

# FOR SALE

# RETAIL/OFFICE BUILDING

6516 N 7TH STREET | PHOENIX, AZ 85014



## OWNER/USER WITH INCOME OR REDEVELOPMENT OPPORTUNITY

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COMMERCIAL REAL ESTATE

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# EXECUTIVE SUMMARY

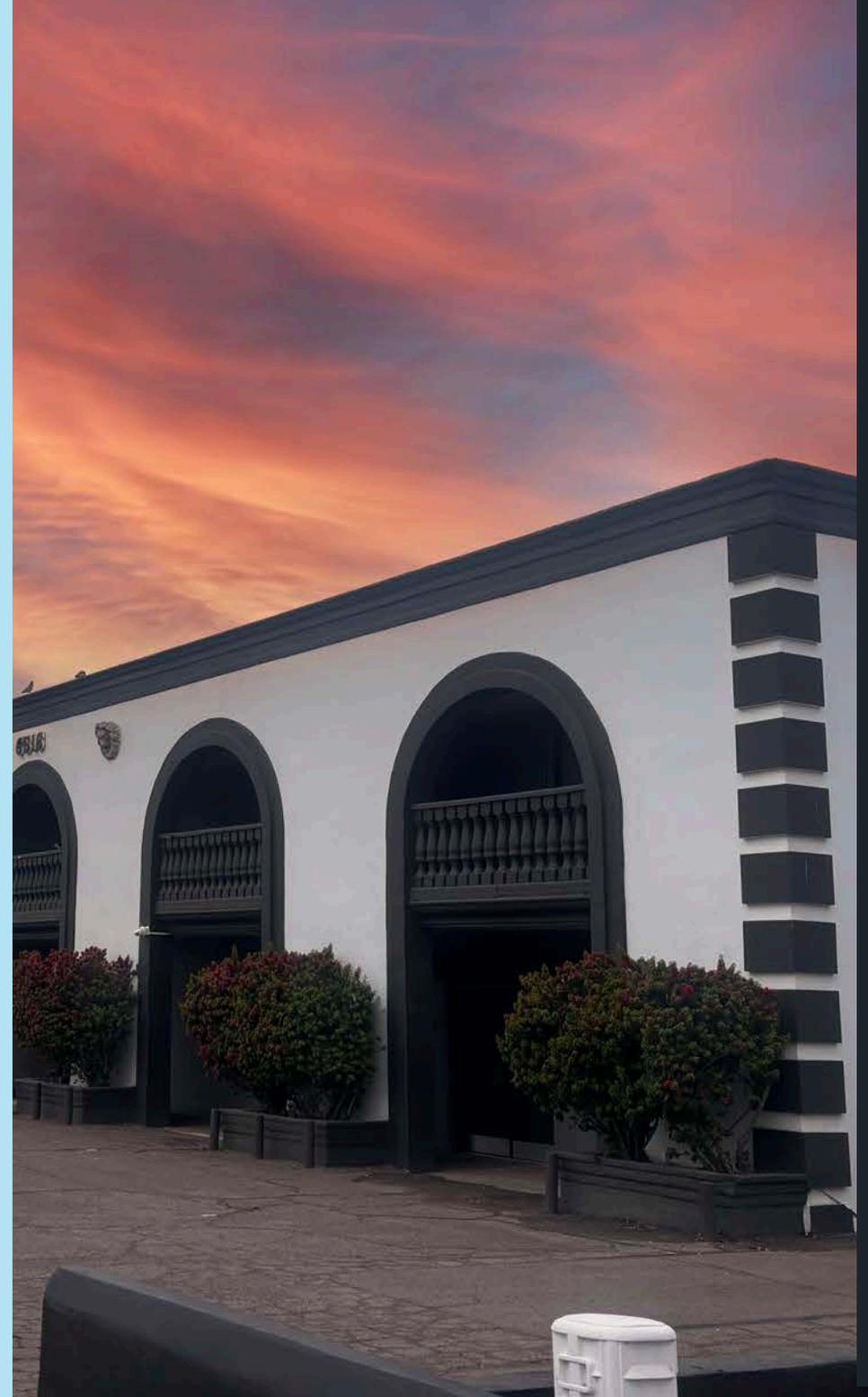
The property at 6516 N 7th Street is strategically located in North Phoenix, an area characterized by its rapid growth and evolving commercial landscape. This vibrant corridor is supported by a dynamic mix of retail, dining, and service establishments, driving consistent demand for high-quality space. With its excellent visibility and high traffic counts, the location stands out as a prime opportunity for both retail and office users.

Proximity to major transportation routes, including the I-17 and Hwy 51 freeways, enhances accessibility and connects the area to the broader Phoenix metropolitan market. The surrounding developments, including new multifamily projects and community enhancements, position this property as a valuable asset for investors and businesses alike.



