

FOR LEASE

CREATIVE OFFICE/SHOWROOM/WAREHOUSE

723 & 743 GRAND AVE, PHOENIX, AZ 85007

**723 GRAND AVE
AVAILABLE**
±12,500 SF
W/ ADDITIONAL
BONUS OF ±6,250 SF

**743 GRAND AVE
AVAILABLE**
±5,558 SF

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LEVROSE
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

723 & 743 GRAND AVE, PHOENIX, AZ 85007

LevRose Commercial Real Estate is pleased to present the OS Stapley building at 723 Grand Avenue, Phoenix, AZ 85007 for lease. The property, offers approximately ±12,500 available square feet of showroom, warehouse and creative office space with a bonus of ±6,250 square feet of basement space. The building is being offered for lease at \$19.00/SF (\$1.58/SF) NNN.

743 Grand Avenue is approximately ±5,558 SF has one (1) grade level door (±10x10 ft.), two restrooms, frontage on Grand Avenue, and a kitchen.

The OS Stapley building was originally a hardware store with its founder, Orley Seymour Stapley, having roots dating back to 1895 in Mesa. Stapley had a thriving business in Mesa due to his proximity to the Roosevelt Dam Site. Upon completion of the Grand Avenue building, he moved his headquarters to Downtown Phoenix. in 1962 the hardware store closed. After many years, the building was restored to its current condition in 2013 by Abromovitz Investment Properties.

	BUILDING	SF	\$19.00	\$1.58
723:	2nd Floor	±6,250	\$118,750.00	\$9,895.83
	1st Floor	±6,250	\$118,750.00	\$9,895.83
	Basement	±6,250	--	--
743:	Building	±5,558	\$105,602	\$8,800

PROPERTY TAX INFO:

723 GRAND AVE:	ANNUAL:	\$52,445.82
	MONTHLY:	\$4,370.49
743 GRAND AVE:	ANNUAL:	\$5,202.04
	MONTHLY:	\$433.50



GRAND AVE

OFFERING DETAILS



GRAND AVE



LEASE RATE:
\$19.00/SF NNN



PRICE PER SF MONTHLY:
\$1.58/SF NNN



AVAILABLE SF:
±5,558 - ±12,500 SF
(w/ additional bonus of
±6,250 SF basement space)



