

# FREESTANDING FLEX BUILDING FOR SALE

**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES



**3829 N 3RD ST | PHOENIX, AZ 85012**

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# OFFERING DETAILS



**AVAILABLE:**  
\$2,020,000  
(\$230/SF)



**BUILDING SIZE:**  
±8,786 SF



**LOT SIZE:**  
±18,100 SF  
(±0.42 AC)



**PARCELS:**  
118-24-088,  
118-24-089



**ZONING:**  
C-2, Phoenix



**PARKING:**  
18 Spaces



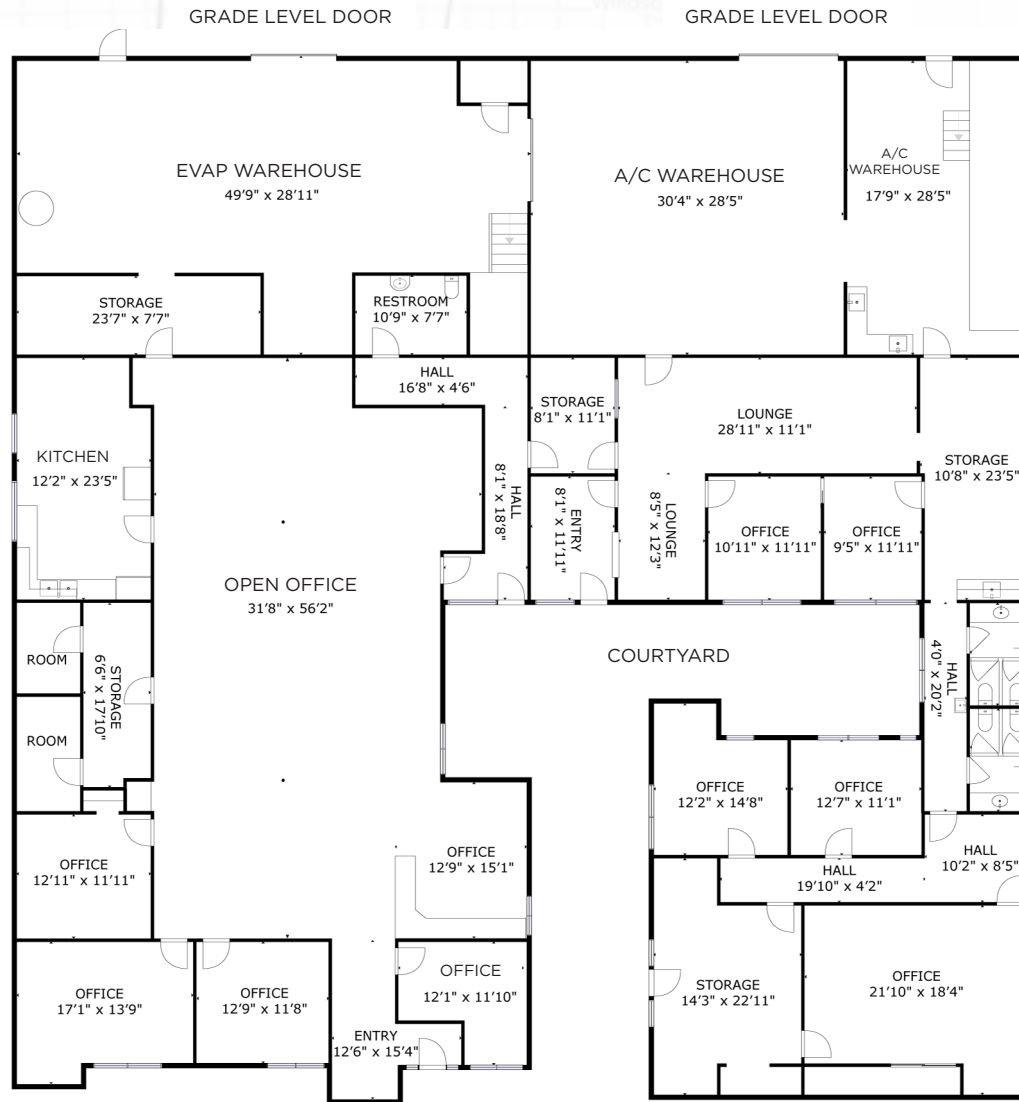
**CLICK TO VIEW ZONING INFORMATION**

# PROPERTY HIGHLIGHTS

- Owner user opportunity
- Multi or single tenant capable
- 70% office / 30% warehouse
- 9 offices, 3 bathrooms, 1 kitchen
- 14' clear height in warehouse
- Power: 800A 240V (Buyer to confirm)
- Two (2) grade level doors (12' x 10')
- 50% of warehouse is HVAC and 50% is EVAP cooled
- Mezzanine for storage
- Monument signage
- Block construction



