



FORMER ED MELL GALLERY | OWN A PIECE OF PHOENIX HISTORY

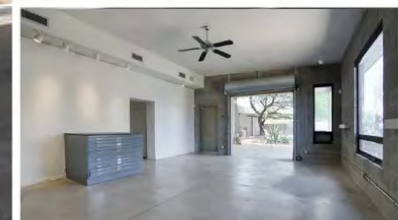
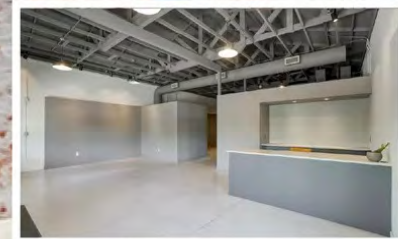
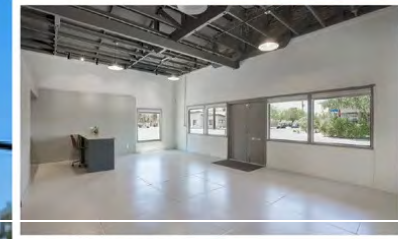
2301 N 10TH ST, PHOENIX, AZ 85006

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



3333 E. CAMELBACK RD
SUITE 252
PHOENIX, AZ 85018

FOR MORE INFORMATION VISIT
WWW.ROIProperties.COM

2025 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 |
| SW FACING OBLIQUE | 5 |
| NW FACING OBLIQUE | 6 |
| INTERIOR PHOTOS | 7 |
| INTERIOR PHOTOS | 8 |
| INTERIOR PHOTOS | 9 |
| DEMOGRAPHIC REPORT | 10 |
| CONTACT US | 11 |



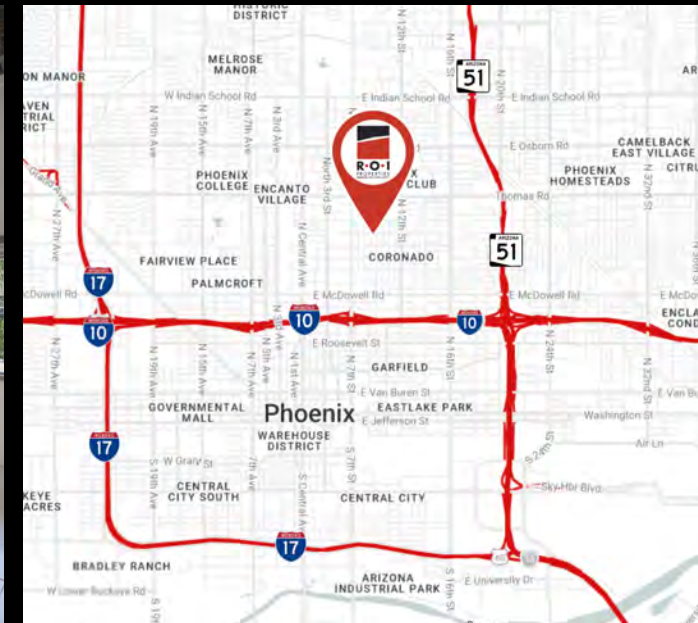
2025 R.O.I. Properties, LLC. All rights reserved. No warranty or representation, expressed or implied, is made to the accuracy of the information contained herein. Prices and availability subject to change without notice.

EXECUTIVE SUMMARY

| | |
|---------------------|------------------------------|
| ADDRESS: | 2301 North 10th Street |
| SALE PRICE: | \$1,350,000 |
| PRICE / SF: | \$354 / SF |
| BUILDING SIZE (SF): | 3,812 SF |
| LOT SIZE: | 0.233 AC / 10,517 SF |
| APN: | 117-27-153-A |
| YEAR BUILT: | 1930 (Recently Renovated) |
| ZONING: | R-4 |

2301 N 10th St is a unique mixed-use office/flex property located in Midtown Phoenix just south of the Phoenix Country Club in an area experiencing significant revitalization and live-work-play growth. The $\pm 3,812$ SF property sits on a $\pm 10,517$ SF lot and features a versatile layout suited for office, warehouse, residential, showroom, or creative commercial use. Originally constructed in 1930 and substantially renovated over time, the property blends historic character with functional improvements including roll-up doors, polished concrete floors, multiple HVAC systems, updated electrical, warehouse/storage space, apartment/living quarters, outdoor yard area, and ample parking.