LOT SIZE:
±41,875 SF



ZONING:
C-3, Phoenix



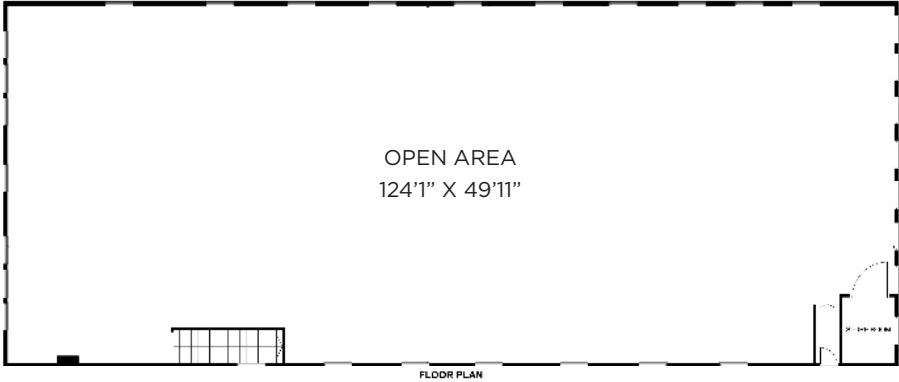
PARCELS:
111-30-091 & 111-30-094



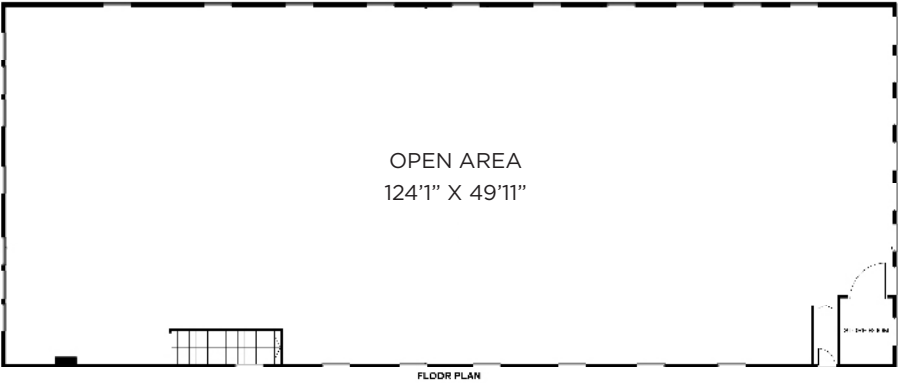
**CLICK TO VIEW
PROPERTY VIDEO**

PROPERTY HIGHLIGHTS

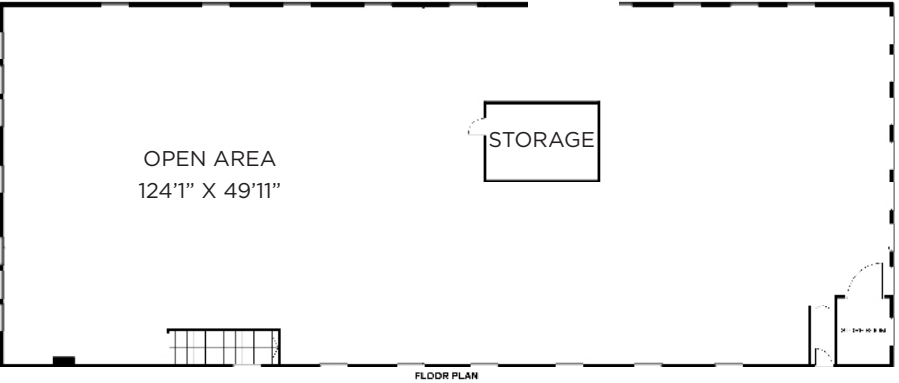
- Extremely unique building with rich history
- Parking directly across Grand Avenue
- Potential for showroom, flex, warehouse, and office users
- Multi-tenant capable
- Frontage along Grand Avenue
- Fully sprinklered warehouse
- Gray shell condition



