

LOT FOR SALE

722 GRAND AVENUE | PHOENIX, AZ 85345

AMERICAN
LEGION

N 7TH AVE ± 30,816 VPD



SITE

GRAND AVE ± 17,486 VPD

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LEVROSE
COMMERCIAL REAL ESTATE



OFFERING DETAILS



SALE PRICE:
\$1,400,000



LOT SIZE:
±0.54 AC



ZONING:
C-3



PARCEL:
111-30-082A

PROPERTY HIGHLIGHTS

- 0.54 Acres For Sale
- Frontage on Grand Ave and 7th Ave
- C-3 Zoning

AERIAL OVERVIEW



Pemberton PHX



ROOSEVELT ROW



the VIG

THE PAPER HEART BUILDING



W VAN BUREN ST

THE VAN BUREN

ASU ARIZONA STATE UNIVERSITY
DOWNTOWN PHOENIX CAMPUS



Footprint CENTER

N 7TH AVE

N 7TH ST

7 MILES TO SKY HARBOR INTERNATIONAL AIRPORT



DEMOGRAPHICS

722 GRAND AVE, PHOENIX, AZ 85007



POPULATION

	1 MILE	3 MILES	5 MILES
2022	19,671	125,288	415,952
2027	22,259	141,143	468,134



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2022	8,304	46,171	142,040
2027	9,566	52,333	160,160



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2022	\$65,069	\$66,743	\$63,390



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2022	65,894	177,021	306,622



BUSINESSES

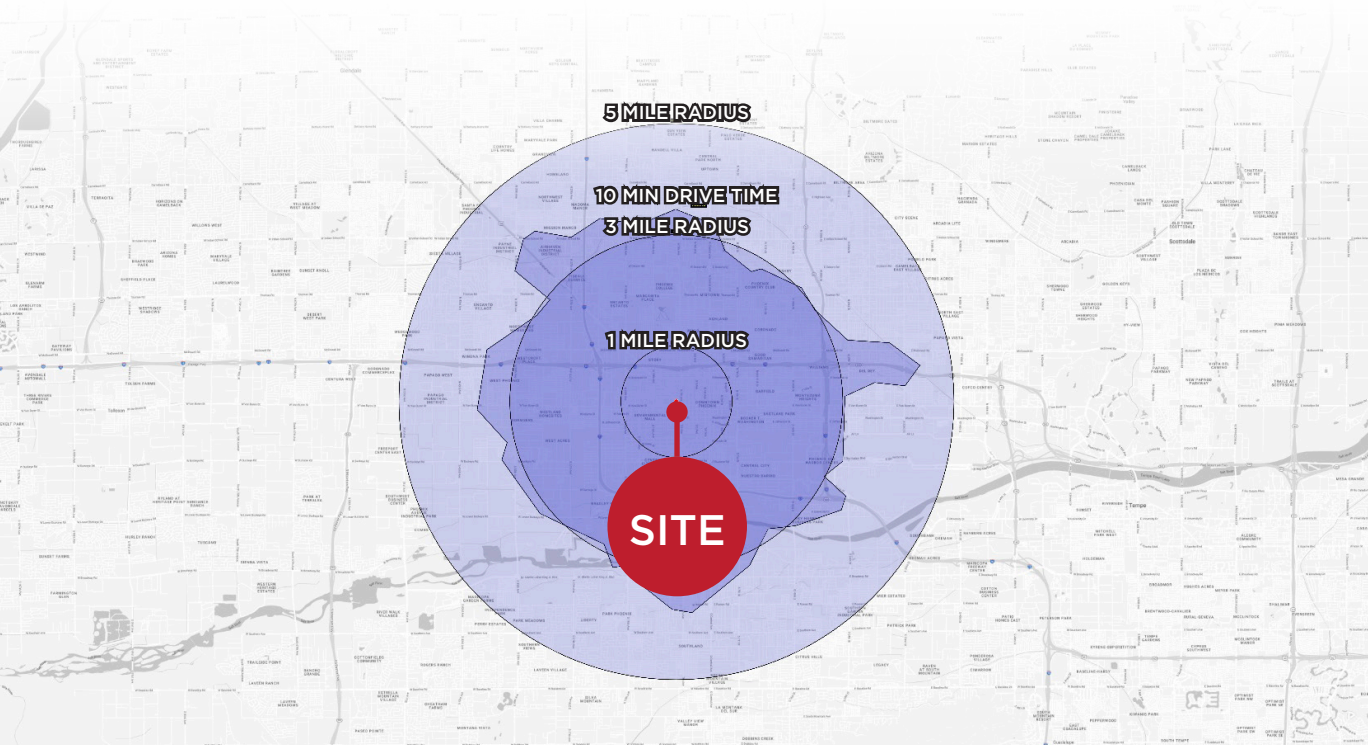
	1 MILE	3 MILES	5 MILES
2022	2,928	12,189	25,092



