

OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



LISTING CONTACTS:

TYSON BREINHOLT
D: 480.966.7513
M: 602.315.7131
tbreinholt@cpi.az.com

CALEB ALLEN
D: 480.621.3290
M: 480.622.4174
callen@cpi.az.com

JACK ELDER
D: 480.968.9618
M: 602.573.3210
jelder@cpi.az.com

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

07.7.26



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC MEMBER

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.com

OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



PROPERTY DETAILS

ADDRESS 7540 N 19TH AVE
PHOENIX, AZ 85021

BUILDING SIZE ±18,744 SF

PARCEL 157-19-079D

ZONING C-O, CITY OF PHOENIX

TENANCY MULTI-TENANT

LEASE RATE **CONTACT BROKER**



AVAILABILITY

SUITE NUMBER	SIZE	LEASE RATE
--------------	------	------------

102	±1,604 SF	CONTACT BROKER
-----	-----------	----------------

103	±1,291 SF	CONTACT BROKER
-----	-----------	----------------

SECOND FLOOR	±9,372 SF	CONTACT BROKER
--------------	-----------	----------------

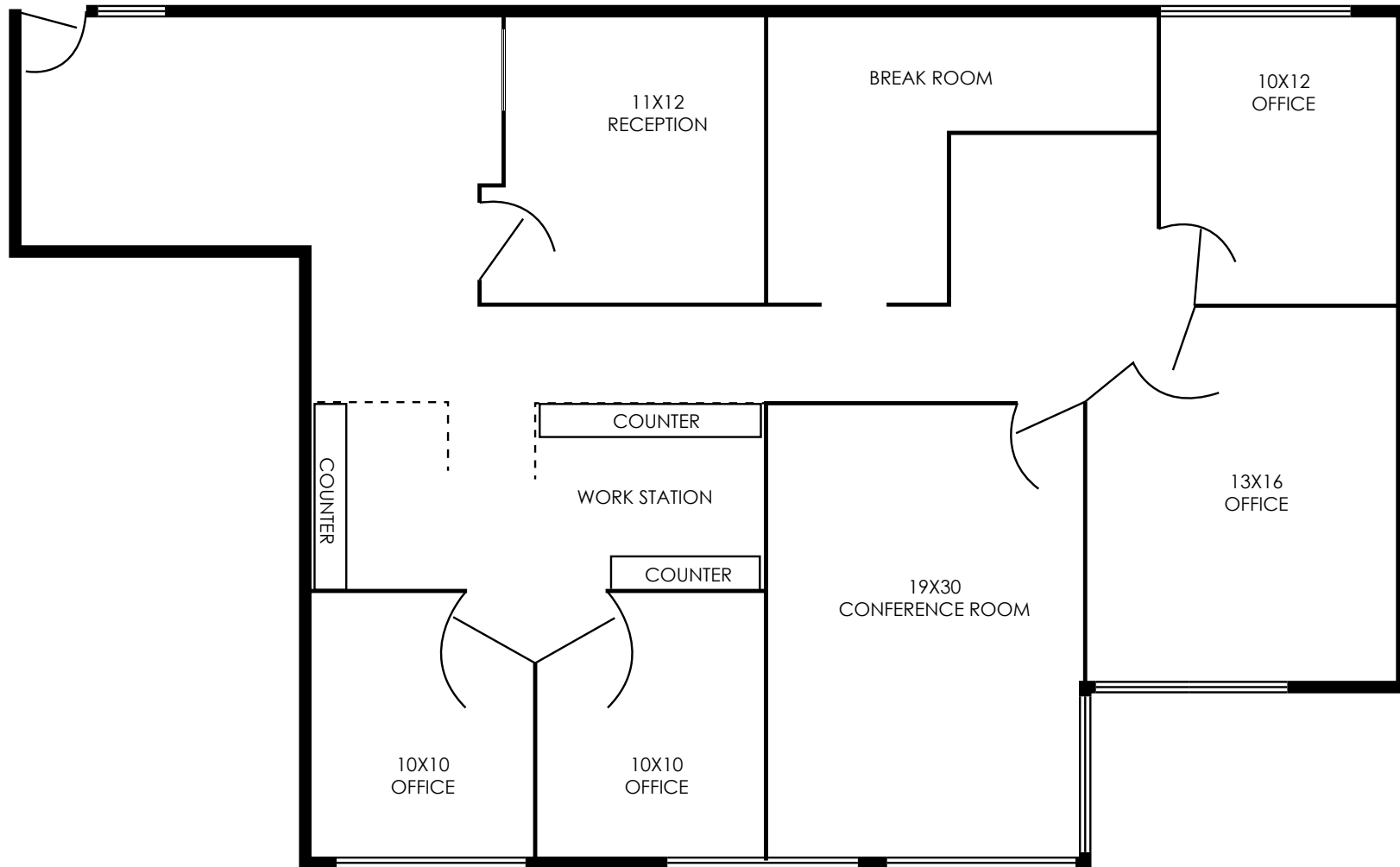
OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



