



OFFERING MEMORANDUM

Beth Jo Zeitzer
CEO - Designated Broker
602.319.1326
bjz@roiproperties.com

Jake Vice
Vice President
480.273.0212
jvice@roiproperties.com

Tommy Moore
Commercial Associate
602.397.4886
tmoore@roiproperties.com

DOWNTOWN RETAIL IN ARIZONA'S FASTEST-GROWING CITY

313 E MONROE AVE, BUCKEYE, AZ 85326



3333 E. CAMELBACK RD
SUITE 252
PHOENIX, AZ 85018

FOR MORE INFORMATION VISIT
WWW.ROIProperties.COM

2026 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.

EXECUTIVE SUMMARY	3
PROPERTY OVERVIEW	4
NE FACING OBLIQUE	5
NW FACING OBLIQUE	6
DEMOGRAPHIC REPORT	7
CONTACT US	8



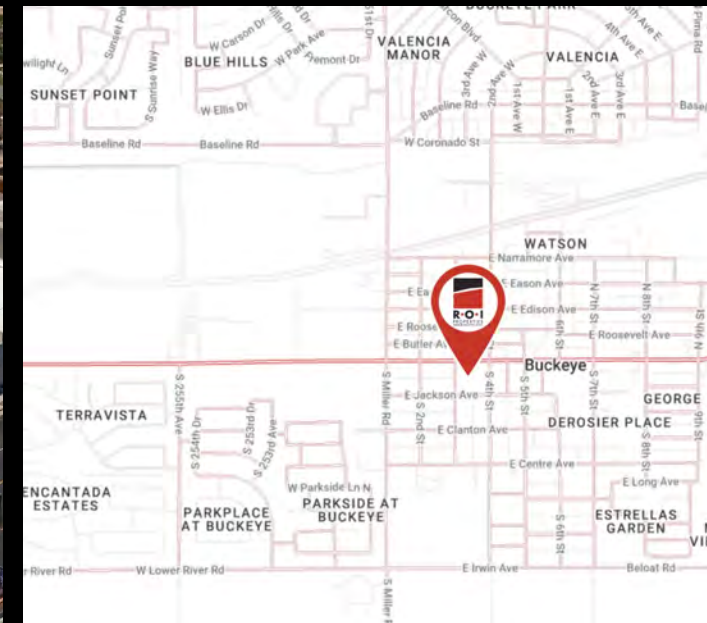
2026 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.

EXECUTIVE SUMMARY

ADDRESS:	313 E Monroe Ave
SALE PRICE:	\$1,300,000
PRICE / SF:	\$156.78
LEASE PRICE:	\$22.50 / SF - NNN
BUILDING SIZE (SF):	8,292 SF
LOT SIZE:	0.27 AC / 11,851 SF
ZONING:	CC (Community Commercial)
APN:	400-27-002, 400-27-010, 400-27-015
YEAR BUILT:	1959
SUBMARKET:	Downtown Buckeye

313 E Monroe Ave is an 8,292 SF retail building on three contiguous parcels (APNs 400-27-002, 400-27-010, and 400-27-015) totaling 0.27 acres, or 11,851 SF, in the heart of downtown Buckeye. Built in 1959 and zoned CC (Community Commercial), the property supports retail, service, and small-format commercial uses consistent with the tenant mix along the Monroe Avenue corridor. The building will be delivered vacant at close, giving an owner-user full control of the space from day one. The property sits in the traditional downtown commercial district of Buckeye, blocks from S 3rd Street and S 4th Street and within an easy walk of City Hall and the established businesses that anchor daily foot traffic through the corridor. Its downtown location, size, and CC zoning make it well suited to a single retail user or a service-oriented owner-occupant looking to plant a permanent footprint in one of the fastest-growing cities in Arizona.

- 8,292 SF retail building on 0.27 acres
- Located in one of AZ's fastest-growing cities
- Walkable downtown infill location
- Walkable to retail, service, and municipal uses
- Minutes from I-10 West corridor



PROPERTY OVERVIEW

Located in the original downtown core of Buckeye, this 8,292 SF retail building offers an owner-user a rare chance to own real estate in one of the most established commercial districts in the West Valley. Few buildings in the downtown core come to market, which makes this a genuine acquisition opportunity for a buyer looking to establish a permanent footprint in a corridor that has anchored the commercial identity of the city for decades. The building will be delivered vacant at close. An owner moves in, builds out, and opens on their own timeline, with no tenant to inherit and no lease to work around.

Built in 1959, the property carries the character of the early commercial fabric of Buckeye while remaining zoned CC (Community Commercial), which allows retail and service use along with a broad range of neighborhood-serving commercial uses by right. As Buckeye continues to grow as one of the fastest-expanding cities in the Phoenix metro, downtown real estate in this corridor stands to benefit from continued reinvestment across the surrounding trade area.

SUBMARKET OVERVIEW

Buckeye sits at the western edge of the Phoenix metro along the I-10 corridor and is one of the fastest-growing cities in the country. The population has climbed from roughly 6,500 in 2000 to about 125,000 today, a gain of more than 27 percent in the last five years alone, and the city is only a fraction built out. Projections put Buckeye above 295,000 residents by 2040, with entitled land to support far more over time. That growth is drawing steady residential, commercial, and employment investment across the city, anchored by major distribution and manufacturing operations along I-10 and new healthcare campuses from Abrazo and Banner. The city has laid out plans to redevelop its historic downtown core into a walkable civic and commercial district, a direction city leadership has openly compared to what Chandler, Gilbert, and Glendale have done with their own downtowns. The Monroe Avenue corridor sits at the center of that effort, surrounded by City Hall, established local businesses, and the daily foot traffic they generate. For an owner-user, buying into this corridor now means establishing a footprint in the civic heart of the city ahead of that reinvestment, in a downtown where buildings rarely trade.



