

**2505 E Monroe
St, Phoenix, AZ
85034**

2505 E MONROE ST

OFFERING MEMORANDUM

**2505 E Monroe ST, AZ
Phoenix, AZ 85034**

Simon Enwia, CCIM

SEnw

CEO | Managing Broker (AZ, CA, FL, IL, WI)

(773) 559-8198

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SEnw
COMMERCIAL

2505 E Monroe St, Phoenix, AZ 85034

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Exclusively Marketed by:



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<http://www.senw.io>



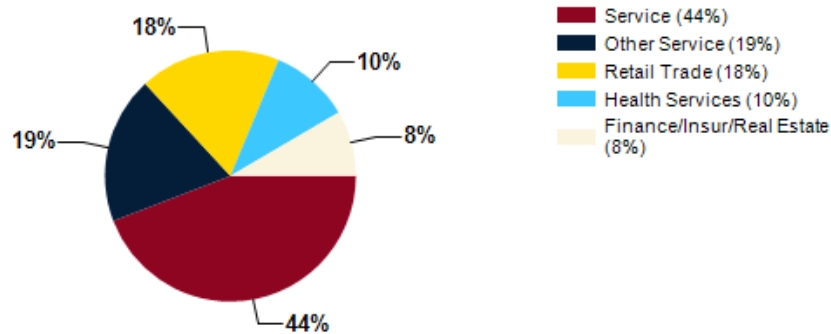
01

Location

Location Summary

- The property is situated in Central Phoenix, providing easy access to downtown, major freeways, and public transit, including the Valley Metro Rail. Nearby amenities include restaurants, shopping, schools, and healthcare facilities, while Phoenix Sky Harbor International Airport is just a few minutes away. The area benefits from strong rental demand due to its central location, making it an attractive and convenient setting for residents and a strategic location for investors.

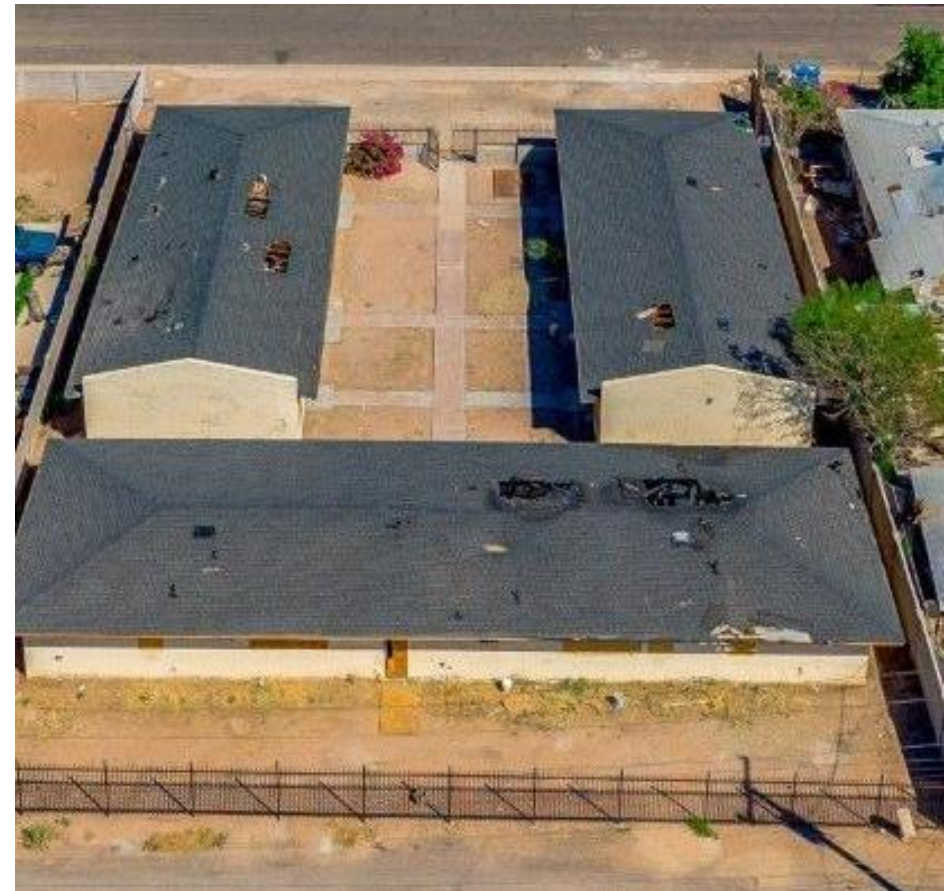
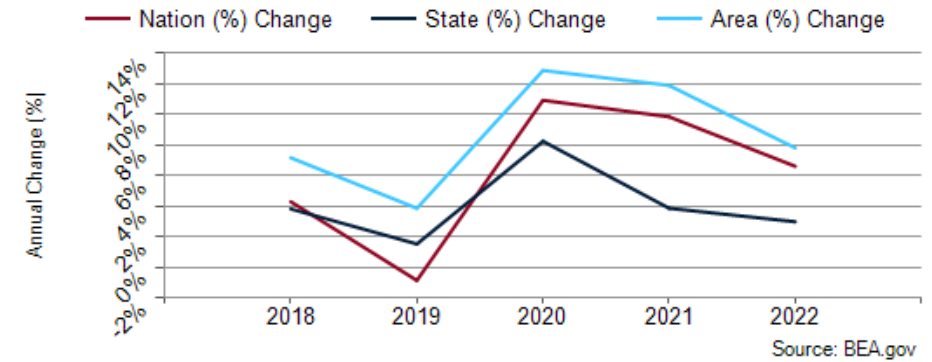
Major Industries by Employee Count



