

# FOR LEASE

## PARAGON PLAZA

5333 N 7TH STREET, PHOENIX, AZ 85014



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# OFFERING DETAILS

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**BUILDING SIZE:**  
±63,851 SF



**PARKING:**  
4.00/1,000 SF

## PROPERTY HIGHLIGHTS

- Brand NEW Corridor Updates
- Three Building Spanish Style Office Project with LOADS of Natural Light
- Modern Spec Suites Move-In Ready
- Private balconies
- Courtyard fountain
- Modern upgrades with old world charm
- Walking distance to numerous restaurants and retail shopping amenities
- Located along 7th St Corridor- One of the fastest growing dining hubs in Phoenix!



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.



# INTERIOR PHOTOS





# VIRTUAL TOUR

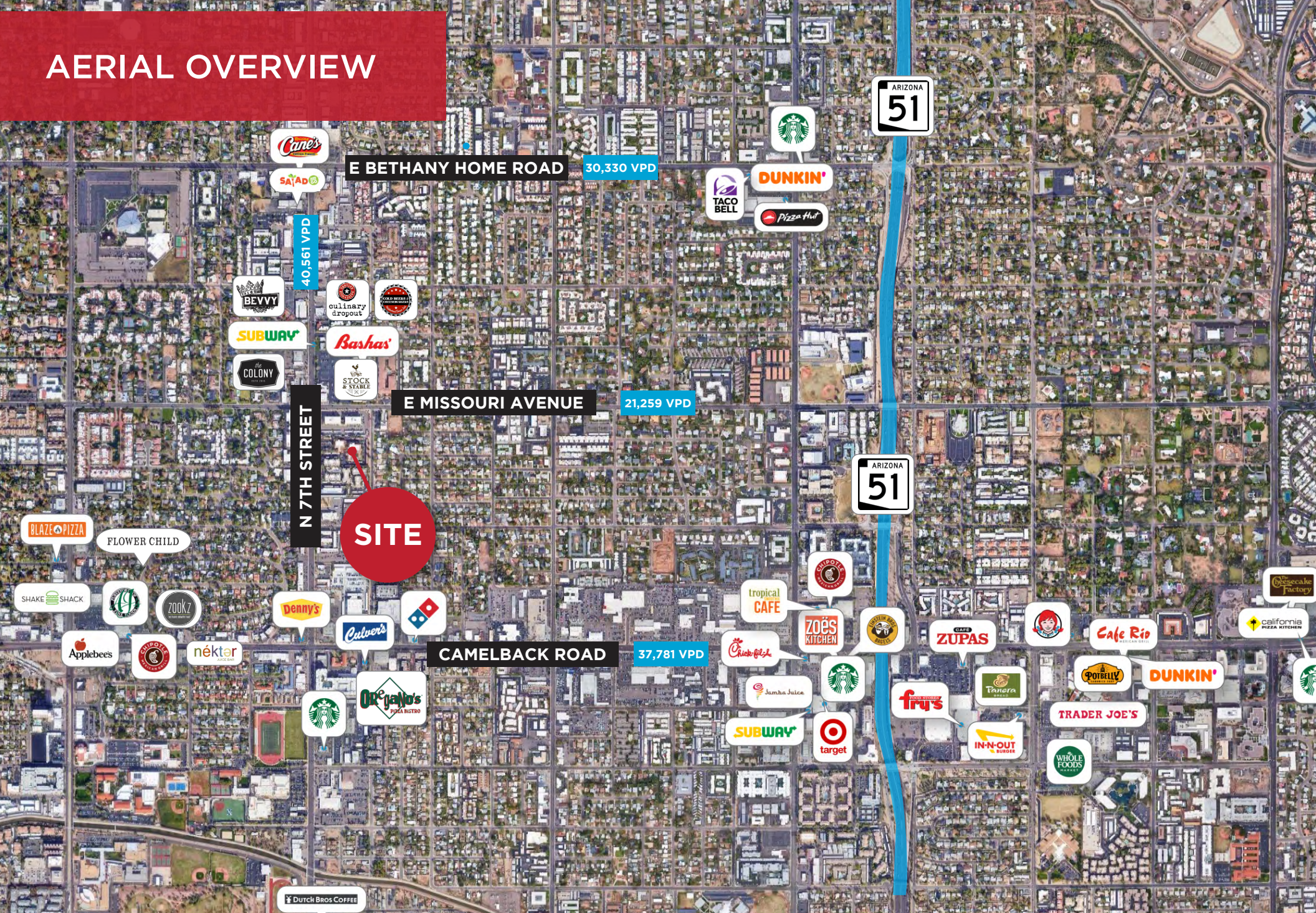


# SITE PLAN






# AERIAL OVERVIEW






# DEMOGRAPHICS

5333 N 7TH STREET, PHOENIX, AZ 85014