BASEMENT:
±6,250 SF

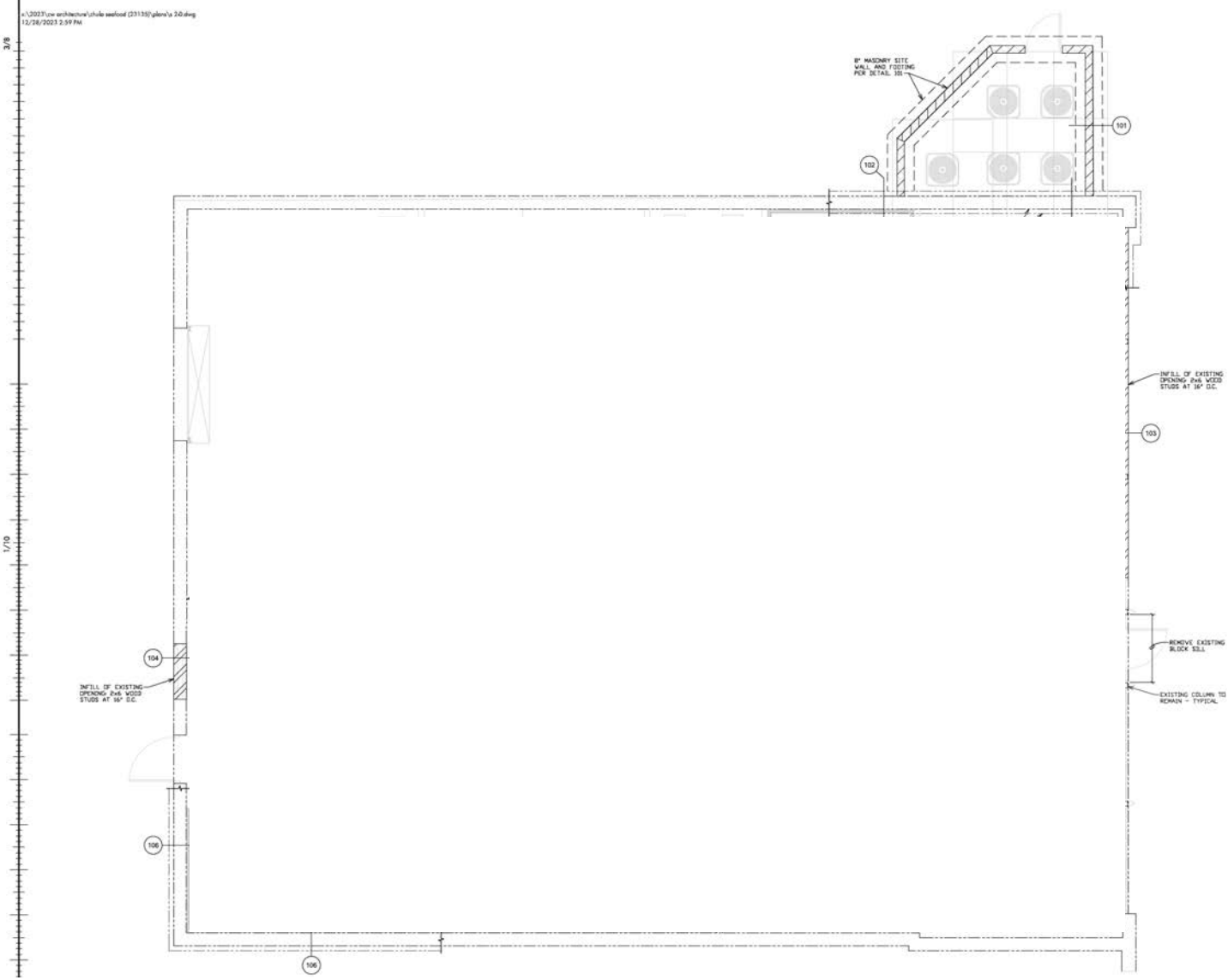


1ST FLOOR:
±6,250 SF



2ND FLOOR:
±6,250 SF

FLOORPLAN | 743 GRAND AVE



**743 GRAND AVE:
±5,558 SF**

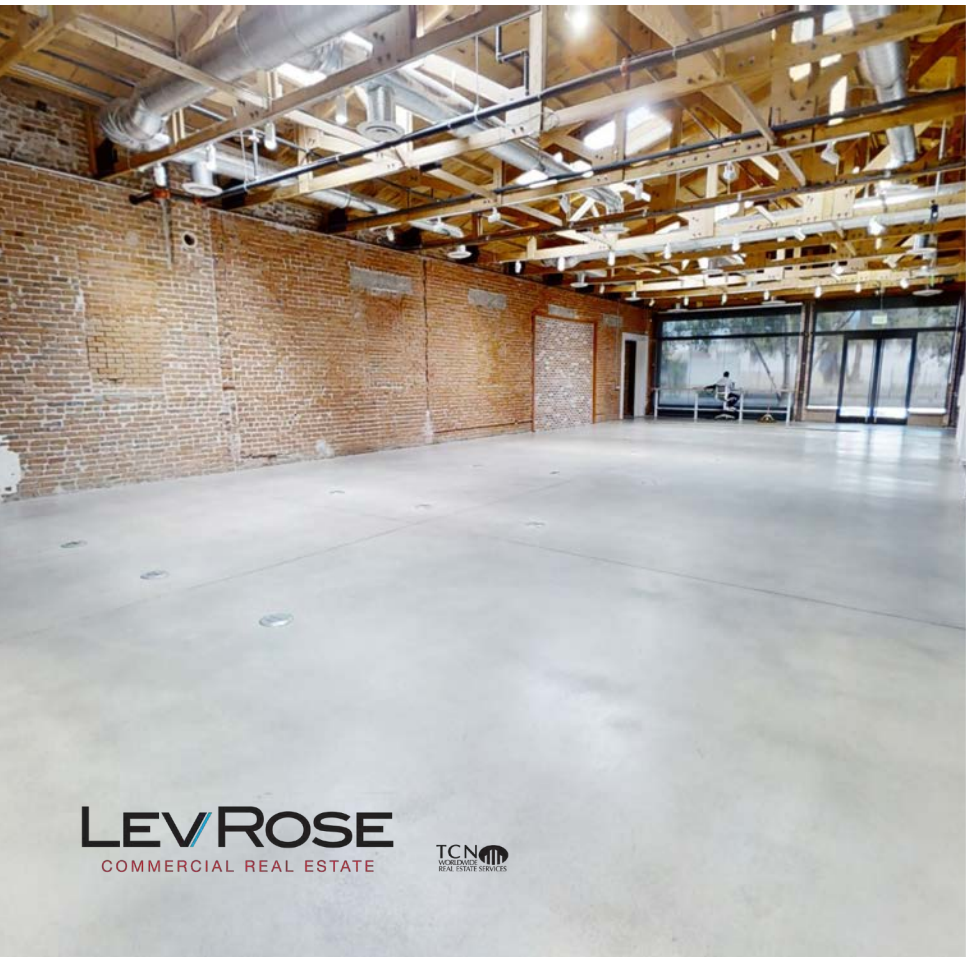