Largest Employers

Banner Health	55,000
Amazon.com Inc	40,000
Walmart Inc	37,648
Arizona State University	37,402
University of Arizona	23,439
Fry's Food Stores	21,000
City of Phoenix	15,018
HonorHealth	14,801

Maricopa County GDP Trend





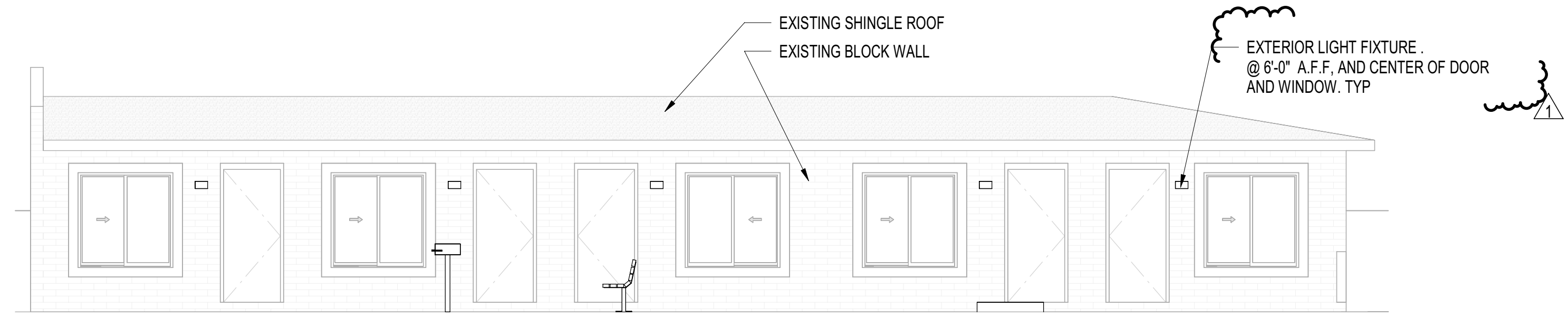
02

Property Description

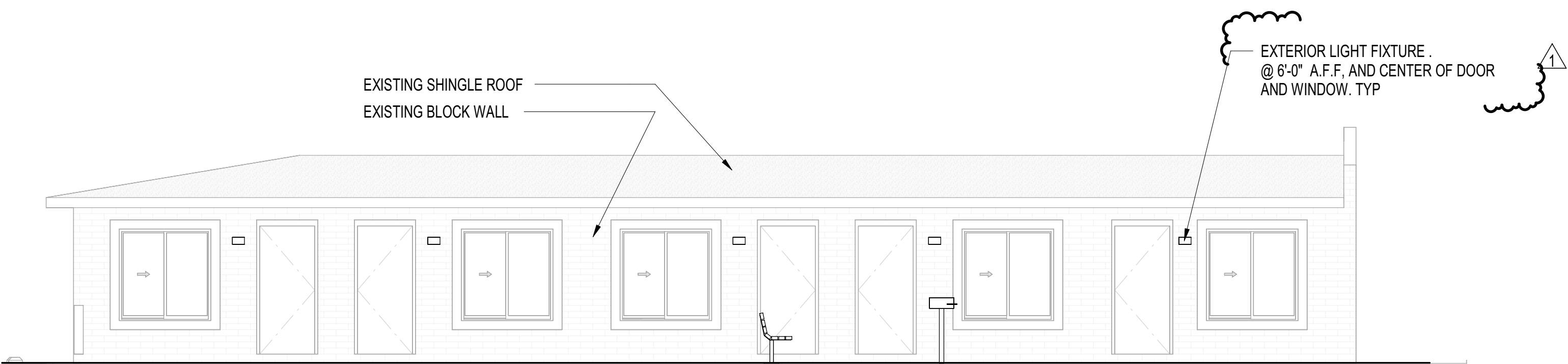
Site Map

Floor Plan

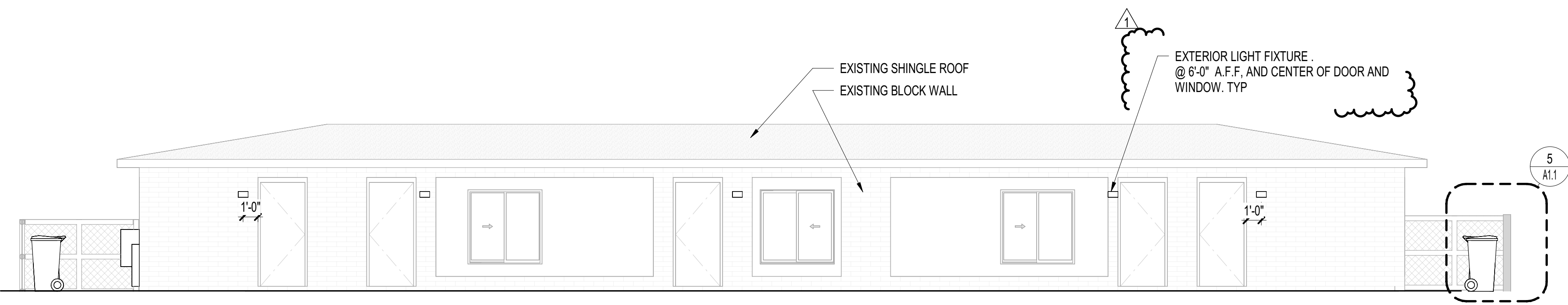
Additional Map



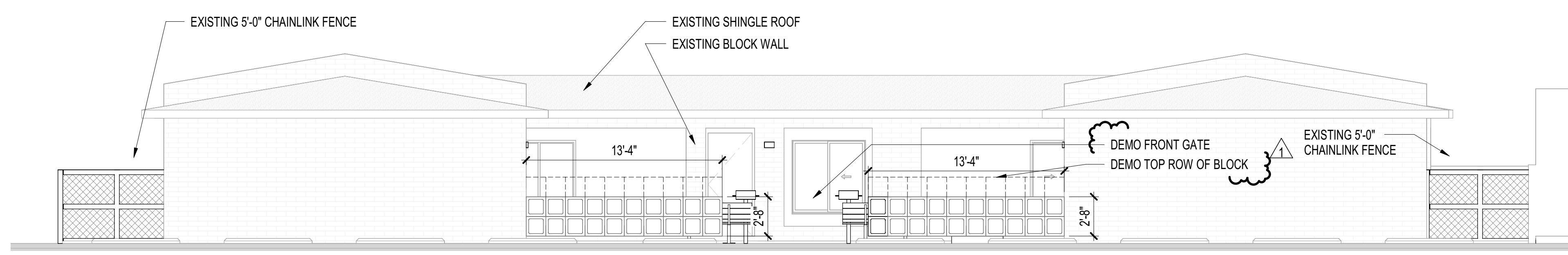
1 ELEVATION- BUILDING 1
3/16" = 1'-0"



