

OFFICE/SHOWROOM/WAREHOUSE & FENCED/GATED YARD FOR LEASE



1911 N 22ND AVE | PHOENIX, AZ 85009

Matt Leonard, Partner
mleonard@levrose.com
602.369.7127

Dawn Werley, Advisor
dwerley@levrose.com
847.767.0351

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PROPERTY DETAILS

PROPERTY TYPE	Industrial/Showroom/Office
LEASE RATE	\$0.89/SF NNN
BUILDING SIZE	±101,524 SF
LOT SIZE	±3.477 AC
AVAILABLE SPACE	±28,155 SF Total ±8,675 SF Office/Showroom ±19,480 SF Warehouse, plus the Fenced/Gated Yard at Northeast Corner of Property, & Prorated Portion of Parking Lot
PARCELS	110-51-016A, 110-51-024, 110-51-012A
ZONING	A-2 Industrial District, City of Phoenix

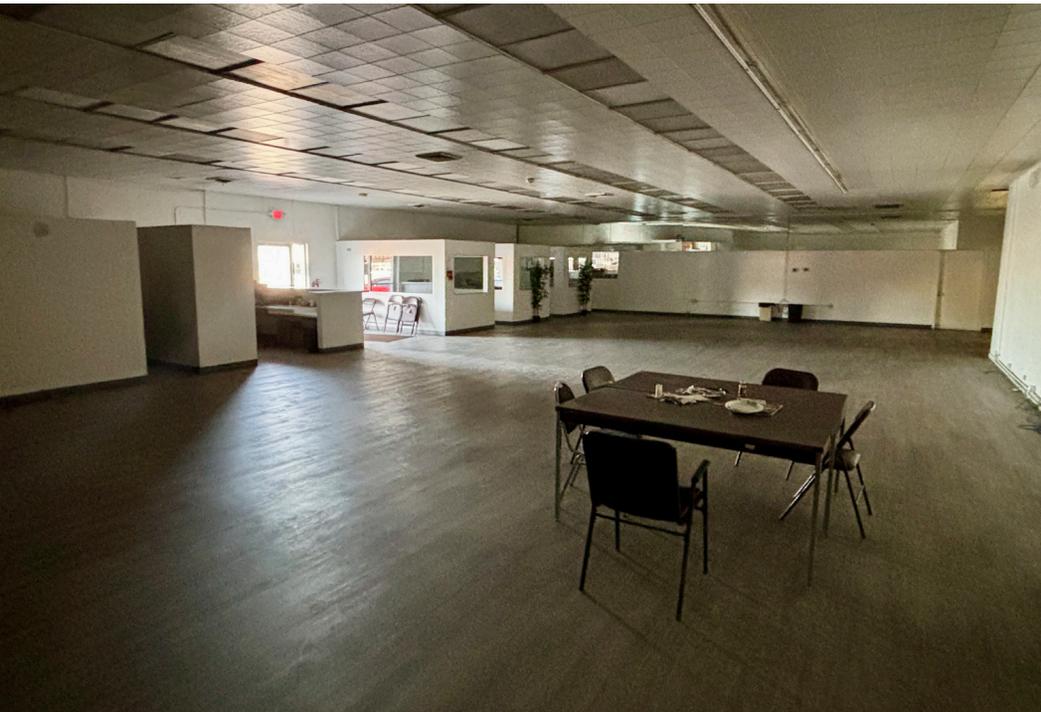