- $\pm 3,812$ SF office/flex building
- R-4 zoning
- Roll-up doors and warehouse space
- Renovated with yard and parking
- Midtown Phoenix redevelopment location



PROPERTY OVERVIEW

2301 N 10th St is a highly unique mixed-use office/flex property located in the heart of Midtown Phoenix, just south of the Phoenix Country Club and minutes from Downtown Phoenix. The $\pm 3,812$ SF building is situated on a $\pm 10,517$ SF lot and offers a versatile configuration ideal for office, showroom, warehouse, residential, or creative commercial use. Originally constructed in 1930 and substantially renovated over time, the property blends historic character with modern functionality, creating a rare adaptive reuse opportunity within one of Phoenix's most rapidly evolving urban corridors.

The property features roll-up doors, warehouse and storage areas, polished concrete floors, multiple HVAC systems, updated electrical components, outdoor yard space, and ample on-site parking. Additional improvements include apartment/living quarters, flexible interior layouts, and the ability to accommodate either a single-user owner-user or multi-tenant occupancy. With flexible R-4 zoning and strong frontage along 10th Street, the asset is well-positioned for a variety of users seeking a distinctive property with live/work capabilities and long-term redevelopment potential.

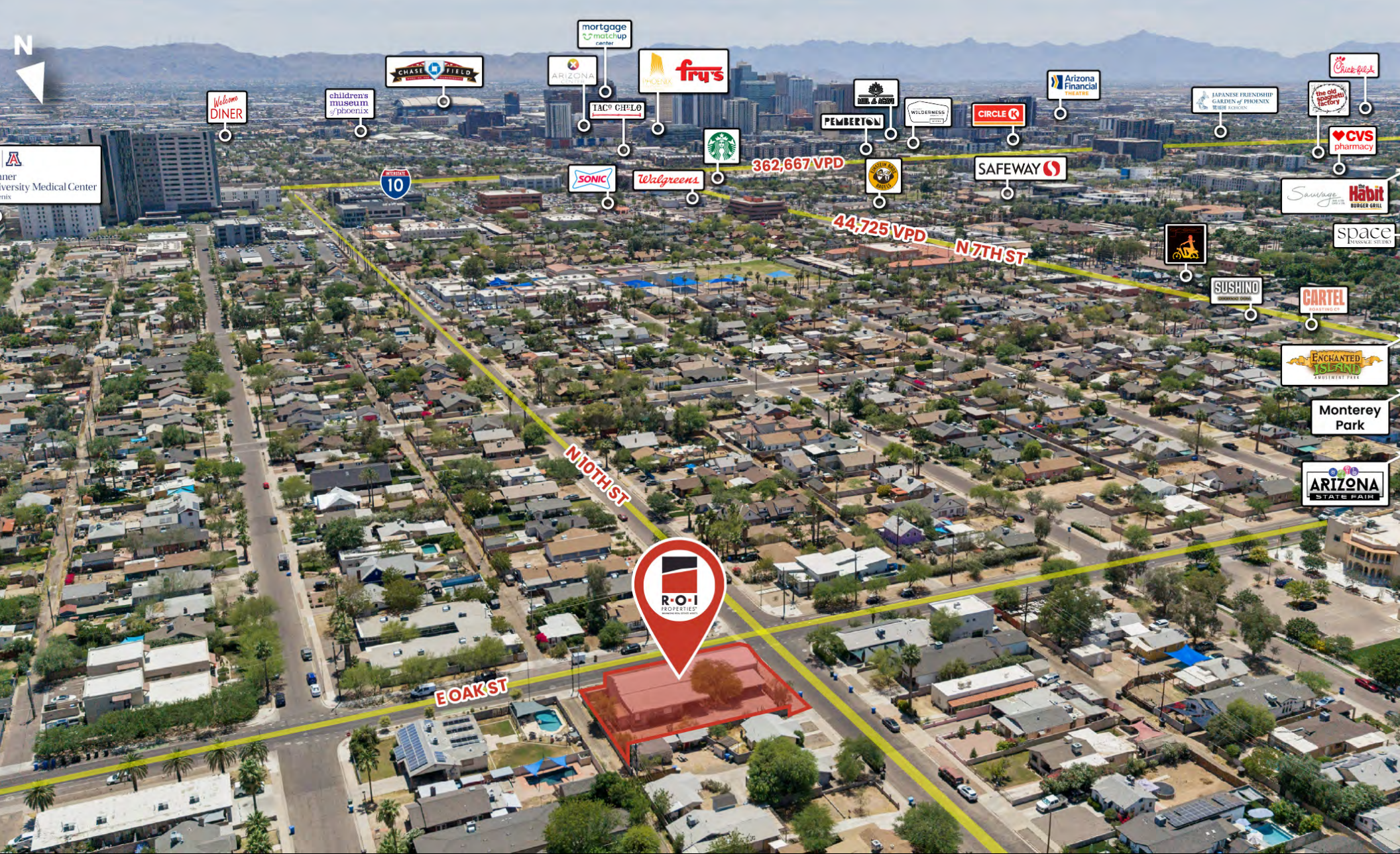
SUBMARKET OVERVIEW

The property is located within the highly desirable Midtown Phoenix submarket, an area that has experienced substantial revitalization, redevelopment, and investment activity over the past several years. The surrounding area is characterized by a blend of historic neighborhoods, adaptive reuse projects, creative office spaces, boutique retail, restaurants, and multifamily developments that continue to attract entrepreneurs, owner-users, and creative businesses seeking an urban environment with strong connectivity and character.