2 ELEVATION- BUILDING 2
3/16" = 1'-0"

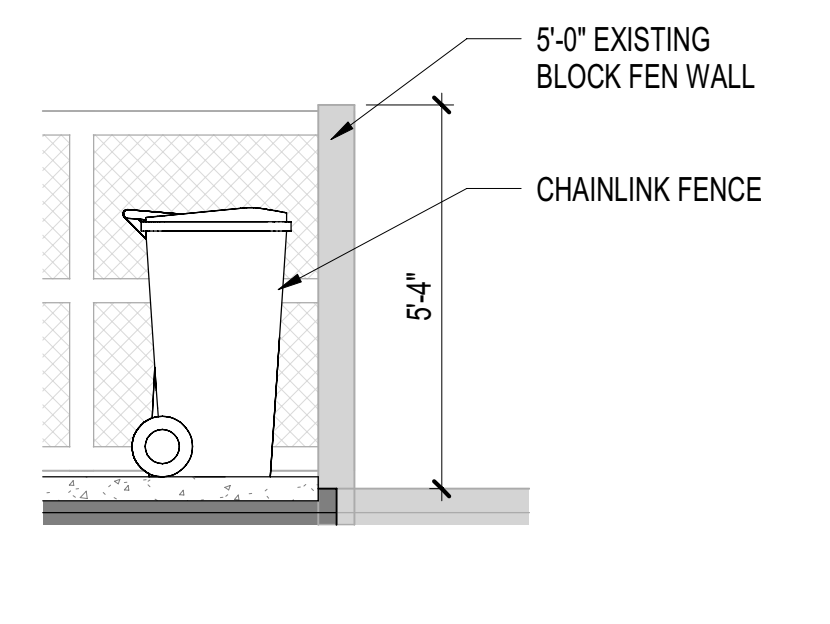


3 ELEVATION- BUILDING 3
3/16" = 1'-0"

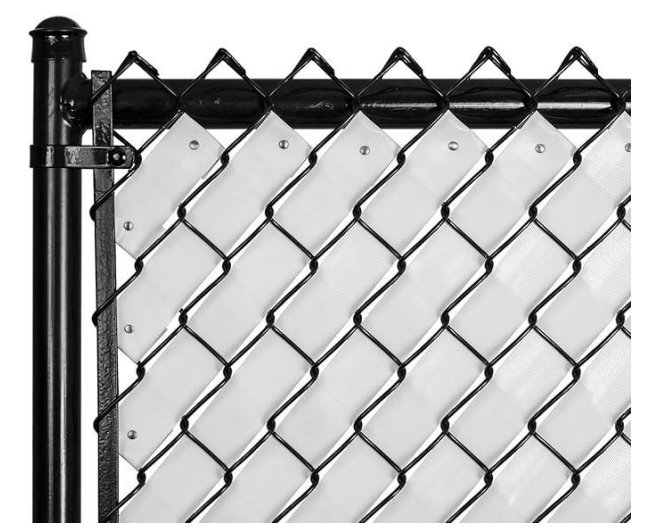


4 EXTERIOR ELEVATION
3/16" = 1'-0"

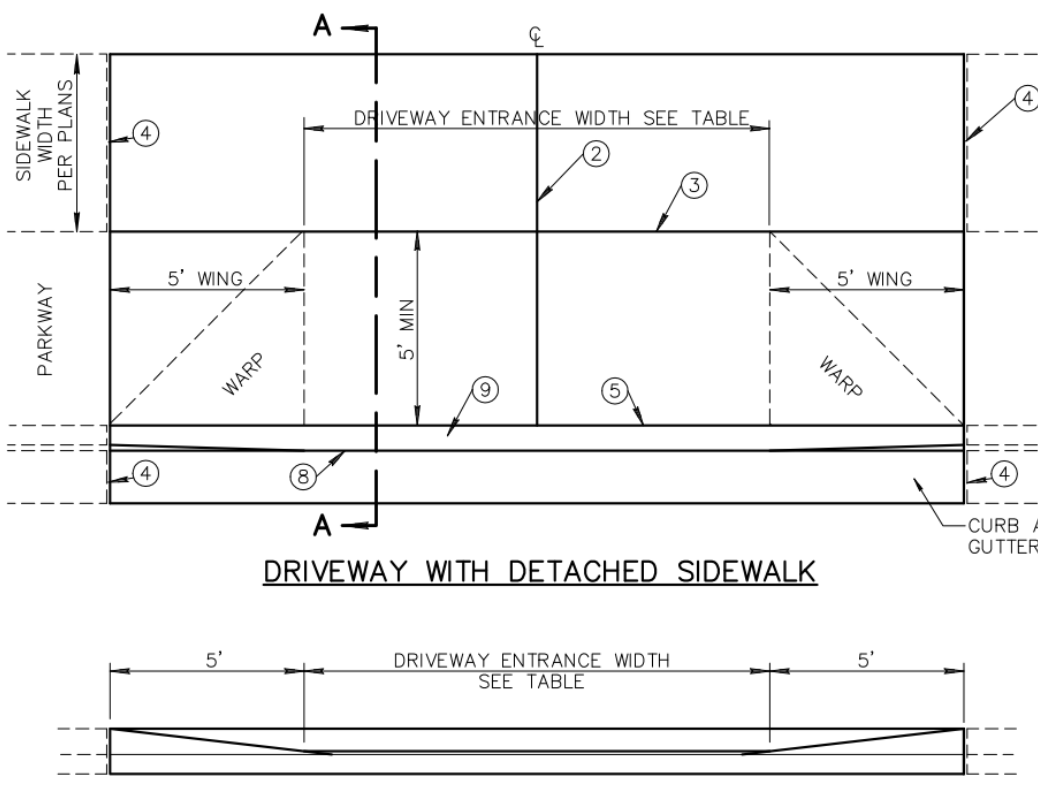
This is a MARKED-UP plan set, that contains the comments from multiple review disciplines. It is NOT an approval in any manner of your proposal



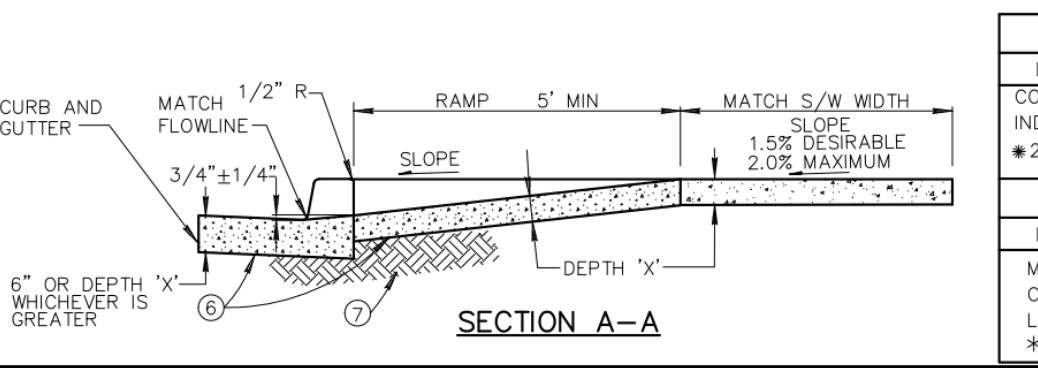
5 TRASH DETAIL



6 TRASH SCREEN



- NOTES:
- DEPRESSED CURB SHALL BE PAID FOR AT THE CONTRACT UNIT PRICE FOR THE TYPE OF CURB USED AT THAT LOCATION.
 - CONTRACTION JOINT ON D/W CENTERLINE.
 - CONTRACTION JOINT.
 - 1/2-INCH EXPANSION JOINTS SHALL COMPLY WITH SECTION 340.
 - BACK OF CURB - CONSTRUCTION JOINT.
 - CONCRETE CLASS AS NOTED IN TABLE. CONCRETE PER SECTION 725.
 - SUBGRADE PREPARATION, SECT. 301.
 - FLOW LINE OF GUTTER.
 - DEPRESSED CURB.
 - SECT. A-A AND ELEVATION: D/W SHOWN WITH VERTICAL CURB AND GUTTER, ROLL TYPE CURB AND GUTTER TREATED SIMILARLY.
 - ROUGH BROOM FINISH FULL WIDTH OF RAMP AND WINGS.
 - TROWEL AND USE LIGHT HAIR BROOM FINISH FOR WALKWAY AREA.
 - DRIVEWAY ENTRANCE WIDTH IS THE DRIVEWAY WIDTH PLUS ADDITIONAL WIDENING REQUIRED BY THE LOCAL JURISDICTION.
 - ELEVATION AT TOP OF DRIVEWAY RAMP SHALL BE EQUAL TO OR HIGHER THAN NORMAL CURB ELEVATION.