# FLOORPLAN | [CLICK TO VIEW VIRTUAL TOUR](#)



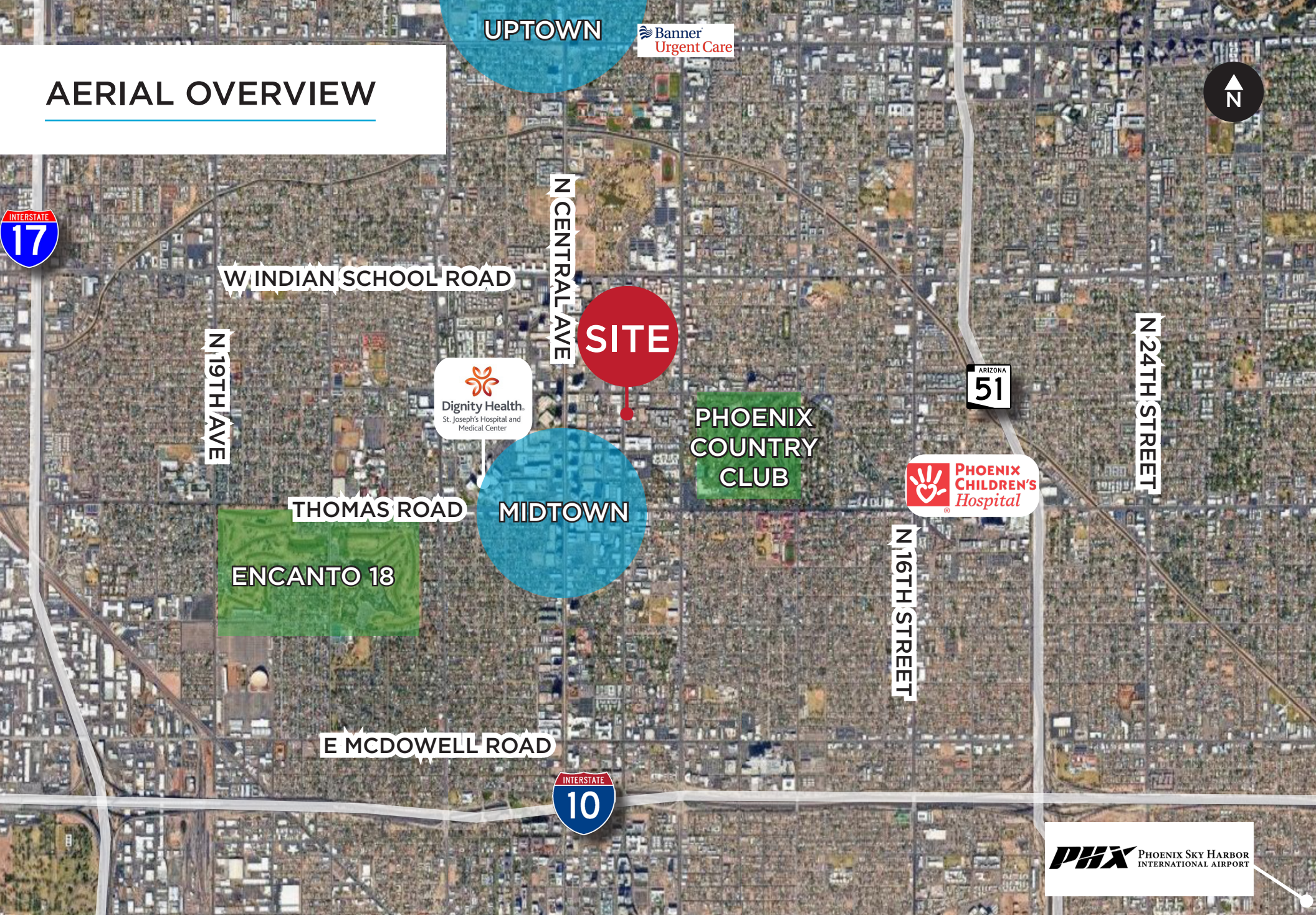


# PROPERTY PHOTOS





# AERIAL OVERVIEW



UPTOWN

Banner Urgent Care



W INDIAN SCHOOL ROAD

N CENTRAL AVE

SITE

N 19TH AVE

Dignity Health  
St. Joseph's Hospital and  
Medical Center

ARIZONA  
51

PHOENIX  
COUNTRY  
CLUB

N 24TH STREET

PHOENIX  
CHILDREN'S  
Hospital

THOMAS ROAD

MIDTOWN

N 16TH STREET

ENCANTO 18

E MCDOWELL ROAD



PHX PHOENIX SKY HARBOR  
INTERNATIONAL AIRPORT



# DEMOGRAPHICS

3829 N. 3RD ST

# LEV ROSE

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## POPULATION

	1 MILE	3 MILES	5 MILES
2024	22,377	185,400	437,161
2029	24,766	202,327	474,428



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	11,875	85,285	174,166
2029	13,154	93,363	189,806