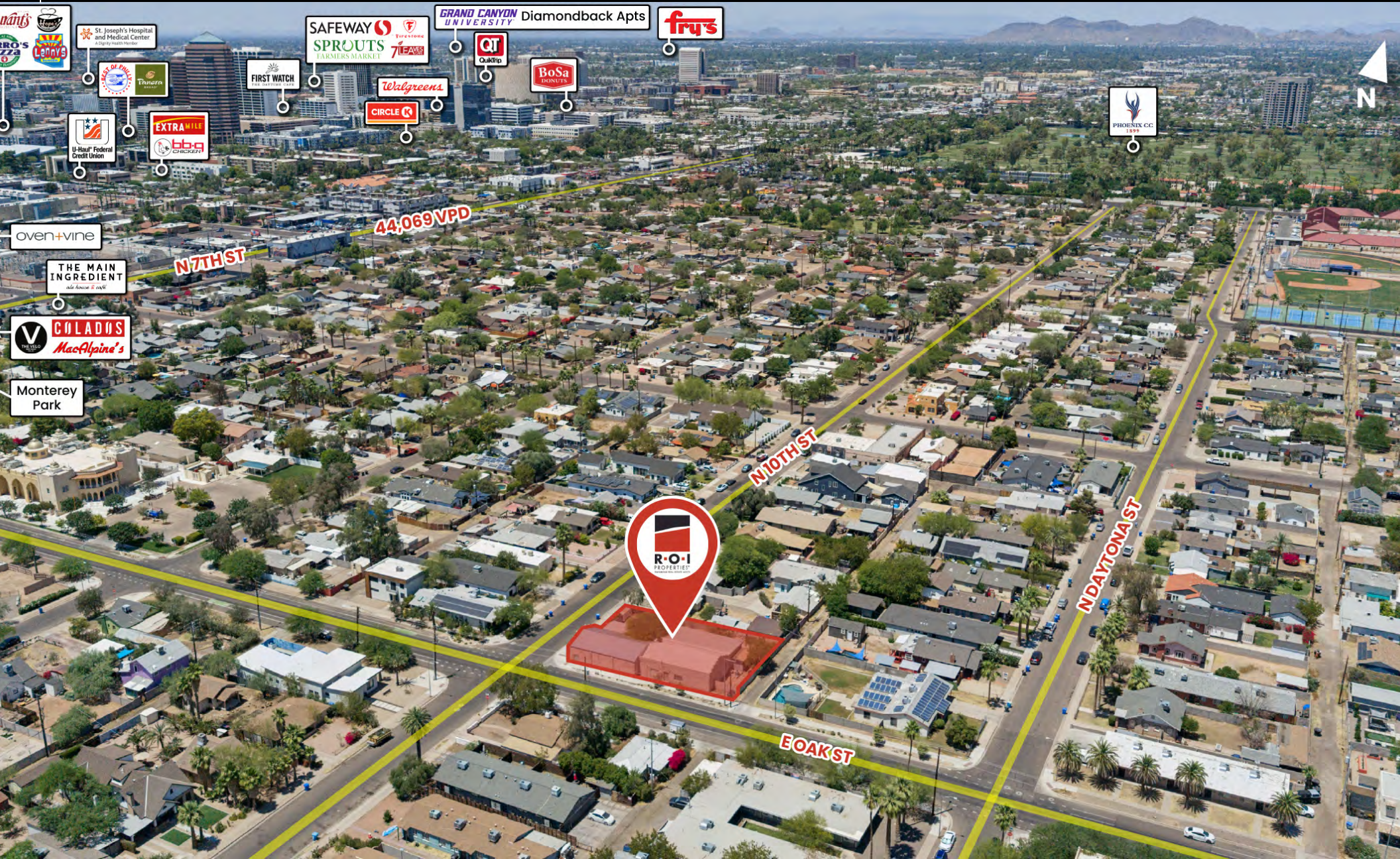
Situated just minutes from Downtown Phoenix, the Phoenix Biomedical Campus, and major transportation corridors including Interstate 10 and State Route 51, the location offers excellent accessibility throughout the Valley. The continued growth of nearby residential and mixed-use developments, combined with limited supply of unique flex and creative office product, has helped drive increasing demand for adaptable commercial properties within the area. Midtown Phoenix continues to emerge as one of the Valley's premier live-work-play environments, supporting long-term value appreciation and strong owner-user interest.