COMMERCIAL AND INDUSTRIAL				
DRIVEWAY ENTRANCE WIDTH	MIN.	MAX.	CLASS	DEPTH 'X'
COMMERCIAL	* 16'	40'	A	9"
INDUSTRIAL	* 16'	40'	A	9"
*24' MIN. FOR TWO WAY TRAFFIC				
RESIDENTIAL				
DRIVEWAY ENTRANCE WIDTH	MIN.	MAX.	CLASS	DEPTH 'X'
MAJOR STREET	16'	30'	B	5"
COLLECTOR STREET	* 12'	30'	B	5"
LOCAL STREET	* 16'	30'	B	5"
*16' DESIRABLE				

DETAIL NO. 250-1
MARIOPA ASSOCIATION OF GOVERNMENTS STANDARD DETAIL ENGLISH
DRIVEWAY ENTRANCES WITH DETACHED SIDEWALK
REVISED 01-01-2014
DETAIL NO. 250-1

7 MAG-250.1

What is the building height? Height is measured from finished grade. Max height is 30' and 2 stories.

MONROE ARARTMENTS
2505 & 2509 E MONROE St, PHOENIX AZ 85034

PHAMORA DESIGN
www.phamora.com | 602 767 2559



NO.	REVISION	DATE
1	Revision 1	Date 1

PROJECT NO.: 240124
DATE: 04-15-2024
DESIGNED BY: DP
DRAWN BY: PL
APPROVED BY:
SHEET TITLE:
BUILDING 1-2-3
ARCHITECTURAL
EXTERIOR ELEVATIONS

SHEET NUMBER:
▲ ▲ ▲

NOTES
WALLS/FENCES/GATES ARE LIMITED TO 40 INCHES HIGH WITHIN THE REQUIRED



03

Company Profile

Advisor Profile



Simon Enwia, CCIM
CEO | Managing Broker (AZ, CA, FL, IL, WI)

In commercial real estate, Simon Enwia emerges as a distinguished figure, known for his unparalleled sales prowess and steadfast dedication to client success. With licenses and expertise spanning across Arizona, California, Florida, Illinois, and Wisconsin, Simon has cemented his reputation as a trusted leader in the industry, in multiple verticals and using technology to bolster his efforts.

Simon's career is defined by a relentless pursuit of excellence and a keen ability to navigate complex market dynamics to the benefit of his clients. As a seasoned commercial broker, he has orchestrated numerous high-value transactions, leveraging his deep market insights and strategic acumen to secure favorable outcomes for his clients.

His approach to sales is characterized by a direct and results-driven mindset, making him a sought-after strategist in the most competitive real estate markets or other market cycles. Simon's expertise spans various property types, with a particular focus on maximizing value for his clients through experience and understanding the unique need of each vertical and region.

A testament to his success is his role in founding SENW, where he continues to lead with a commitment to professionalism, integrity, and superior service. Under his guidance, SENW has become synonymous with excellence in sales and client satisfaction.

Simon's dedication to his craft is reflected in his unwavering pursuit of knowledge and his continuous efforts to stay ahead of industry trends. His leadership extends beyond sales, as he actively contributes to philanthropic endeavors, supporting initiatives that benefit disadvantaged communities. Even as his career evolves, Simon's entrepreneurial spirit remains undiminished. Simon Enwia's story is not just about real estate; it's a testament to leadership, philanthropy, and the enduring impact of a values-driven approach in business. Explore the world of commercial real estate with Simon Enwia as your guide, and unlock unparalleled opportunities in today's dynamic market landscape.

CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from SENW and it should not be made available to any other person or entity without the written consent of SENW.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to SENW. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. SENW has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, SENW has not verified, and will not verify, any of the information contained herein, nor has SENW conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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