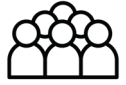
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2022	\$318,950	\$271,557	\$233,364

Info gathered via Costar.com



PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



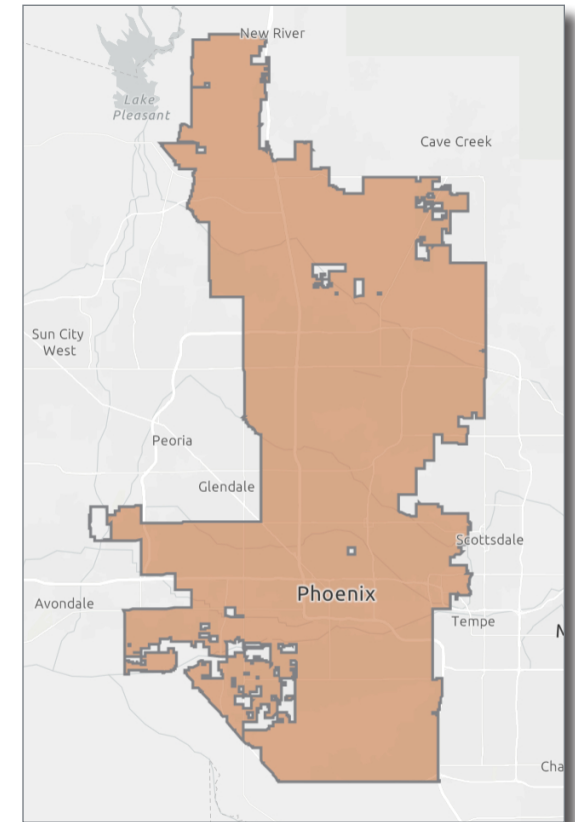
\$70K +
AVG HH INCOME

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).



DOWNTOWN PHOENIX



CITYSCAPE & SURROUNDING BLOCKS

This \$500 million complex is a mix of downtown's financial and governmental districts. Taking up to two city blocks with a mix of retail, restaurants, and a thriving night scene, the complex has propelled redevelopment in neighboring areas.



ROOSEVELT ROW

Now the epicenter of downtown's increasing arts scene, "RoRo" is home to Phoenix First Fridays art walk. Enjoy exhibit openings, live music and street vendors or shop for handmade ceramics, jewelry and art at the local boutiques.



HERITAGE SQUARE

Heritage Square consists of a collection of preserved 19th-20th century commercial buildings transformed into restaurants and adjacent museums. It is also home to Chase Field where locals cheer on the Arizona Diamondbacks as well as the Talking Stick Resort Arena.



WAREHOUSE DISTRICT

During the early 20th century many of the industrial buildings and warehouses that served Arizona's citrus and cotton markets have now developed into office space for tech startups, galleries, studios, restaurants and venues.



CORONADO DISTRICT

This historic district includes over 5,000 households and hundreds of businesses. Located just south of Camelback mountain, Papago Park and Phoenix Zoo.



GRAND AVENUE ARTS DISTRICT

Just northwest of the Downtown Core is the quirky Arts District. The Grand Avenue neighborhood is bustling with local businesses, art studios, converted warehouses, funky bars, restaurants and restored storefronts.



GARFIELD HISTORIC DISTRICT

Developed from 1883-1955, this historic district contains nearly 800 households and the city's largest concentration of "pyramid cottages." Garfield is known for its unique art scenes and is within walking distance of Roosevelt Row.



THE MELROSE DISTRICT

The one mile stretch of Seventh Avenue between Indian School and Camelback road contains a mix of residential and commercial buildings known as the Melrose District. This pride strong complex is well sought out for their inclusive, vibrant mix of dining, drinking and shopping.



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