SUITE 102

±1,604 SF



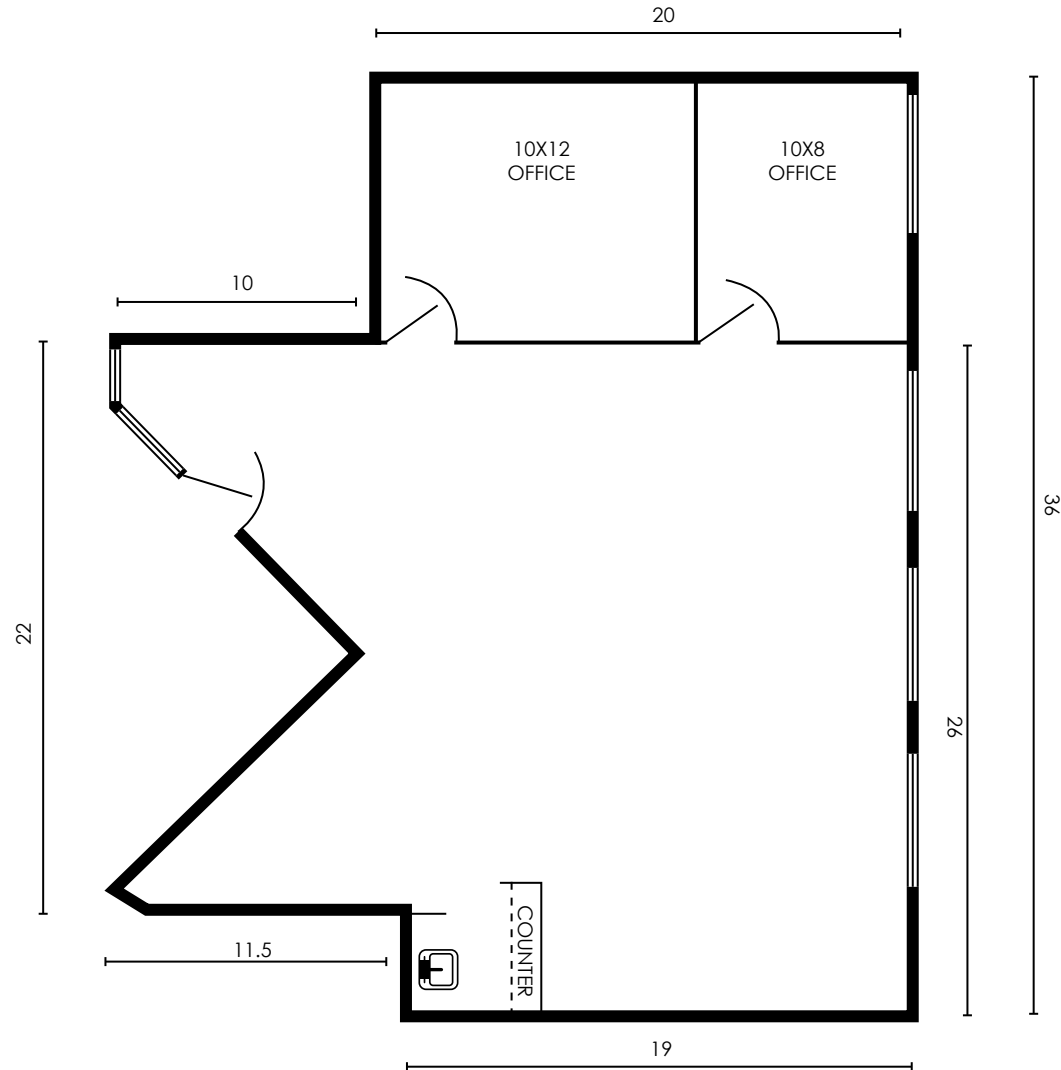
OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