POPULATION

	1 MILE	3 MILES	5 MILES
2022	19,329	185,355	472,149
2027	21,894	209,431	531,384



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2022	9,780	81,708	185,339
2027	11,063	92,199	208,654



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2022	\$95,004	\$85,752	\$77,096



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2022	17,505	123,218	303,295



BUSINESSES

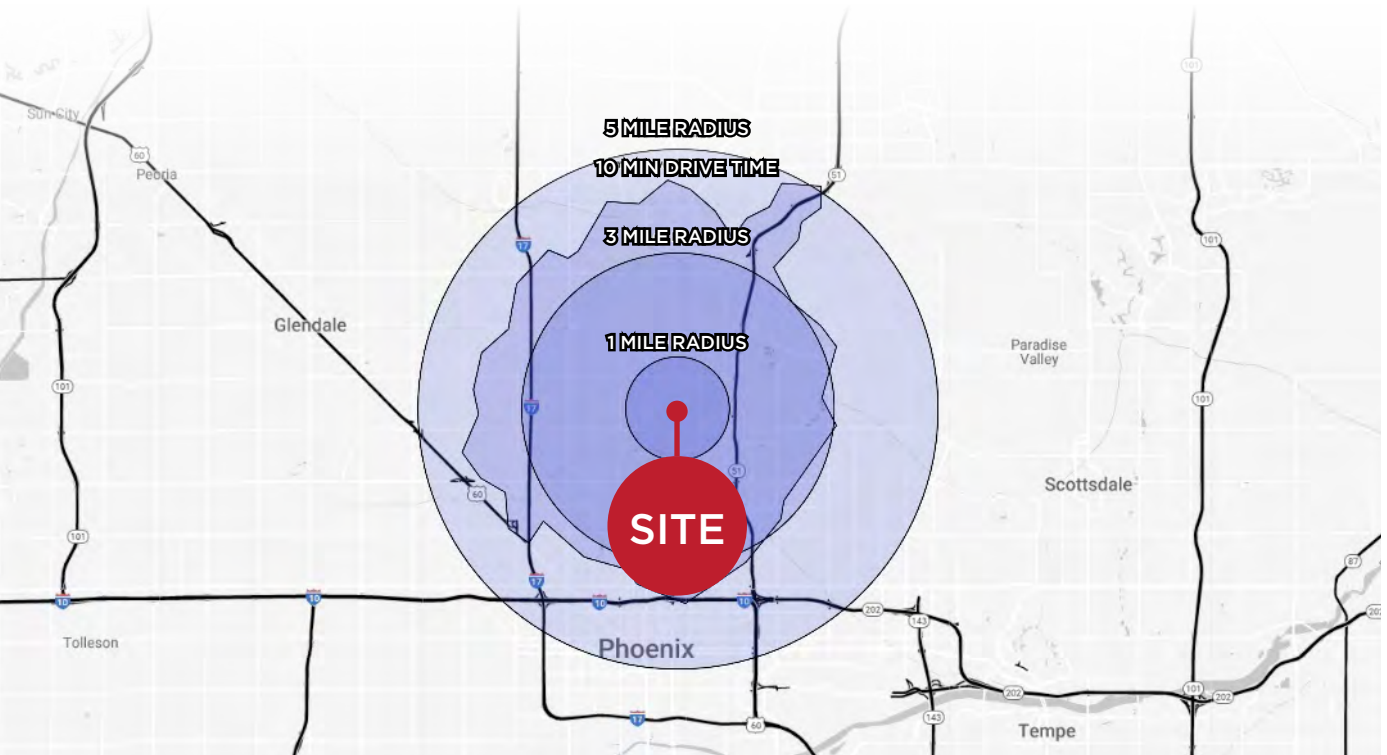
	1 MILE	3 MILES	5 MILES
2022	2,077	14,601	29,758



HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2022	\$66,768	\$59,607	\$52,012

Info gathered via Costar.com



# ARCADIA



## CAMELBACK MOUNTAIN

Camelback Mountain, located 20 minutes north of downtown Phoenix, is one of Phoenix's best hiking spots and most popular attractions for thousands of visiting hikers each year.



