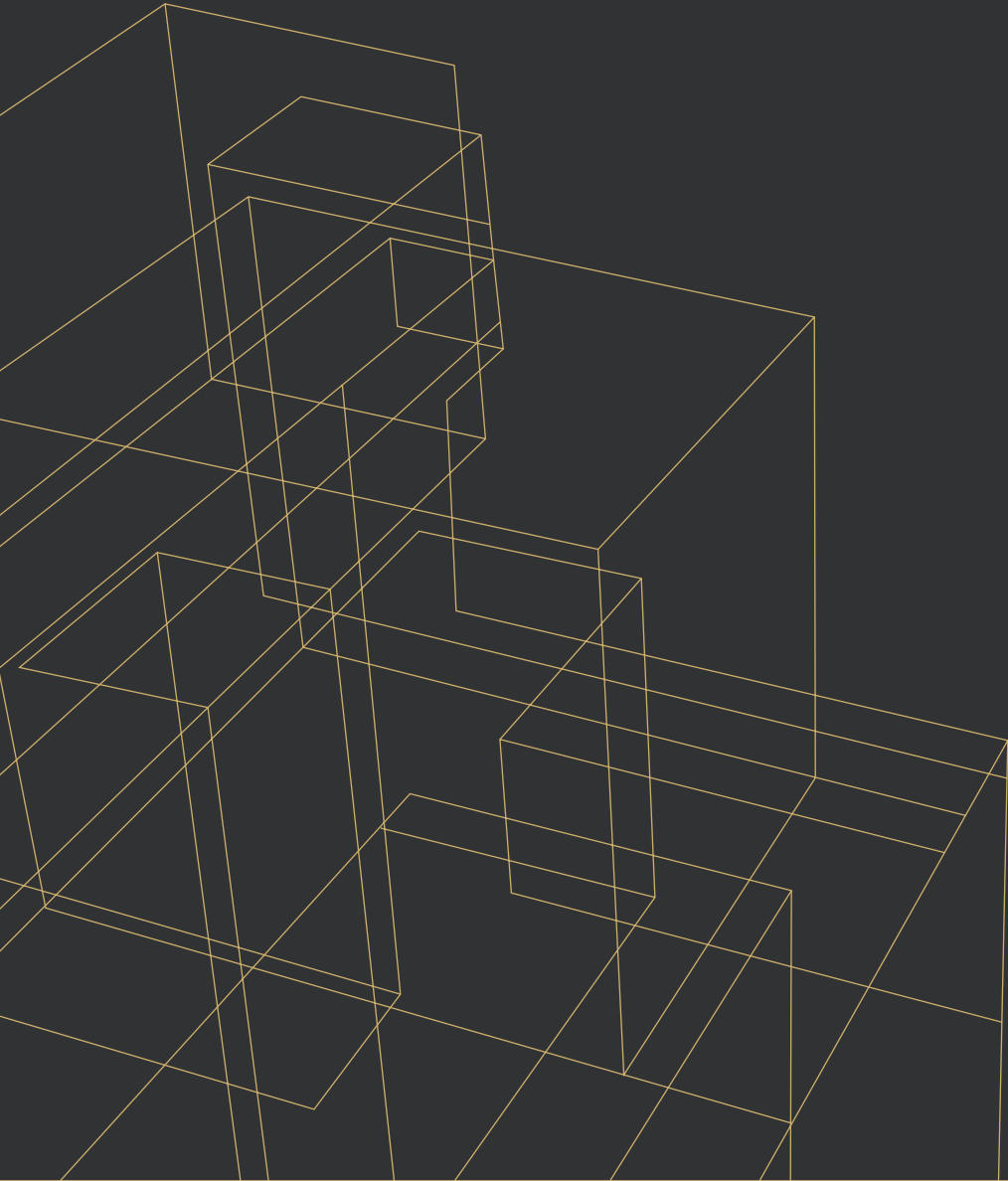
→ WWW.ANCORA.COM



Summit Brick Company serves many markets, specializing in a variety of types, styles and colors of masonry products.

Summit Brick Company is a masonry manufacturer and distributor located in Colorado. Summit Brick consists of two manufacturing plants (Summit plant in Pueblo, CO and Lakewood plant in Lakewood, CO) and four sales/ showrooms (Pueblo, CO, Lakewood, CO, Phoenix, AZ, and Tucson, AZ). Founded in 1902, Summit Brick has a long history in masonry and specializes in custom blends, sizes, colors, and textures. We offer a vast line of masonry products and supplies, which are distributed locally or shipped to customers across the United States and Canada. Over the years we have developed our manufacturing to serve commercial, architectural, and residential markets. Summit Brick offers a sustainable, environmentally friendly product and has a commitment to great customer service.