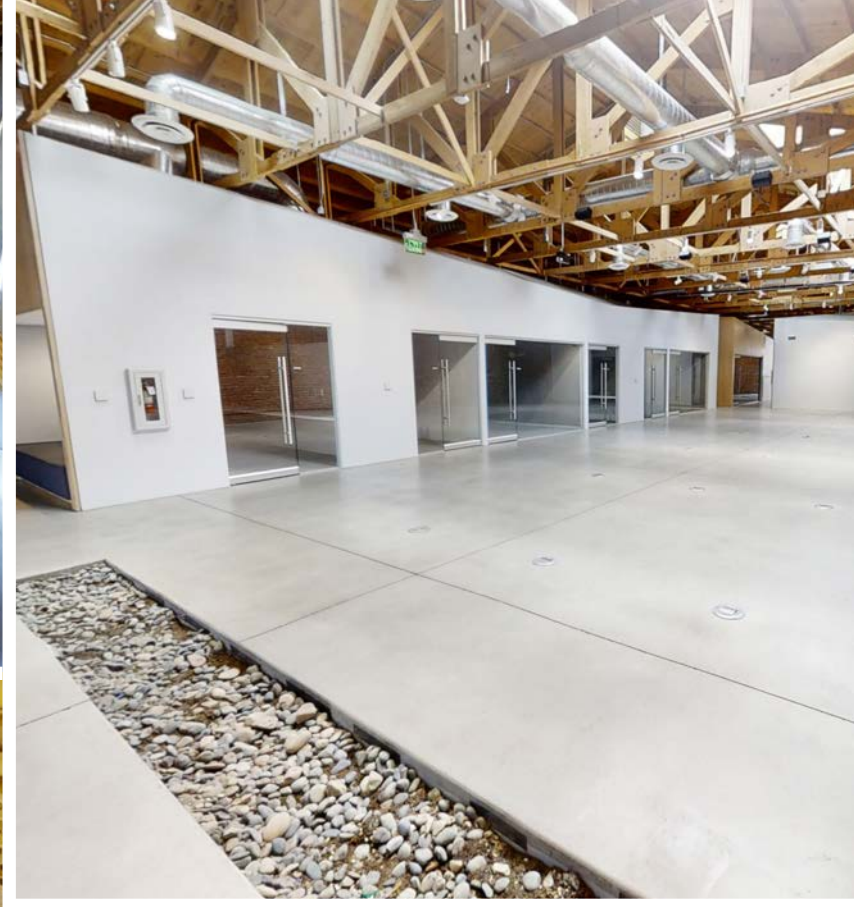
This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



NOTE: Additional parking included across from Grand Ave; building in parking lot not included