NE FACING OBLIQUE — IN THE HEART OF DOWNTOWN BUCKEYE, STEPS FROM CITY HALL



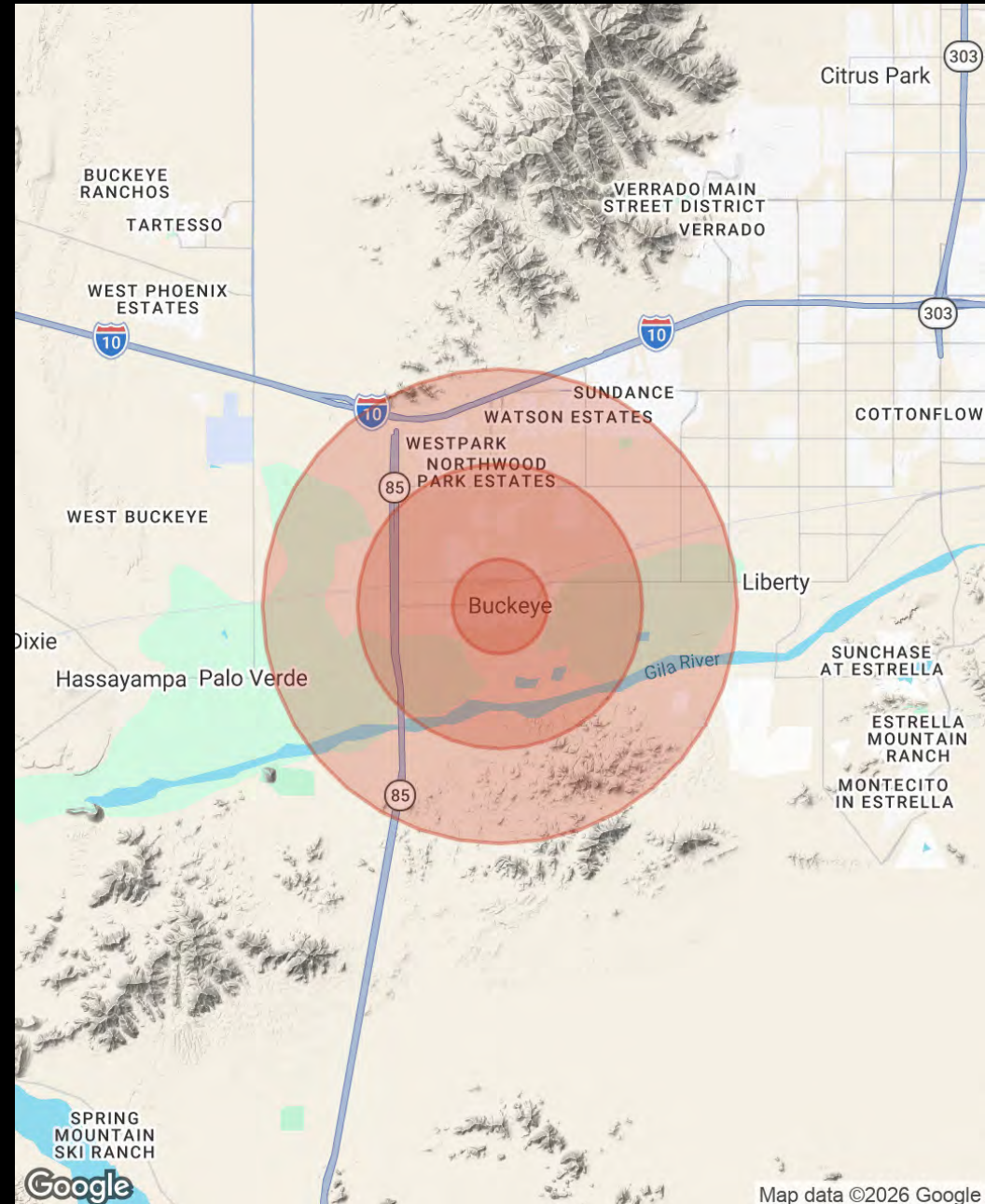
NW FACING OBLIQUE — MINUTES TO I-10 AND MILLER RD



DEMOGRAPHIC REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,721	23,675	36,120
Average Age	35.3	32.7	33.8
Average Age (Male)	32.8	31.3	32.2
Average Age (Female)	40.8	34.4	34.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,120	7,392	11,195
# of Persons per HH	2.7	3.2	3.2
Average HH Income	\$79,230	\$88,380	\$95,582
Average House Value	\$368,449	\$374,697	\$366,030





3333 E. CAMELBACK RD, SUITE 252
PHOENIX, AZ 85018

FOR MORE INFORMATION VISIT
WWW.ROIProperties.COM



Beth Jo Zeitzer
CEO - Designated Broker
602.319.1326
bjz@roiproperties.com



Jake Vice
Vice President
480.273.0212
jvice@roiproperties.com

AZ #SA697209000



Tommy Moore
Commercial Associate
602.397.4886
tmoore@roiproperties.com