→ WWW.SUMMITBRICK.COM



FINANCIALS

Section 03

RENT ROLL

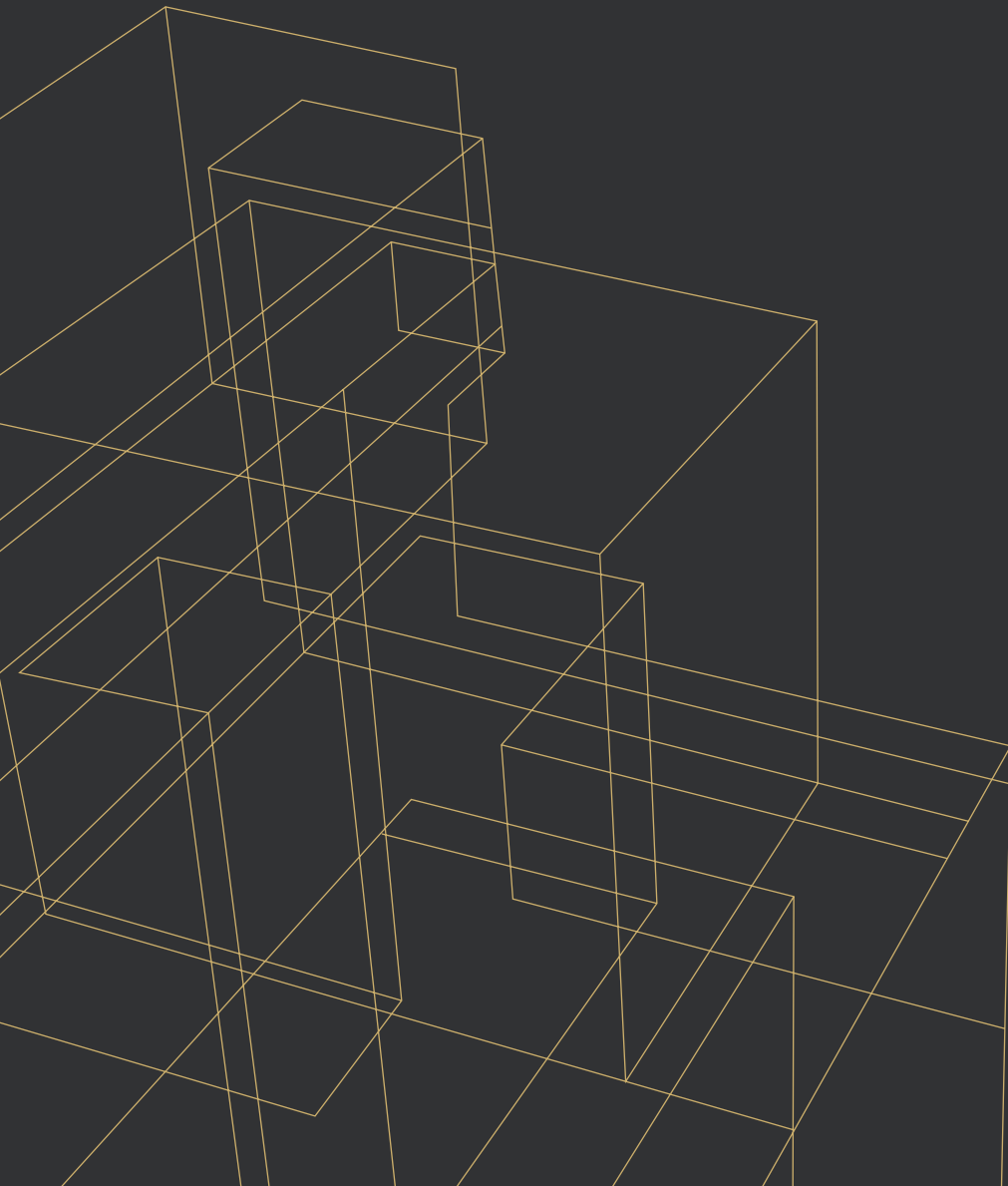
		BASE RENT			
Tenant	Square Footage	Term	PSF/Month	Per Month	Per Year
Lindenwood Education System (NNN)*	89,492	07/1/2025 - 11/30/2025 (1/2 rent abatement phase)	\$0.12	\$10,500.00	\$126,000.00
		12/1/2025 - 06/30/2026	\$0.23	\$21,000.00	\$252,000.00
		07/1/2026 - 06/30/2027	\$0.24	\$21,630.00	\$259,560.00
		07/1/2027 - 06/30/2028	\$0.25	\$22,278.90	\$267,346.80
		07/1/2028 - 06/30/2029	\$0.26	\$22,947.27	\$275,367.24
		07/1/2029 - 06/30/2030	\$0.26	\$23,635.69	\$283,628.28
		07/1/2030 - 11/30/2030	\$0.27	\$24,344.76	\$292,137.12
		*Note - Two (2) three (3) year renewal options.			
Summit Brick Company of Arizona (Gross)*	18,599	Month to Month	\$0.13	\$2,500.00	\$30,000.00
* Have expressed strong interest in signing long term lease					