- AVAILABLE
- UNCOVERED PARKING
- LEASED
- NOT A PART





VIEW VIRTUAL TOUR
723 GRAND AVE

AERIAL OVERVIEW



ROOSEVELT ROW

the VIG

THE PAPER HEART BUILDING

W VAN BUREN ST

SITE

VAN BUREN

BIMBO
Bakeries USA

fray's
ARROGANT BUTCHER

PHOENIX

BIANCO

ASU ARIZONA STATE UNIVERSITY
DOWNTOWN PHOENIX CAMPUS

Arizona Financial
THEATRE

CHASE FIELD

Arizona Capitol
MUSEUM

HUSS
BREWING CO.
ARIZONA

ANSWORTH
PHOENIX

Searus
McCallreth

HANNY'S

Footprint
CENTER

VALLEY BAR

MORNING
SQUEEZE

PORBELLY

CRIPPLE
CIGARS

Pizza Hut

THABASIL
CHAMBER

CVS
pharmacy

FIVE GUYS
BURGERS AND FRIES

INTERSTATE
ARIZONA
17

INTERSTATE
10

Pemberton
PROX

THE Churchill
Matt's BIG
BREAKFAST
COBRA
SOTTISE
POMO
MOIRA
Snooze
ALL DAY

7 MILES TO SKY HARBOR INTERNATIONAL AIRPORT

N 7TH AVE

N 7TH ST



O.S. STAPLEY HARDWARE STORE HISTORY

Orley Seymour (O.S.) Stapley began his business in 1895 in Mesa, AZ. The O.S. Stapley hardware store was built on Grand Avenue in Phoenix, AZ in 1917 and was originally the closest supplier to the Theodore Roosevelt Dam site, successfully providing construction materials. After acquiring the International Harvester franchise for both Maricopa and Pinal counties in 1916, Orley Seymour moved the headquarters to Grand Avenue and opened other stores in Glendale, Buckeye, and Chandler. In 1962 the hardware store closed and the buildings were used as an appliance store for car and industrial machinery repair.



A HISTORICAL RENOVATION

Developer Mark Abromovitz purchased the buildings in 2011 and restored them back to their original appearance while providing for contemporary use. The last tenant occupying the space was Tuft & Needle, who used it as a mattress showroom and offices. The buildings are now full of natural light, brick walls, and beautiful wooden trusses.



DOWNTOWN PHOENIX'S WALKABLE ARTS DISTRICT

Roosevelt Row is home to art galleries, restaurants, bars, and boutique shops in a landscape dotted by colorful street art. One of the most popular events include the monthly First Friday Art Walk, one of the largest self-guided art walks in the nation with food trucks and an open-air market feel. Other popular events include the annual M3F Music Festival, Phoestivus, the Pie Social, and more.

There is an eclectic mix of bars and restaurants throughout Roosevelt Row. You'll find iconic brunch spots, French fare, Moroccan-inspired cuisine, elevated Southern food, new American, and craft beers and cocktails.

ROOSEVELT ROW ART

Roosevelt Row is home to creatives and artisans of every area - from culinary to crafts, musicians and poets, designers and street artists, and everything in between. The area is known for public art, live music, art galleries, boutiques, and much more. Roosevelt Row is the creative center of the region and a unique neighborhood that celebrates arts and culture expressed in multiple forms.

*Info via visitphoenix.com & rooseveltrow.org



DEMOGRAPHICS

723 & 743 GRAND AVE, PHOENIX, AZ 85007



POPULATION

	1 MILE	3 MILES	5 MILES
2023	20,082	123,602	391,951
2028	20,910	126,826	398,767



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	8,883	45,908	134,812
2028	9,414	47,469	137,702