PROPERTY HIGHLIGHTS

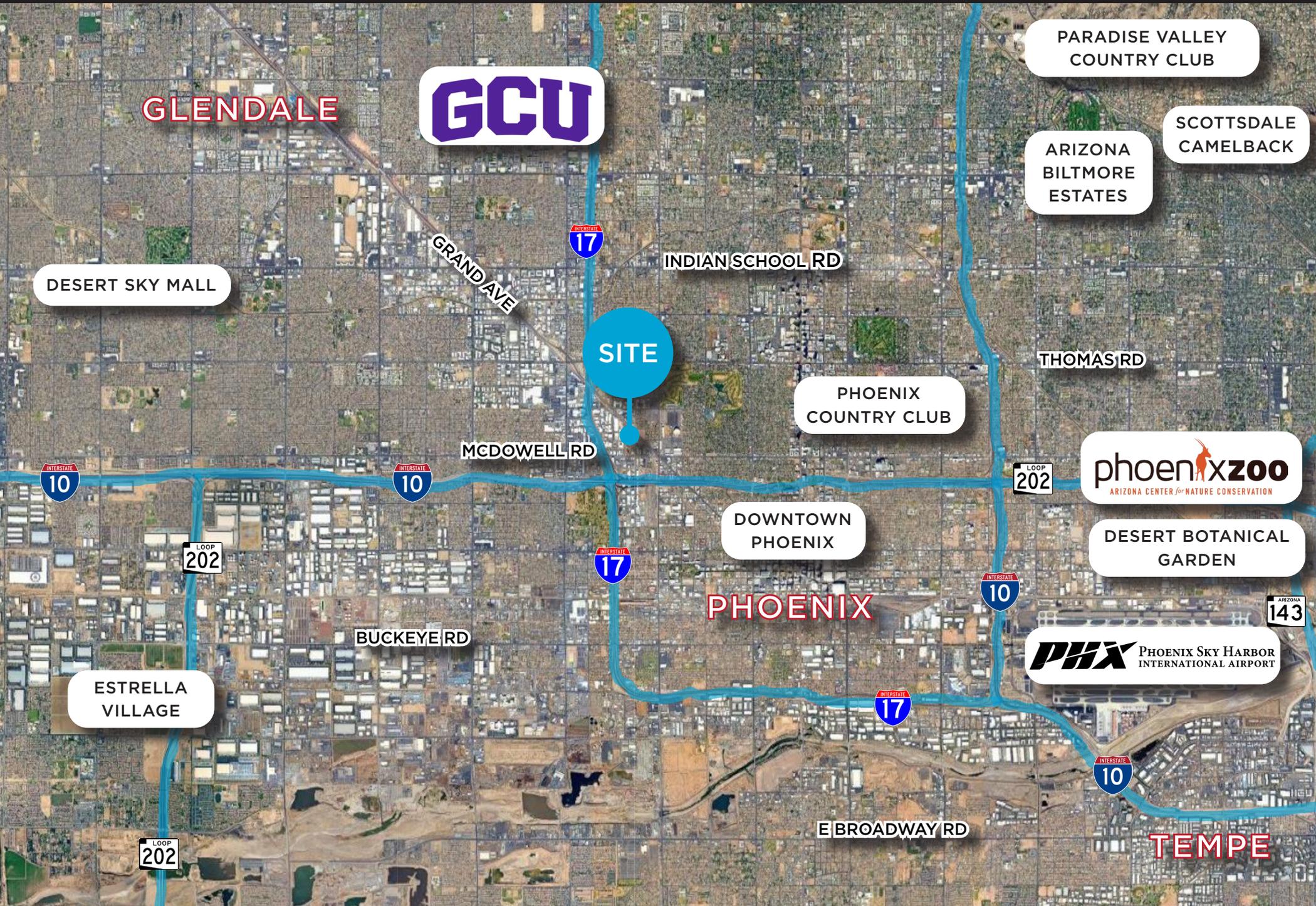
- Fenced & Gated Yard available at northeast corner of the Property that includes 2 bays, with 1 vehicle lift
- Dock high loading and ramp loading in the fenced/gated yard
- Additional dock high loading on western side of the +/-19,480 SF Warehouse
- EVAP unit and sprinklers in the warehouse
- AC units in the northern office and showroom
- Possible backup propane generator in place for the northern office
- In very close proximity to rail, I-10, I-17, SR-51, SR-101, SR-202, U.S. 60
- Power: 2700 Amps, 3 Phase, 4 Wire, 120/240V Delta System
- Clear height inside the warehouse is 16' to 16'6"