* Have expressed strong interest in signing long term lease



	SF	\$/SF	Monthly	Annual
REVENUE				
Lindenwood Education System	89,492	\$0.23	\$21,000	\$252,000
Summit Brick Company of Arizona	18,599	\$0.13	\$2,500	\$30,000
Total Gross Revenue			\$23,500	\$282,000
EXPENSES				
Property Taxes (2024)				\$8,519
Insurance				-
Management Fee			\$500	\$6,000
Total Expenses				\$14,521
TENANT REIMBURSEMENTS				
Property Taxes (Lindenwood)			\$596.00	\$7,156
Insurance (Lindenwood)				-
Management Fee			\$396	\$4,753
Total Tenant Reimbursements				\$11,910
Net Operating Income				\$279,389

An aerial photograph of a large, empty industrial lot. The lot is mostly bare earth with some sparse vegetation. A large, white, rectangular building is situated on the right side of the lot. To the left of the building is a parking lot with several vehicles. The lot is bordered by a multi-lane highway on the right side. The overall scene is industrial and appears to be a potential site for development.



LOCATION OVERVIEW

LOCATION OVERVIEW

TOP 3

STATE FOR
WORKFORCE

26 MIN

AVG COMMUTE TIME
FOR RESIDENTS

300

DAYS OF SUNSHINE
PER YEAR

PHOENIX HAS ADOPTED *A LIVE- WORK-PLAY* LIFESTYLE IN KEY SUBMARKETS

With Phoenix voted as the most affordable city in the US in 2022, the state has seen a 5% population growth since 2020, reinforcing its appeal as a top destination for new professionals and businesses.

Most of the population growth has been attributed to the ability for companies to attract talent from a qualified employment pool as well as the affordable real estate and favorable climate. Phoenix is the second safest metro in the nation for evading losses from natural catastrophes according to Risk & Insurance Magazine.

Part of the Sun Belt Corridor, Phoenix is expected to see a large portion of the \$25 trillion of investment in the U.S. by 2030, one of only 10 Megapolitans referenced by CNN Money. TNS ranked Maricopa County as the fourth wealthiest county in America.

Driven by strategic location and global trade ties, Arizona export economy continues to boom.

Businesses look favorably on the Phoenix Metropolitan area and its pro-business stance. Arizona is a right-to-work state with minimal unionization. Phoenix also features an advantageous business environment with minimal regulation, low business costs, and no corporate franchise tax. In addition to its talented labor pool and temperate climate, Arizona features aggressive tax credits and incentive programs for businesses looking to relocate or expand in Arizona. These advantages helped rank it among the top four best states for business, according to Chief Executive magazine.

EMPLOYMENT

Arizona is quickly becoming a booming manufacturing and emerging technologies hub, with both local and abroad investors eager to capitalize on the demand created by Taiwan Semiconductor Manufacturing Company (TSMC). The largest foreign direct investment in the United States is set to create 6,000 high paying tech jobs, 20,000 construction jobs, and thousands of additional supporting positions following the completion of the plant.

Investors anticipate a lasting “multiplier effect,” fueling further demand for high-wage jobs, expanding employment opportunities, and driving sustained economic growth.

TOP TALENT

Arizona’s workforce now totals 3 million, with 487,000 workers added since 2015. The state continues to build a strong pipeline of skilled talent, supported by growing job opportunities and a high quality of life that attract and retain a robust labor force

UNEMPLOYMENT RATE

According to the Arizona Office of Economic Opportunity, Phoenix metro’s unemployment rate in April 2025 increased 50 bps YOY to 3%. This compares to the state’s seasonally adjusted unemployment rate of 4.1% and national rate of 4.2%.