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$72,335	\$68,544	\$66,937



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	68,703	181,931	314,500



BUSINESSES

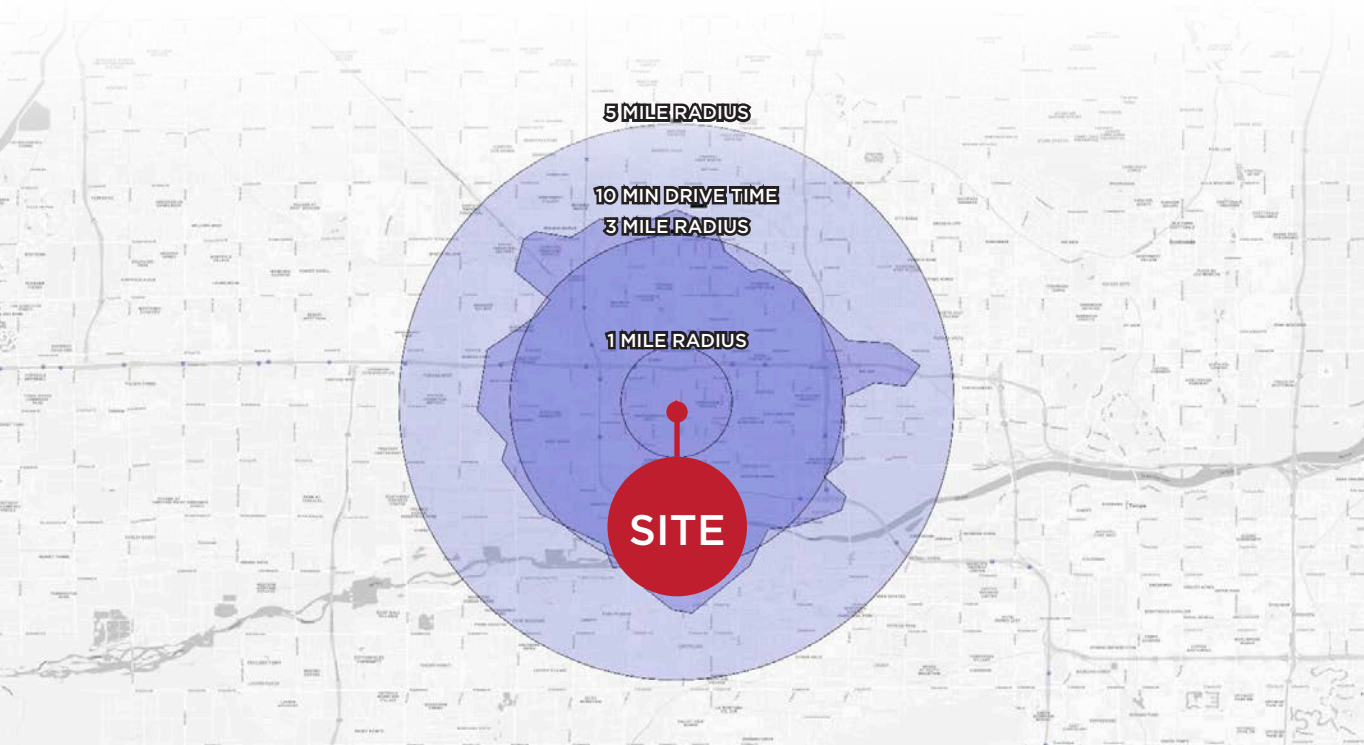
	1 MILE	3 MILES	5 MILES
2023	2,995	12,751	26,196



HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$324,359	\$275,724	\$240,084

