FOR SALE

5020 N 21ST AVE
PHOENIX, AZ 85015

LEVROSE
COMMERCIAL REAL ESTATE

TCN WORLDWIDE REAL ESTATE SERVICES

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EXECUTIVE SUMMARY

LevRose Commercial Real Estate is pleased to present 5020 N 21st Avenue, a ±0.562-acre (±24,480 SF) vacant infill parcel near Midtown Phoenix. The site carries R-3 Multi-Family Residence zoning in place, allowing a buyer to move directly to site plan review without absorbing the cost, timeline, or entitlement risk of a rezoning cycle.

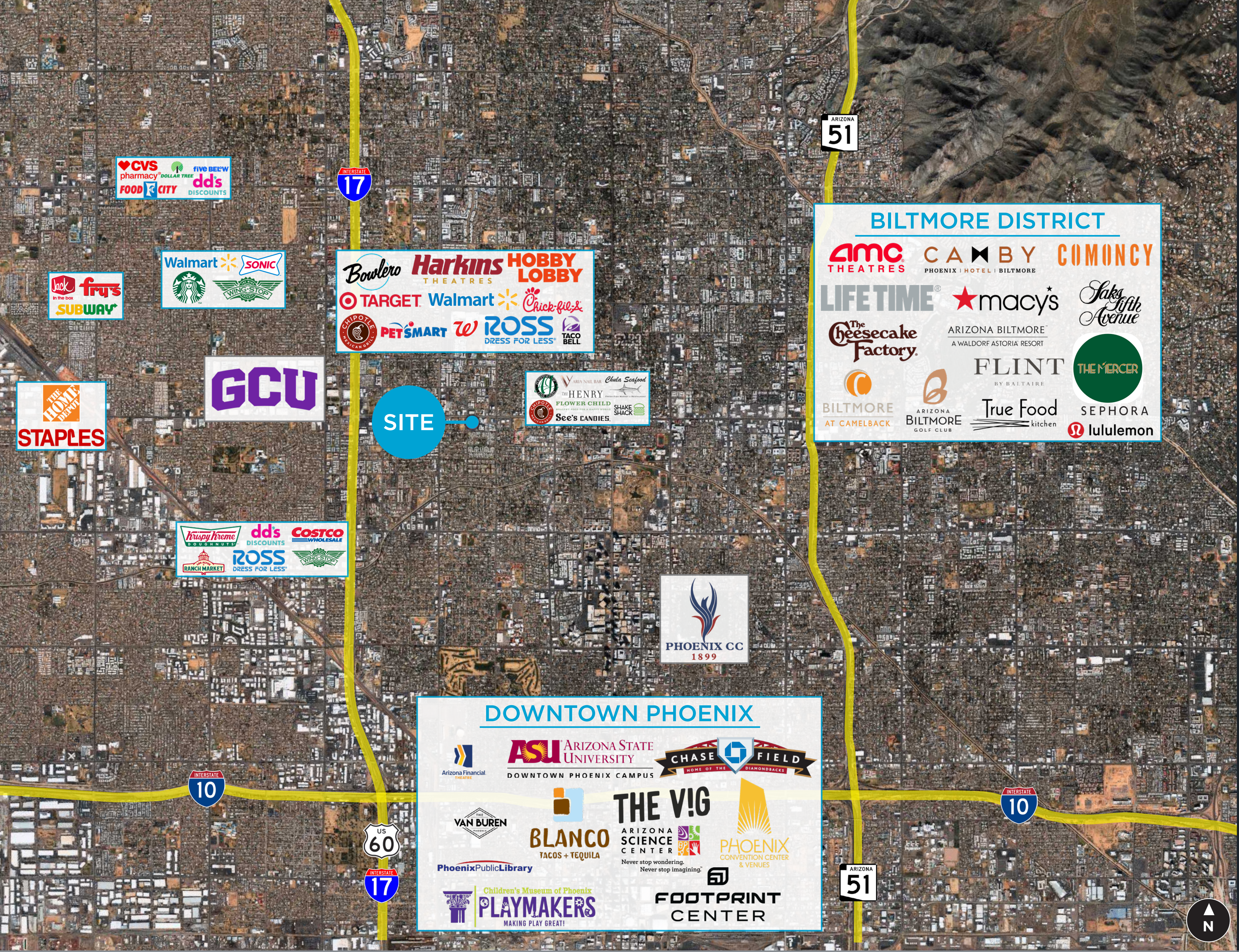
The property sits one block north of Camelback Road and roughly a third of a mile from the 19th Avenue/Camelback light rail station, connecting residents to Downtown Phoenix, ASU's Downtown campus, and the Central Avenue employment core on a single-seat ride. Grand Canyon University, Christown Spectrum, and the Biltmore District are each within a short drive, and I-17 access is immediately west.

