

# FOR SALE & LEASE

1745 W LINDEN ST  
PHOENIX, AZ 85007



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**LEVROSE**  
COMMERCIAL REAL ESTATE

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REAL ESTATE SERVICES

# 1745 W LINDEN ST PROPERTY DETAILS



**PRICING DETAILS:**  
\$2,750,000 (\$154/SF)



**LEASE RATE:**  
\$0.85/SF NNN



**BUILDING SIZE:**  
±17,823 SF



**TOTAL LOT SIZE:**  
±33,908 SF (0.78 AC)



**ZONING:**  
A-1. Phoenix



**PROPERTY TYPE:**  
Industrial



**PARCEL:**  
111-17-178

## PROPERTY HIGHLIGHTS

- Seller Financing Available
- Heavy Power: 1200 AMPS 120/208V
- Clear Height: 10-11'
- Two (2) 10'x10' Grade Level Doors and One Double-Wide Truckwell
- Fire Sprinklered
- 15% Office Buildout
- Paint Booth
- Close Proximity to I-10/ I-17 Freeways
- Multi-Tenant or Single-Tenant Capable
- Multiple Ingress/Egress Points
- Roof Done in Last 2 Years
- Month-to-Month Lease with Tenant

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.



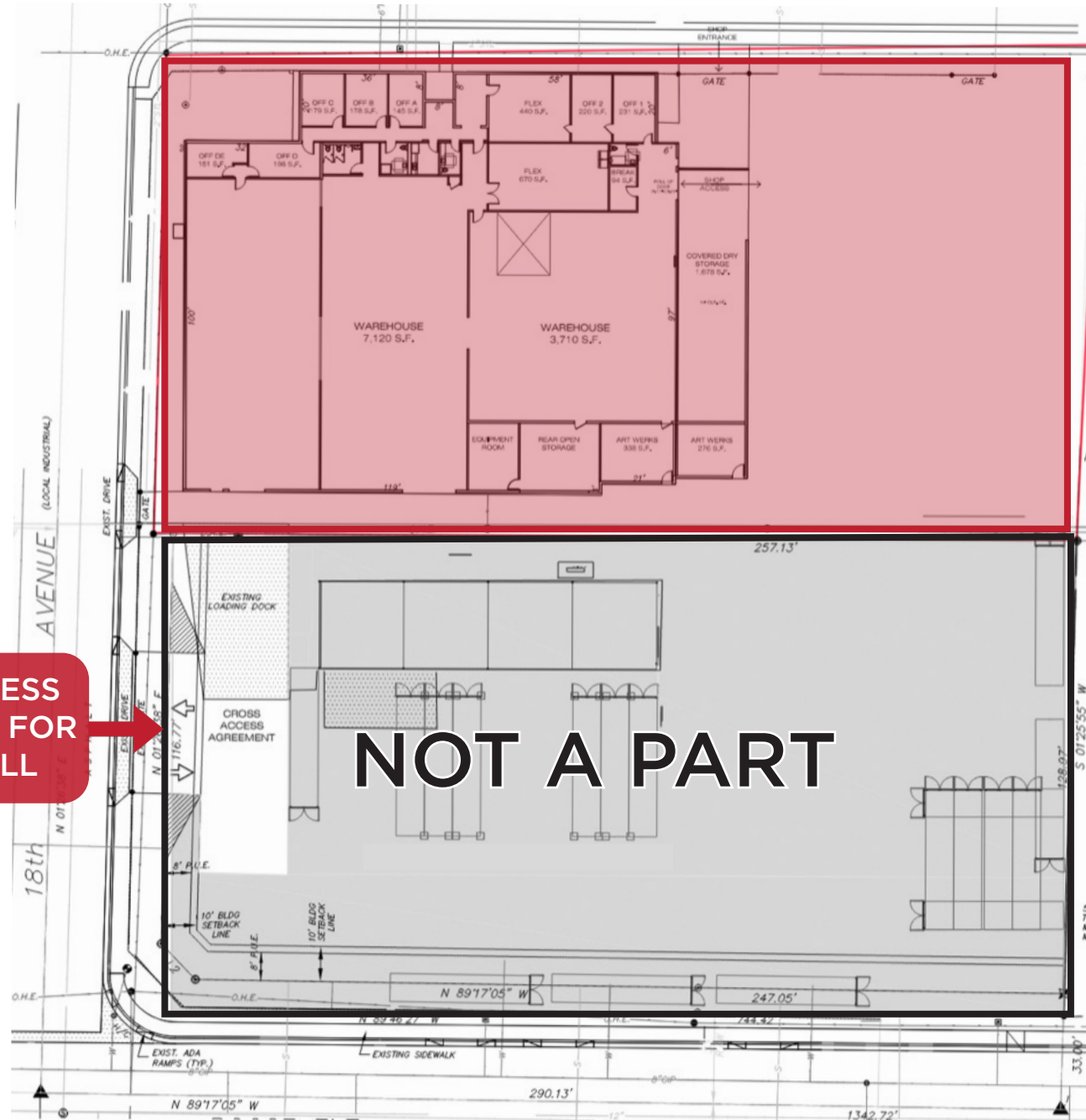
# FLOORPLAN

1745 W LINDEN ST

LOT SIZE:  
±33,908 SF (0.78 AC)

BUILDING SIZE:  
±17,823 SF

CROSS ACCESS AGREEMENT FOR TRUCKWELL



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# INTERIOR PHOTOS



# AERIAL OVERVIEW

Titan  
Transmission  
Service

I-10 ±297,973 VPD



Manny's  
Paint &  
Body Shop

Discount  
Paint and  
Body

FatBoy Auto  
Repair Shop

W LINDEN ST

Weldrite  
Repair

GRAND AVE

W ROOSEVELT ST

N 19TH AVE ±21,448 VPD

Royal Paper  
Converting -  
Headquarters

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2023	10,566	147,891	392,038
2028	10,706	151,080	398,187



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	3,659	52,196	132,293
2028	3,699	53,752	134,948



## AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$67,490	\$68,088	\$66,201



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	15,948	174,101	307,813



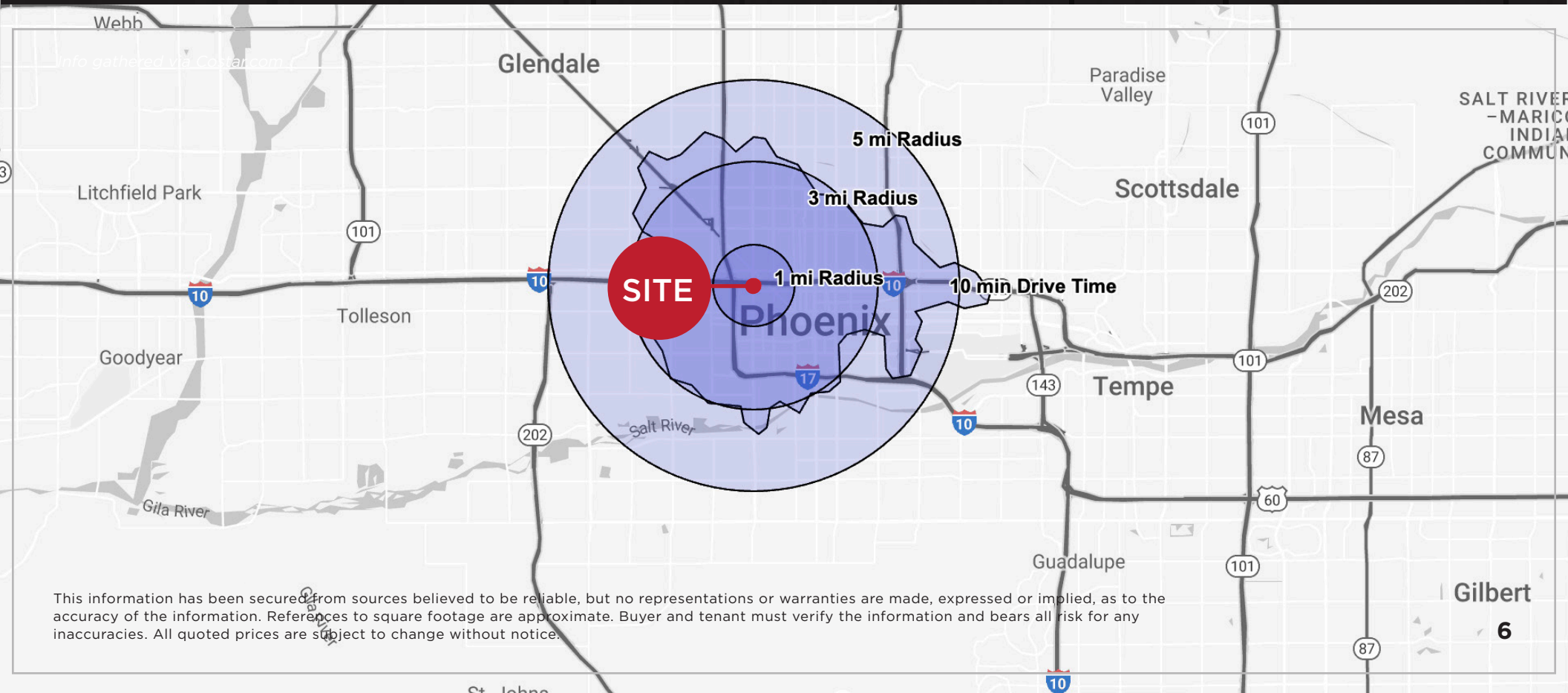
## BUSINESSES

	1 MILE	3 MILES	5 MILES
2023	801	13,243	25,549



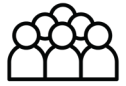
## HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$360,403	\$251,614	\$232,282



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# PHOENIX CITY OVERVIEW



**1.6M +**  
TOTAL POPULATION



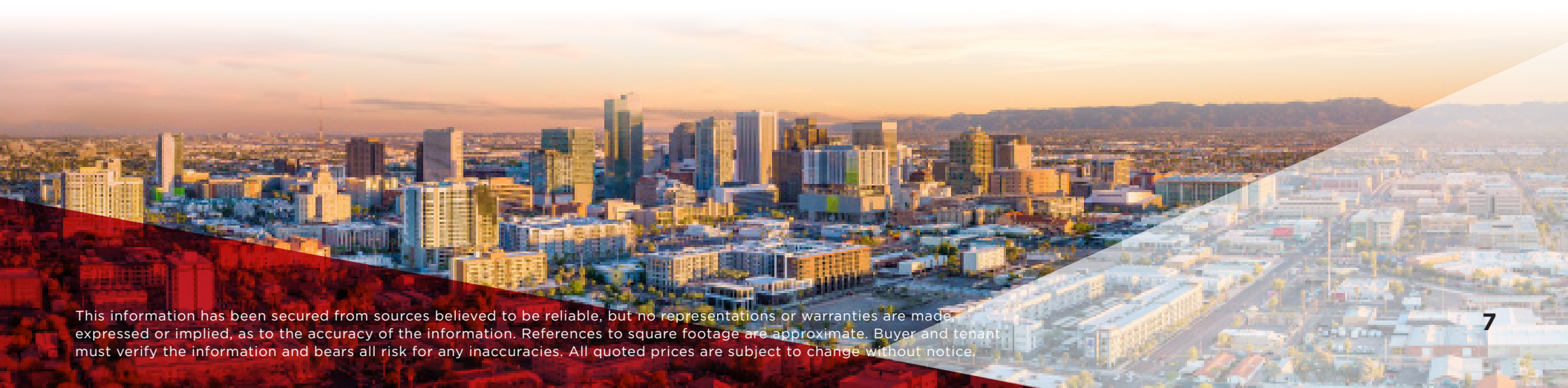
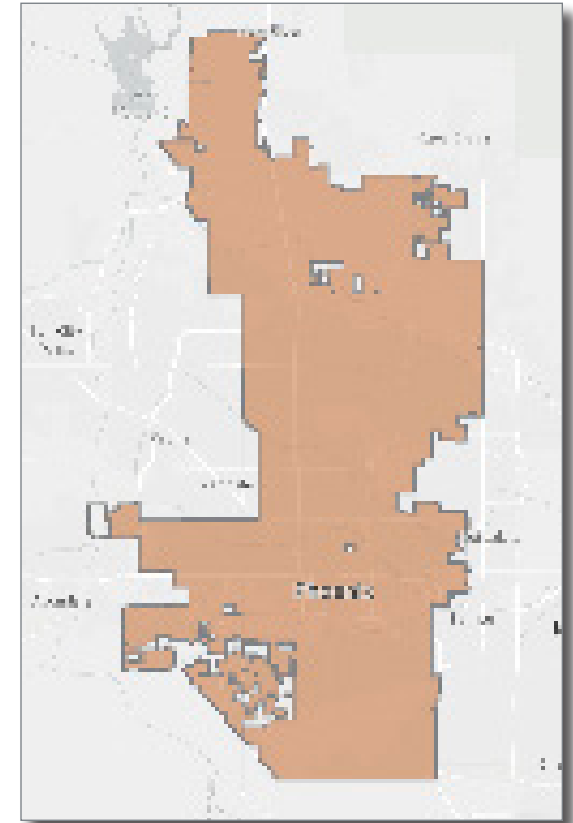
**\$70K +**  
AVG HH INCOME

## 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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