SW FACING OBLIQUE



NW FACING OBLIQUE



INTERIOR PHOTOS



INTERIOR PHOTOS



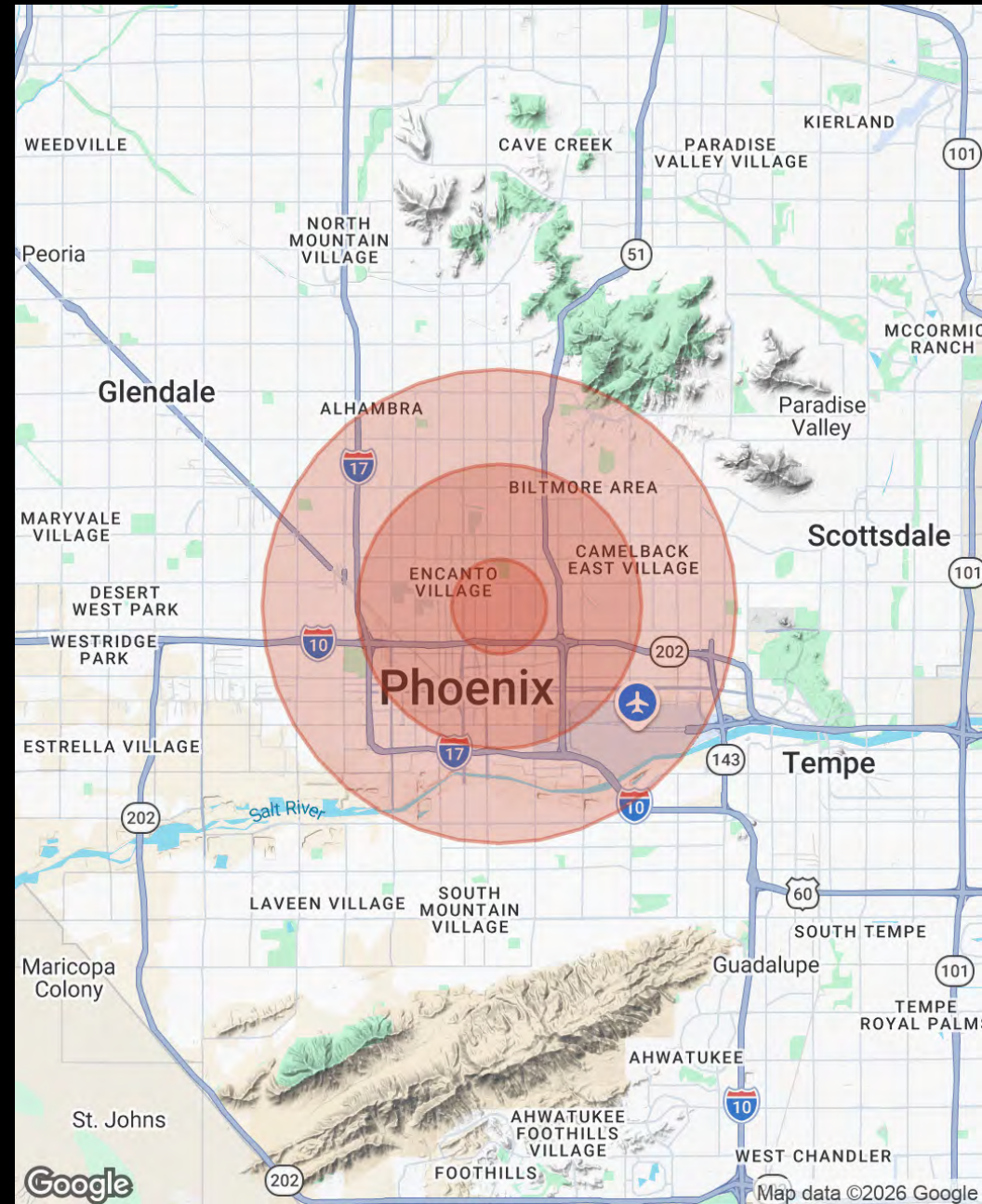
INTERIOR PHOTOS



DEMOGRAPHIC REPORT

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 15,141 | 150,928 | 369,685 |
| Average Age | 37.4 | 34.7 | 34.0 |
| Average Age (Male) | 36.4 | 34.7 | 34.3 |
| Average Age (Female) | 38.2 | 35.2 | 34.3 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 7,830 | 69,857 | 149,603 |
| # of Persons per HH | 1.9 | 2.2 | 2.5 |
| Average HH Income | \$103,294 | \$89,324 | \$97,149 |
| Average House Value | \$470,783 | \$424,662 | \$498,218 |

2023 American Community Survey (ACS)





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