PROPERTY DETAILS

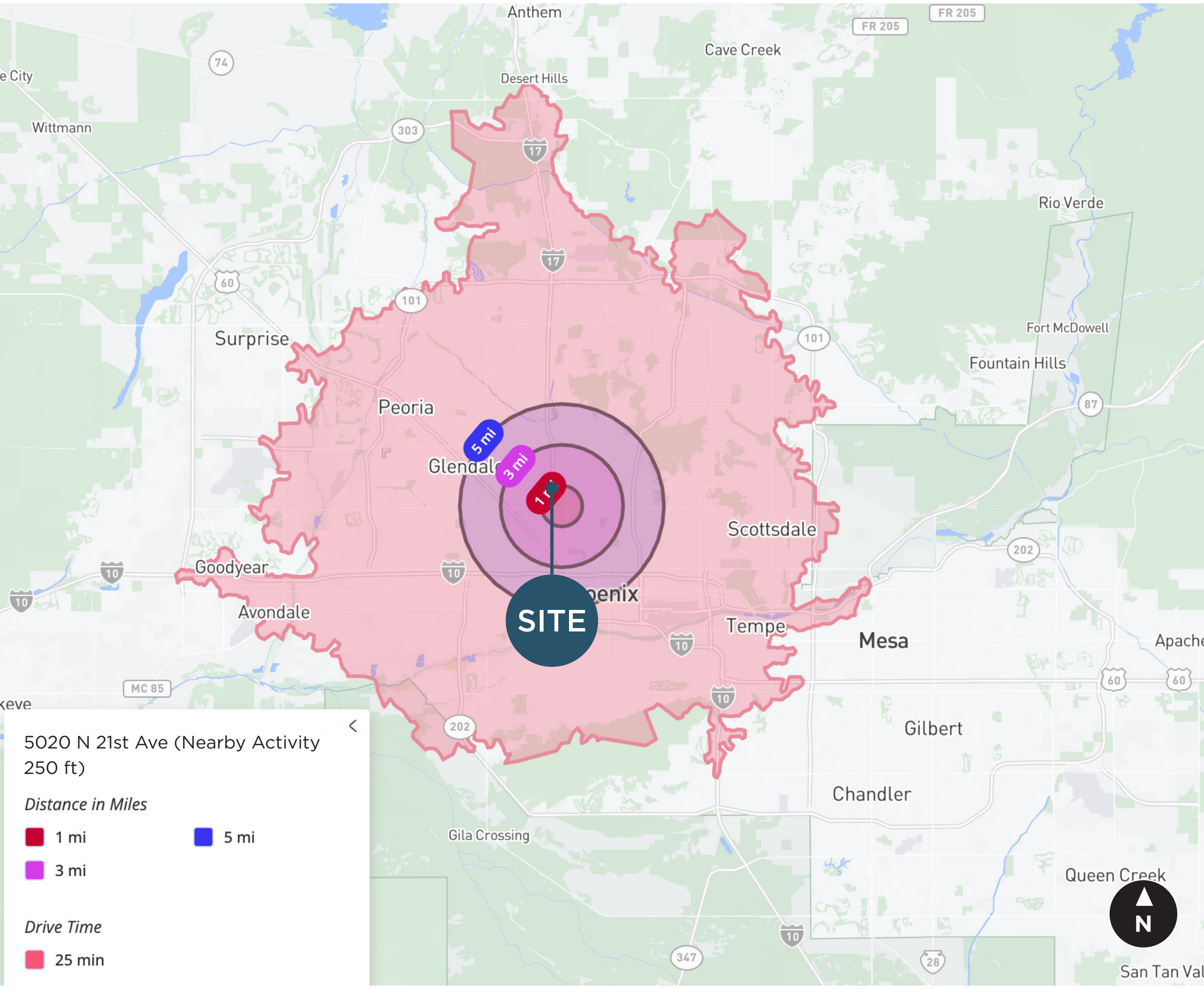
SALE PRICE	$395,000 ($39,500/Unit, $16.14/SF)
SITE AREA	±0.562 AC (±24,480 SF)
ZONING	R-3 (Phoenix)
PARCEL	153-25-080
FRONTAGE	85’
DEPTH	288’