## DESERT BOTANICAL GARDENS

This popular Phoenix attraction houses thousands of species of cactus, trees and flowers from all around the world spread across 55 acres. It is also a beautiful location for private events and weddings.



## ARIZONA BILTMORE RESORT

The Biltmore Resort pioneered new standards for luxury resorts in Arizona through their timeless designs following the vision of Frank Lloyd Wright. The spirit of sophistication has been impressing guests since 1929.



## PAPAGO PARK

Just minutes from downtown, Papago Park offers remarkable hiking and a wide range of recreational facilities. The park is known for its popular spot "the hole in the rock" where hundreds of visitors enjoy the exceptional view of the Phoenix skyline.



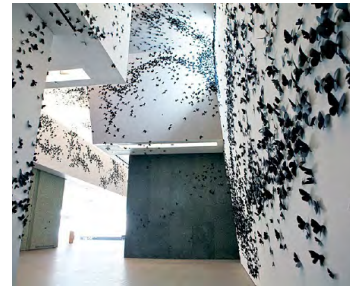
## BILTMORE FASHION PARK

Biltmore Fashion Park is a favorite experience with its park-like green lawns and its stellar collection of luxury retail and fine dining. This one of a kind property is Arizona's original luxury retail destination and is located near many top-tier corporate offices.



## PHOENIX ZOO

The Phoenix Zoo is a favorite attraction for both locals and visitors. Featuring over 3,000 animals across 125 acres, guests are captivated by the nature. As a non-profit, the zoo relies on admissions, memberships, donations and sponsorships to continue care of the animals.



## PHOENIX ART MUSEUM

The Phoenix Art Museum has become the largest art museum in the southwestern United States. Since it opened in 1959, the museum has hosted over 400 national and international exhibitions alongside their collection of 17,000 international pieces.



## THE HENRY

The Henry is an Arcadia must have, just follow the arrow to the greatest neighborhood restaurant. Enjoy the open dining space with a fusion of industrial and classical influences. The downright delicious food and handcrafted cocktails will have you wanting more.