## AVERAGE H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$78,716	\$84,952	\$83,504



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	33,617	164,284	342,572



## BUSINESSES

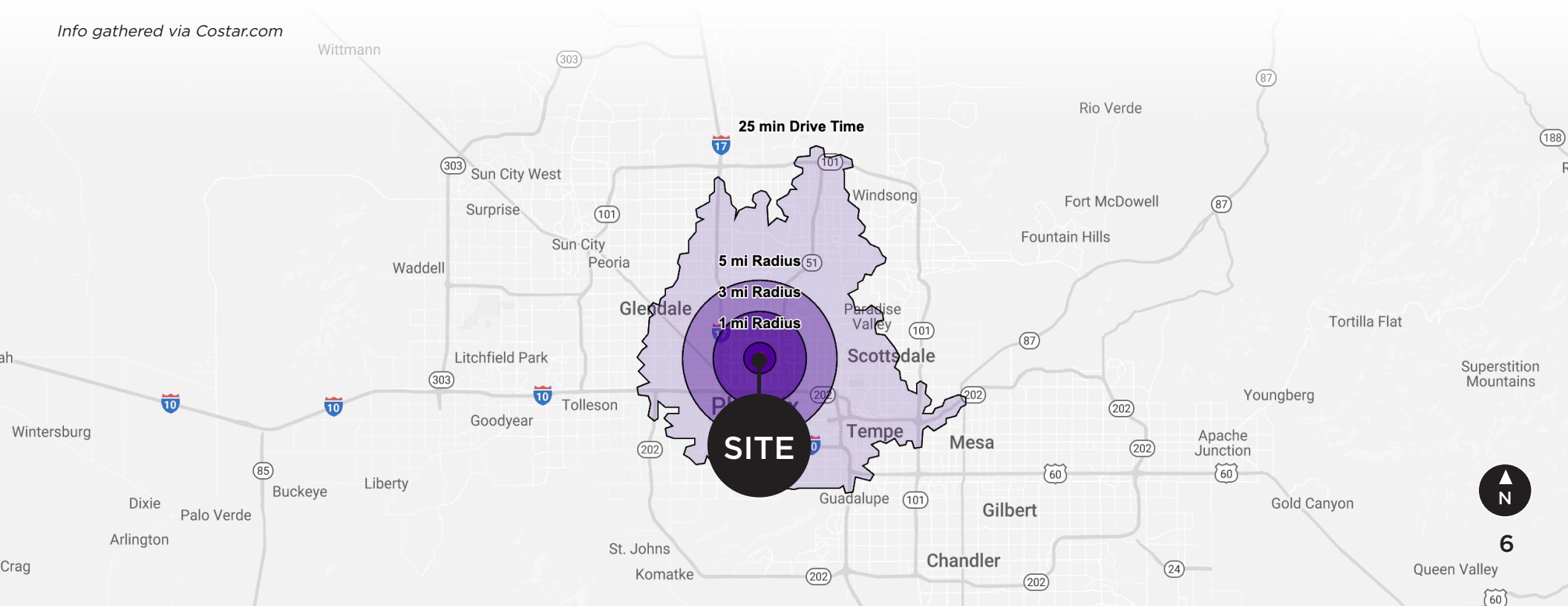
	1 MILE	3 MILES	5 MILES
2024	4,411	21,155	34,679



## MEDIAN H.H. INCOME

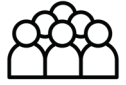
	1 MILE	3 MILES	5 MILES
2024	\$62,021	\$59,644	\$57,785

Info gathered via Costar.com





# PHOENIX CITY OVERVIEW



**1.6M +**  
TOTAL POPULATION



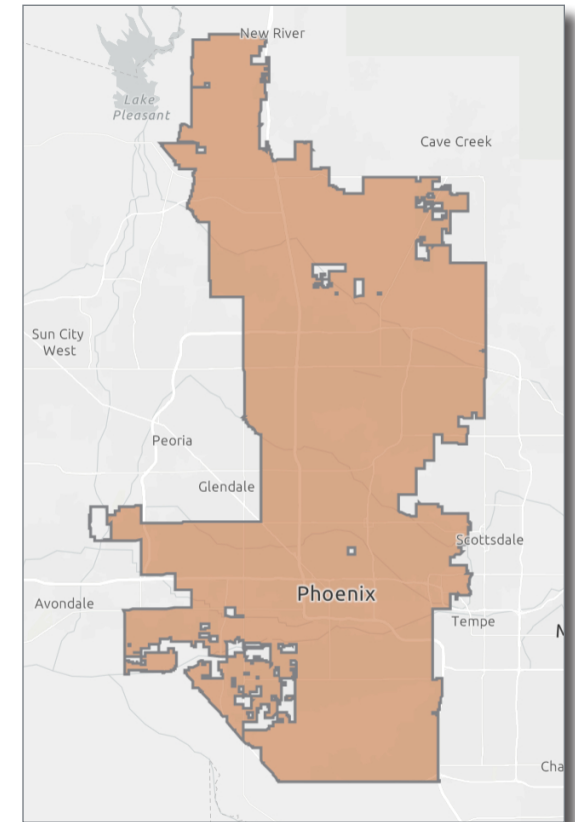
**\$70K +**  
AVG HH INCOME

## GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

## BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).





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