Info gathered via Costar.com



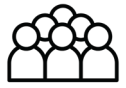
PROXIMITY TO DOWNTOWN PHOENIX

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PHOENIX OVERVIEW



1.6M +
TOTAL POPULATION



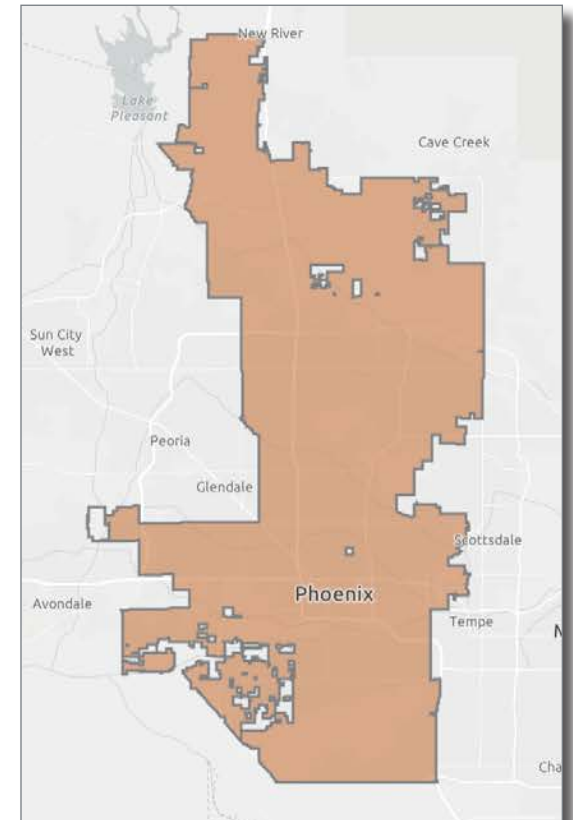
\$70K +
AVG HH INCOME

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).



SUBMARKET OVERVIEW

DOWNTOWN PHOENIX RETAIL

4.5K

12 MONTH
DELIVERIES SF

(2.9K)

12 MONTH
ABSORPTION SF

4.4%

VACANCY
RATE

7.7%

12 MONTH ASKING
RENT GROWTH

Vacancies for retail properties in Downtown Phoenix were under the five-year average during the first quarter, but they were essentially unchanged from this time last year. The rate also comes in below the region's average. Meanwhile, rents have surged in the past 12 months, growing by 7.7% year over year.

As for the pipeline, construction has returned to Downtown Phoenix after a lull in net new supply over the past few years. Downtown Phoenix is a very liquid investment market, characterized by heavy trading, and the market proved to be yet again this past year. Relative to Phoenix, market pricing sits at \$240/SF, which is right in line with the region's average pricing.

*Per Costar.com

DOWNTOWN PHOENIX



CITYSCAPE & SURROUNDING BLOCKS

This \$500 million complex is a mix of downtown's financial and governmental districts. Taking up to two city blocks with a mix of retail, restaurants, and a thriving night scene, the complex has propelled redevelopment in neighboring areas.



ROOSEVELT ROW

Now the epicenter of downtown's increasing arts scene, "RoRo" is home to Phoenix First Fridays art walk. Enjoy exhibit openings, live music and street vendors or shop for handmade ceramics, jewelry and art at the local boutiques.



HERITAGE SQUARE

Heritage Square consists of a collection of preserved 19th-20th century commercial buildings transformed into restaurants and adjacent museums. It is also home to Chase Field where locals cheer on the Arizona Diamondbacks as well as the Talking Stick



WAREHOUSE DISTRICT

During the early 20th century many of the industrial buildings and warehouses that served Arizona's citrus and cotton markets have now developed into office space for tech startups, galleries, studios, restaurants and venues.



CORONADO DISTRICT

This historic district includes over 5,000 households and hundreds of businesses. Located just south of Camelback mountain, Papago Park and Phoenix Zoo.



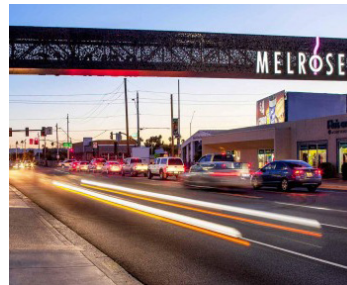
GRAND AVENUE ARTS DISTRICT

Just northwest of the Downtown Core is the quirky Arts District. The Grand Avenue neighborhood is bustling with local businesses, art studios, converted warehouses, funky bars, restaurants and restored storefronts.



GARFIELD HISTORIC DISTRICT

Developed from 1883-1955, this historic district contains nearly 800 households and the city's largest concentration of "pyramid cottages." Garfield is known for its unique art scenes and is within walking distance of Roosevelt Row.



THE MELROSE DISTRICT

The one mile stretch of Seventh Avenue between Indian School and Camelback road contains a mix of residential and commercial buildings known as the Melrose District. This pride strong complex is well sought out for their inclusive, vibrant mix of dining,

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