PROPERTY HIGHLIGHTS

- ±0.56 Acres Available near Midtown Phoenix
- Proximity to 7's Corridor and Light Rail
- Multi-Family Residential Zoning In Place
- ±0.3 Miles to the 19th Avenue/Camelback Light Rail Station
- Minutes to Downtown Phoenix, the Biltmore District, and Grand Canyon University


SITE
BILTMORE DISTRICT
DOWNTOWN PHOENIX
GCU
PHOENIX CC
1899
17
51
10
60
STAPLES
CAMBY
PHOENIX | HOTEL | BILTMORE
ARIZONA BILTMORE
A WALDORF ASTORIA RESORT
FLINT
BILTMORE AT CAMELBACK
ARIZONA BILTMORE GOLF CLUB
True Food kitchen
THE MERCER
SEPHORA
lululemon
ARIZONA STATE UNIVERSITY
DOWNTOWN PHOENIX CAMPUS
CHASE FIELD
THE VIG
BLANCO
TACOS + TEQUILA
ARIZONA SCIENCE CENTER
Never stop wondering.
Never stop imagining.
PHOENIX CONVENTION CENTER & VENUES
FOOTPRINT CENTER
Phoenix Public Library
Children's Museum of Phoenix
PLAYMAKERS
MAKING PLAY GREAT!
THE VAN BUREN
Arizona Financial Theatre
THE HENRY
FLOWER CHILD
See's CANDIES
SHAKE SHACK
Chula Seafood
N

DEMOGRAPHICS



*Statistics from CoStar

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	33,041	193,425	511,762
2030	34,339	200,450	531,419

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	11,537	72,073	192,441
2030	12,007	74,946	200,560

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	$66,775	$85,814	$88,012

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	7,416	106,584	317,115

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	1,087	12,513	34,767

PHOENIX
CITY OVERVIEW

SOUTHWEST MEGACITY POWERING ARIZONA'S ECONOMY

Phoenix, the fifth largest city in the U.S. with a 2026 population of 1.68 million, continues to grow as a major regional anchor. With robust infrastructure, a diversified employer base, and access to global markets, Phoenix is consistently ranked among the top metros for business expansion. New developments and population inflows are fueling growth in nearly every asset class.

MEGAPROJECTS & INSTITUTIONAL CAPITAL INFLOW

TSMC has committed $265 billion to its North Phoenix campus, the largest foreign direct investment in a greenfield project in U.S. history, following an additional $100 billion announced in July 2026. Buildout now covers 10 wafer fabrication plants, two advanced packaging facilities and an R&D center. Adjacent to that campus, Mack Real Estate Group and McCourt Partners broke ground in March 2026 on Halo Vista, a $7 billion, 2,300-acre master plan with nearly 30 million square feet of planned development.

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