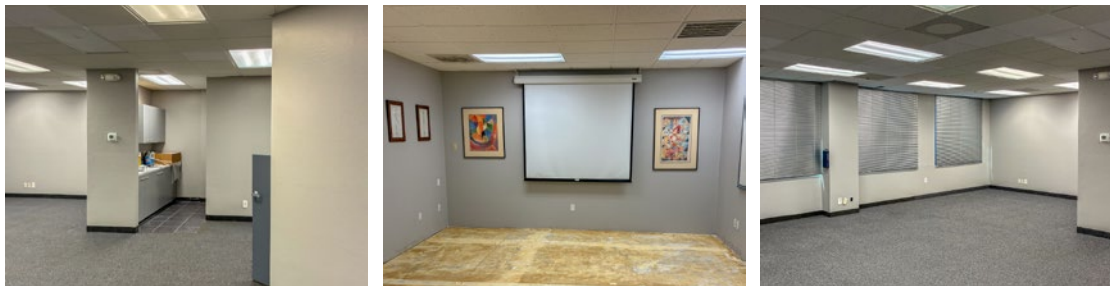
SUITE 103

±1,291 SF



OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

OFFICE AVAILABLE FOR LEASE

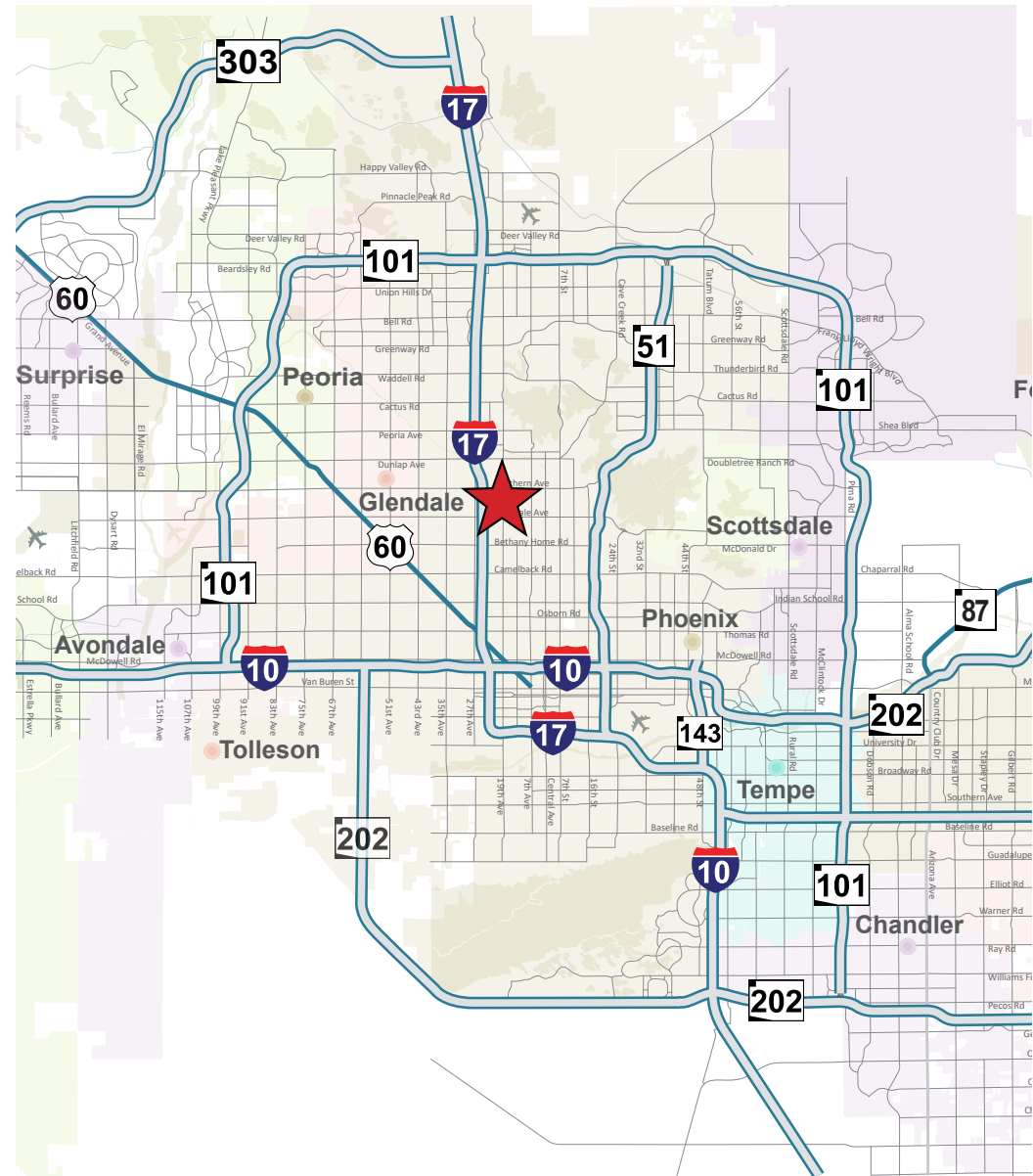
7540 N 19TH AVE | PHOENIX, AZ 85021



The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



DEMOGRAPHICS

2024 POPULATION	25,418	193,310	449,685
2029 POPULATION PROJECTION	27,668	208,506	486,201
2024 HOUSEHOLDS	10,716	70,849	173,307
AVG HOUSEHOLD SIZE	2.3	2.5	2.5
AVERAGE HHI	\$68,777	\$78,566	\$78,920
AVERAGE AGE	37.1	36.1	36.8
MEDIAN HOME VALUE	\$337,261	\$347,655	\$325,804
TOTAL CONSUMER SPENDING	\$269M	\$2B	\$4.9B

The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.