# ARCADIA NEIGHBORHOOD OVERVIEW

## DRIVE TIMES



**9 MIN**  
**PHOENIX**  
**SKY HARBOR**



**10 MIN**  
**BILTMORE**  
**FASHION PARK**



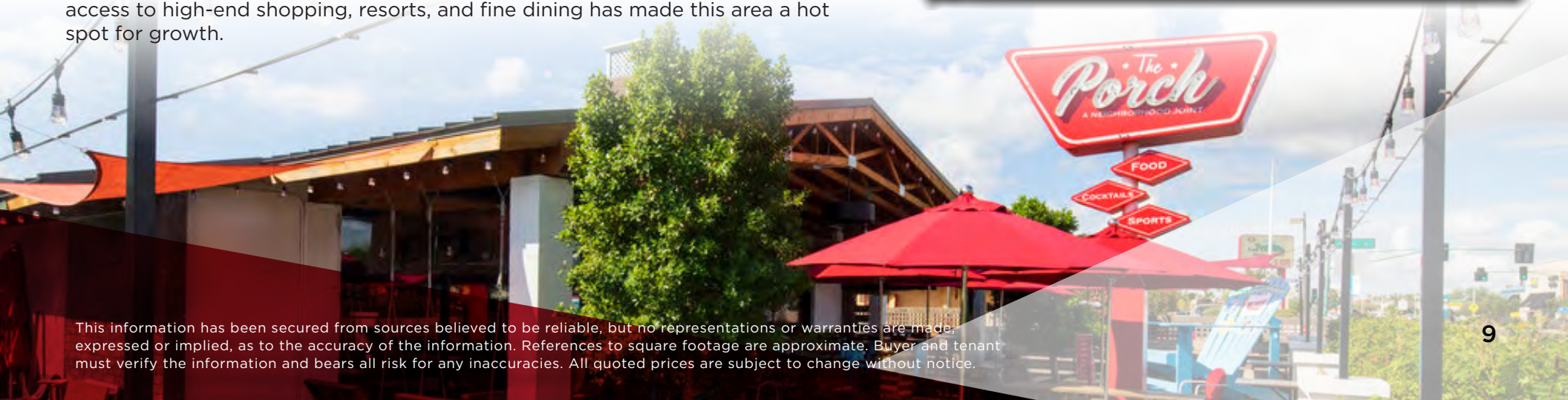
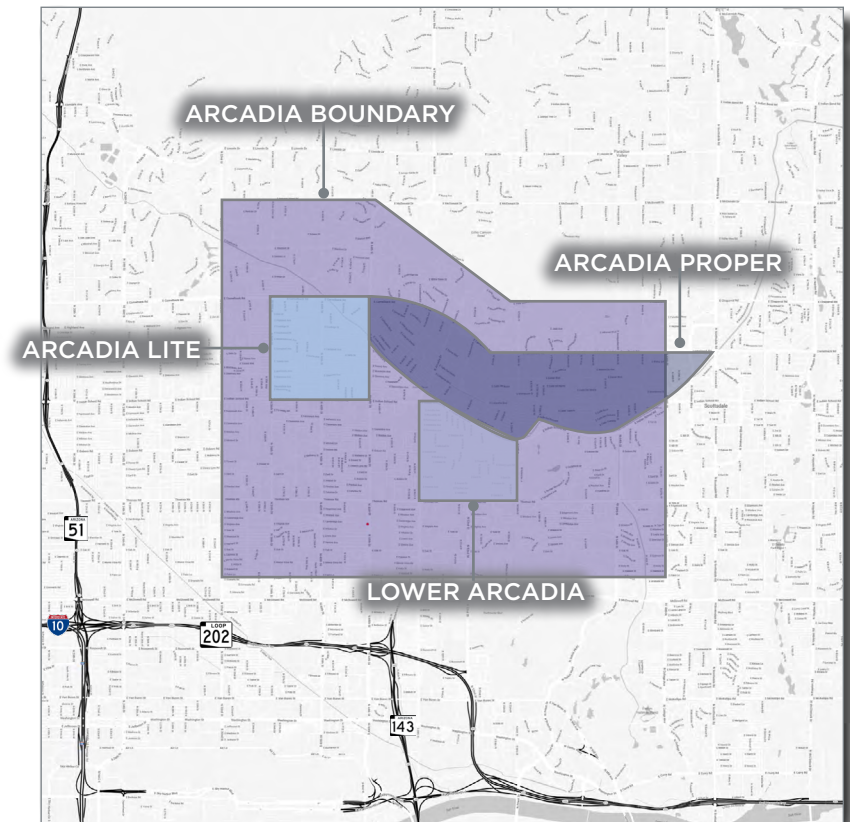
**11 MIN**  
**OLD TOWN**  
**SCOTTSDALE**

## VIBRANT NEIGHBORHOOD IN PHOENIX

The neighborhood of Arcadia Lite is bounded by Camelback Rd, Indian School Rd, 32nd Street, and 44th Street. This neighborhood is decorated with mountain scenery, a plethora of hiking trails, buzzing restaurants and bars, and a friendly atmosphere that embraces the sense of community.

Arcadia is one of the most desirable areas in the state. This is due to custom-built homes that have been properly maintained and updated, the lush, green landscapes, and the incredible location. In Arcadia you are just minutes from a variety of shopping and dining, including Biltmore Fashion Park, and Scottsdale Fashion Square. A short commute gets you to Downtown Phoenix, Old Town Scottsdale, or Phoenix Sky Harbor International Airport. The largest employer in the area is the Phoenician Resort with a staff of over 1,000 employees.

Arcadia is home to one of the fastest growing dining districts in Phoenix, 7th St Corridor. This newly revived stretch of 7th St between Camelback Rd & Glendale Ave has quickly become one of Phoenix's premiere destinations. The mix of night life activity, restaurants, pizzerias, bistros, and more paired with the convenient access to high-end shopping, resorts, and fine dining has made this area a hot spot for growth.



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The background of the image is a faded, high-angle photograph of a commercial property. It features a two-story building with a light-colored facade and a red-tiled roof. The building has several arched windows and doorways. In front of the building is a paved parking lot with several cars parked. There are some trees and palm trees scattered around the property. The overall image has a soft, hazy appearance.

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