EXPORTS

Arizona has a strong export economy, with Phoenix MSA accounting for 61% of the state’s total exports. In 2024, the total value of exports was \$32.2B and \$28.9B in 2023. Since 2010, commodities exported from Arizona have increased 84% and the state has remained among the top 25 states for total export value. The state is a leader in aviation and logistics where its excellent connectivity allows for efficient logistics and supply chain networks. Mexico and Canada remain Arizona’s top trading partners with \$10B in combined exports in 2023. Arizona is the only state in the nation within a day’s drive of all major world markets, with access to 86M consumers.

HOUSING

The median home sale price in Phoenix is \$445K. According to the National Association of Home Builders (NAHB), in 2024, Arizona issued 41,944 single-family permits and 17,672 multifamily permits. Of those, 45,884 permits were issued in the Phoenix MSA alone, a 21% year-over-year decrease. Apartment completions increased to 23,000 units in 2024, up from 13,561 in 2023. Currently, 61.5% of housing units are owner-occupied, while 29.3% are renter-occupied. Arizona’s median household income in 2024 was \$87,166 and the average household size was 2.63.

LOCATION OVERVIEW

CLIMATE

Phoenix, typically referred to as The Valley of the Sun, has 300 sunny days a year and an average temperature of 103 degrees in the summer months and 70 degrees in the winter months.

In 2023, Arizona welcomed 45.7 million visitors who spent a total of \$29.3 billion in the state. Its appeal continues to grow thanks to mild winters, warm springs, more than 370 golf courses, and a wide range of entertainment including Spring Training, the Phoenix Suns, the Barrett Jackson Collector Car Auction, and the WM Phoenix Open.

EDUCATION

Arizona is projected to gain over 2.8M new residents by 2050.

There are 122 universities and community colleges in the state, with 630,000 students currently enrolled. The most notable public institutions are Arizona State University, University of Arizona, and Northern Arizona University. These renowned institutions are dedicated to prepare students for successful careers in top industries.

Thunderbird School of Global Management a leader in global education, University of Phoenix, Grand Canyon University, and Midwestern University are a few other well-known universities in the Valley of the Sun.

TRANSPORTATION

The infrastructure in the state is well equipped with over 146,000 miles of roadways that ensures seamless transportation and access to a highly skilled workforce. The Metro Light Rail connects the major metropolitan cores and spans over 66 miles and currently has a ridership that exceeds 564,945 per day. Metro Phoenix offers operational cost of up to 32% less than California. Five high-capacity extensions are planned or under construction to create a 50-mile system by 2030.

Phoenix has a strong ground transportation network with many freeway/highway systems, including Interstate 10, Interstate 17, and U.S. routes 60. State routes 51 and 143, Loop 101 and Loop 202 connect greater Phoenix communities and tie them to the interstate system.

PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

Phoenix Sky Harbor International Airport is one of the nation's 10 busiest airports. It is served by 16 carriers and offers non-stop service to more than 80 domestic destinations and 20 international destinations. More than 120,000 passengers arrive and depart on 1,200 aircraft in a typical day. Phoenix Sky Harbor International Airport is the main airport serving the Greater Phoenix region and is situated less than 10 minutes from Downtown Phoenix.

According to the Wall Street Journal, Phoenix Sky Harbor is ranked as the #1 Best Large US Airport for domestic and international travel.

GROUND

Phoenix has a strong ground transportation network with many major freeway/highway systems running through the city, including Interstate 10 which extends from California to Florida. The Arizona Department of Transportation (ADOT) has allocated \$5.6B to focus on maintenance, modernization, expansions, and additions to continue to support transportation infrastructure.

PUBLIC TRANSPORTATION

Phoenix also enjoys a new METRO Light Rail which runs from North Phoenix, through downtown, to

Tempe and Mesa in the east. Stations are conveniently located and the trains run every 12-15 minutes. The city also boasts an extensive public bus system reaching all corners of the metro area.

RAIL

Phoenix also enjoys a new METRO Light Rail which runs from North Phoenix, through downtown, to Tempe and Mesa in the east. Stations are conveniently located and the trains run every 12-15 minutes. The city also boasts an extensive public bus system reaching all corners of the metro area.