PROPERTY PHOTOS



AERIAL OVERVIEW



GLENDALE

GCU

PARADISE VALLEY
COUNTRY CLUB

SCOTTSDALE
CAMELBACK

ARIZONA
BILTMORE
ESTATES

DESERT SKY MALL

GRAND AVE



INDIAN SCHOOL RD

SITE

PHOENIX
COUNTRY CLUB

THOMAS RD



MCDOWELL RD



DOWNTOWN
PHOENIX



phoenixZOO
ARIZONA CENTER for NATURE CONSERVATION

DESERT BOTANICAL
GARDEN



BUCKEYE RD

PHOENIX



PHX PHOENIX SKY HARBOR
INTERNATIONAL AIRPORT



ESTRELLA
VILLAGE



E BROADWAY RD



TEMPE



AERIAL OVERVIEW



GRAND AVE



Logos for: GOODYEAR, Chevron, Denny's, QT QuikTrip, Arby's, McDonald's, Jack in the Box, NAPA, and Carl's Jr.

SPROUTS FARMERS MARKET

THOMAS RD

ENCANTO GOLF COURSE



ARIZONA STATE FAIRGROUNDS

PHOENIX ART MUSEUM

SITE

AT & SF RR

GRAND AVE

MCDOWELL RD



Logos for: Pep Boys, CIRCLE K, and FOOD CITY

ROOSEVELT ST



AT & SF RR

DOWNTOWN PHOENIX

Logos for: TACO BELL, McDonald's, DOLLAR GENERAL, FOOD CITY, FAMILY DOLLAR, CHURCH'S, BURGER KING, WELLS FARGO, O'Reilly AUTO PARTS, and AutoZone

Logos for: CHASE, DOLLAR GENERAL, and Jack in the Box

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2024	56,645	401,449	1,297,283
2029	61,245	434,630	1,404,661