19TH AVE

15TH AVE

7TH AVE

BUCKEYE RD

INTERSTATE
17

122,117+ VPD

WHATABURGER

SUBJECT
PROPERTY

ALKIRE
PARK

PHOENIX
MEMORIAL
HOSPITAL

NASH
POWERSPORTS
PHOENIX

INTERSTATE
17

PENSKE
TRUCK
RENTAL

18,622+ VPD

LOWER BUCKEYE RD

SUMMIT
BRICK

FedEx

AMERICAN
TIRE
DISTRIBUTORS

CRATE &
BARREL
WAREHOUSE



DEMOGRAPHICS

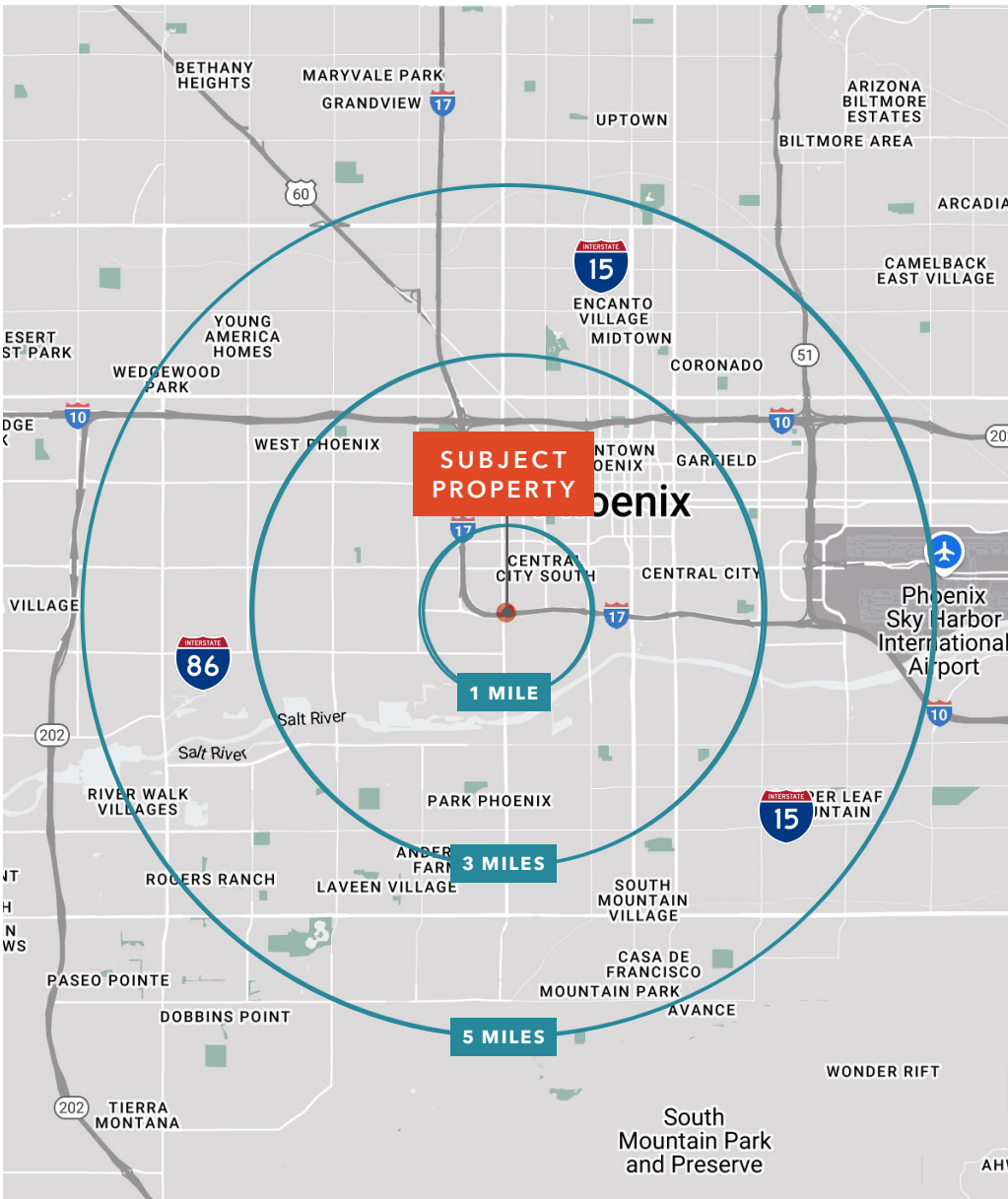
 Population

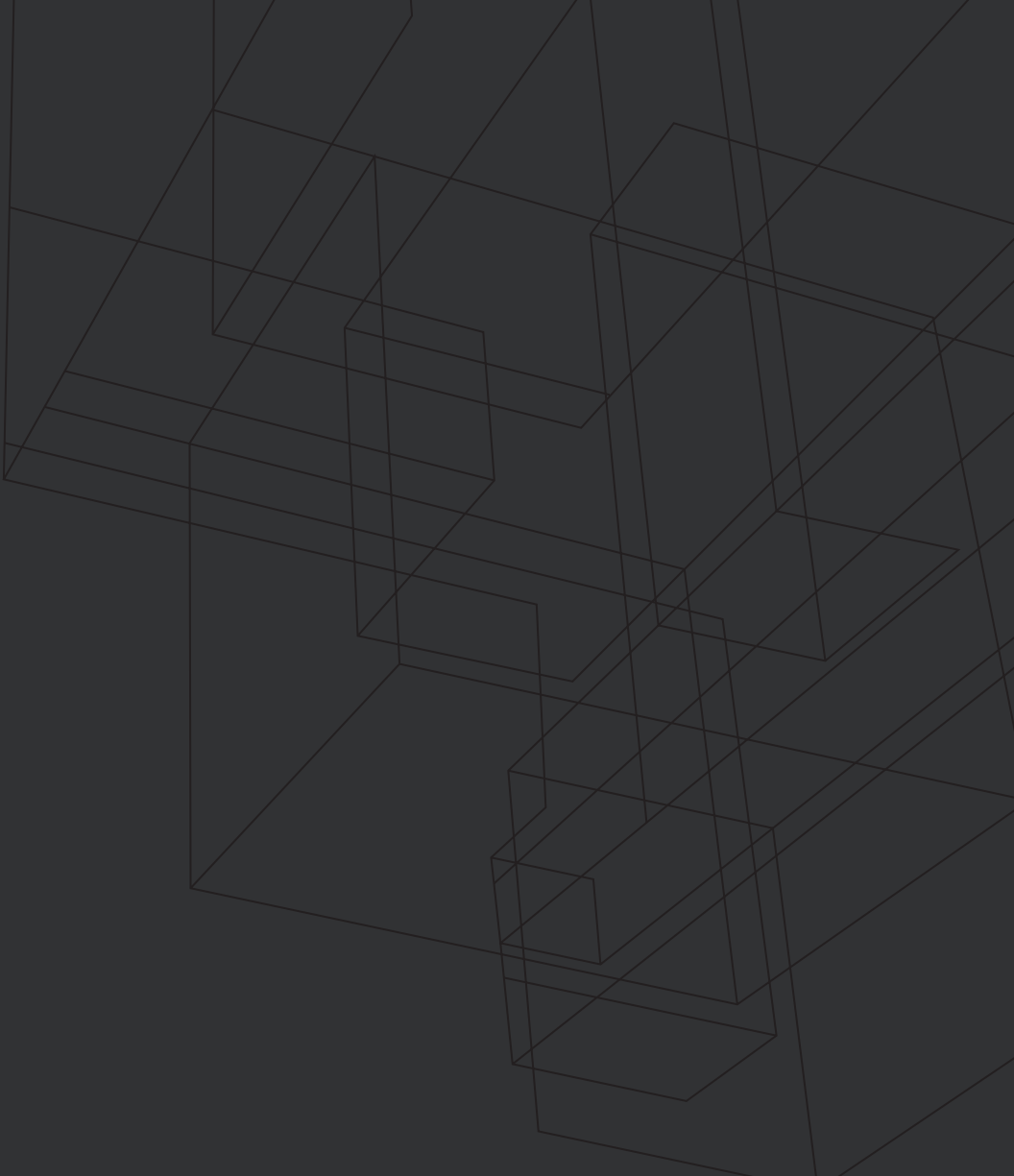
	1 Mile	3 Miles	5 Miles
2010 CENSUS	7,331	91,426	281,169
2020 CENSUS	8,115	98,605	311,223
2025 ESTIMTD	8,521	111,549	321,979
2030 PROJECTED	8,381	119,525	328,070

 Household Income

	1 Mile	3 Miles	5 Miles
2025 MEDIAN	\$51,174	\$67,637	\$71,698
2030 MEDIAN PROJECTED	\$50,800	\$66,243	\$70,585
2025 AVERAGE	\$58,854	\$86,071	\$89,637
2030 AVG PROJECTED	\$58,201	\$84,508	\$88,233

Data Source: ©2025, Sites USA





Exclusively Listed By

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