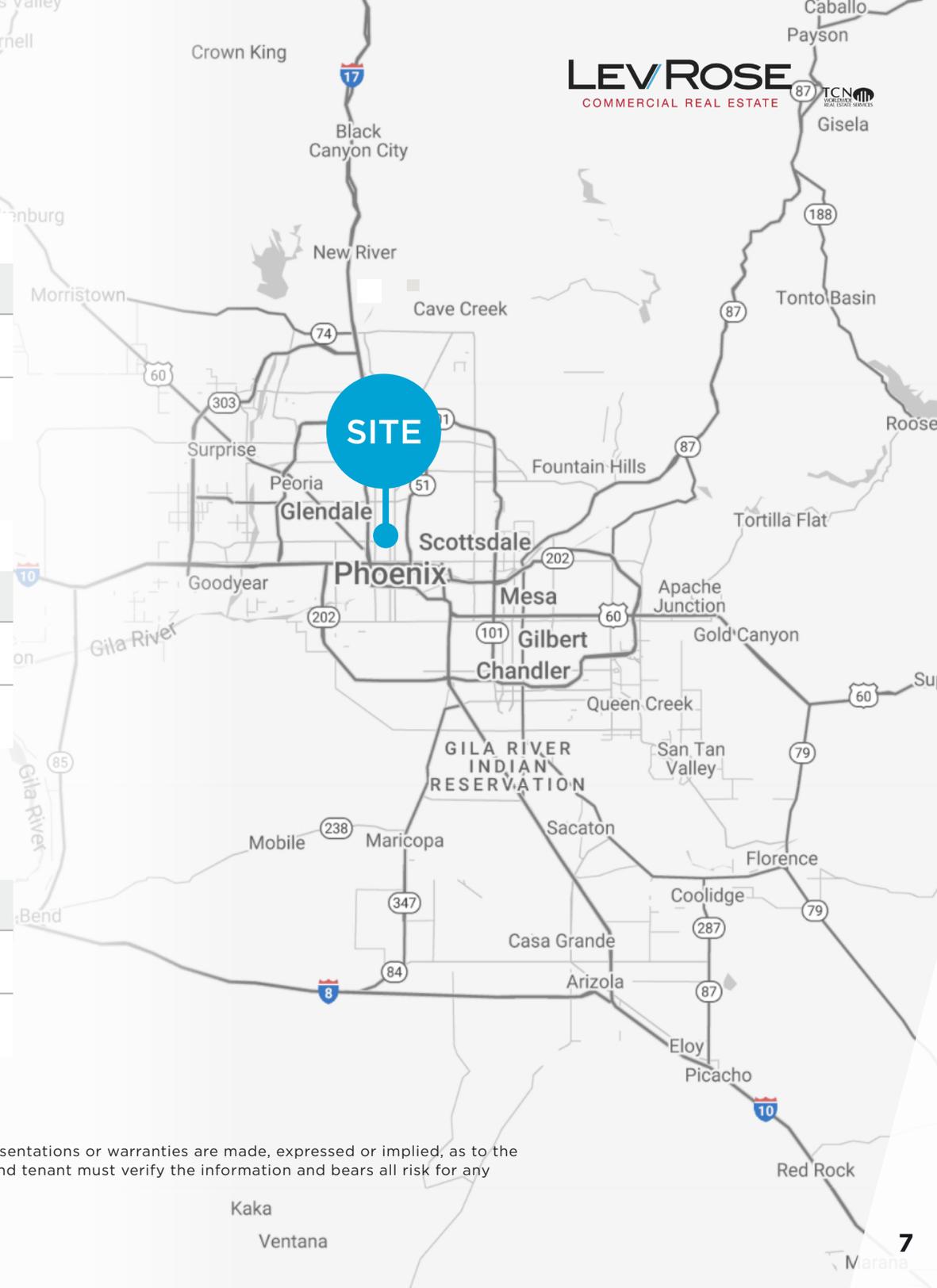
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	21,693	144,796	454,628
2029	23,572	157,607	493,705



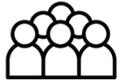
HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
AVERAGE	\$75,383	\$71,713	\$80,962
MEDIAN	\$50,865	\$51,959	\$59,615



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.

PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



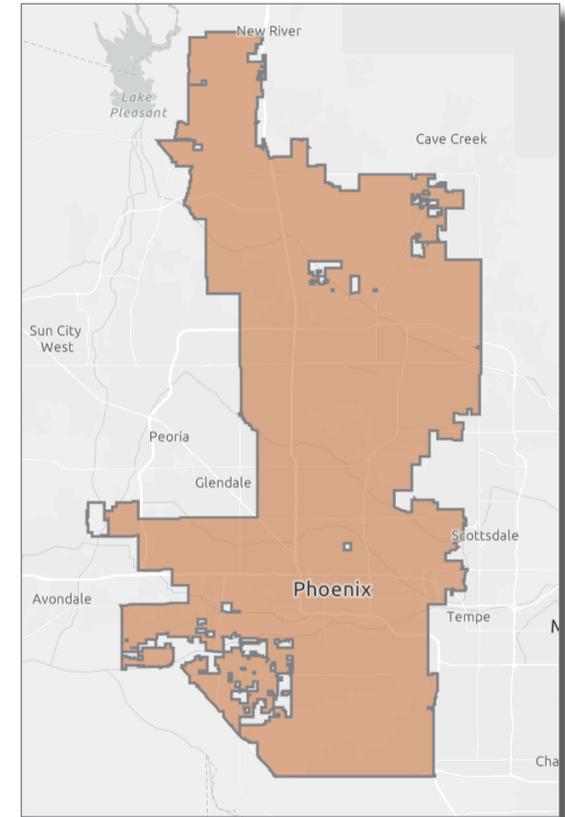
\$70K +
AVG HH INCOME

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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