# PROPERTY DETAILS

PROPERTY TYPE	Retail/Office
SALE PRICE	\$2,500,000
PRICE PER SF	\$123/SF
AVAILABLE SF	±20,352 SF
BUILDING SIZE	±20,352 SF <small>*Per Maricopa County Assessor</small>
LOT SIZE	±0.86 AC
ZONING	C-2
PARKING	74 Spaces



# PROPERTY SUMMARY

Situated along the bustling 7th Street corridor in North Phoenix, this retail/office building at 6516 N 7th Street offers remarkable visibility and accessibility with high traffic counts. Available for sale, this property presents an excellent opportunity for users, investors, or developers looking to capitalize on the ongoing growth in the area. With its strategic location near major transportation routes and a variety of local amenities, this site is primed for success.

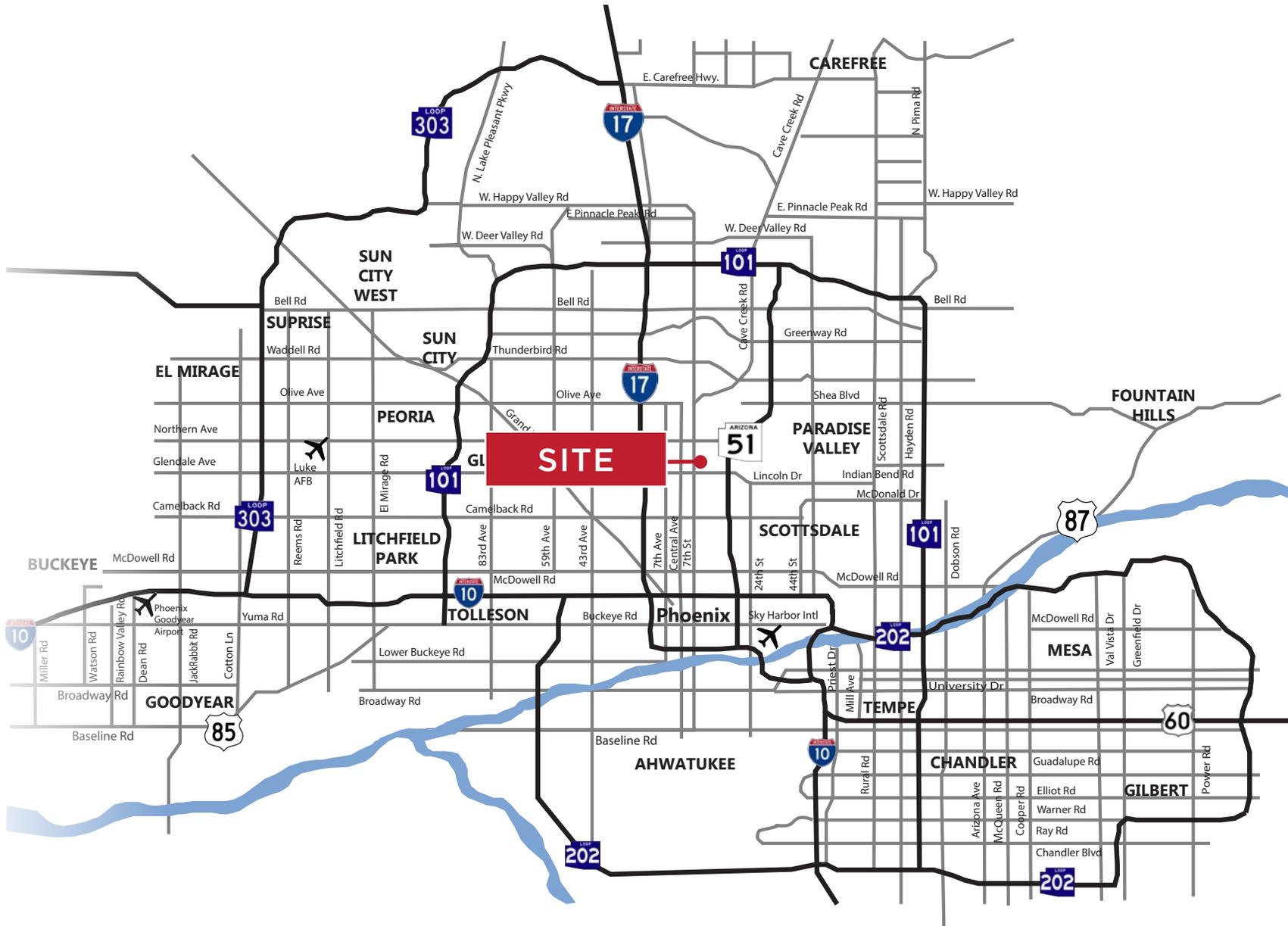
## HIGHLIGHTS

- **7th STREET MONUMENT SIGN**
- Prominent 7th Street location with excellent visibility and access
- Available for Sale - ideal for retail or office use
- Close proximity to major freeways including I-17 and Hwy 51
- Strong redevelopment activity in the surrounding area enhancing growth potential
- Nearby amenities include shopping centers, restaurants, and services
- Strong demographics: ±85,000 population within a 3-mile radius, projected ±95,000 by 2029
- Average household income of ±\$68,500 | Median home value of ±\$360,000



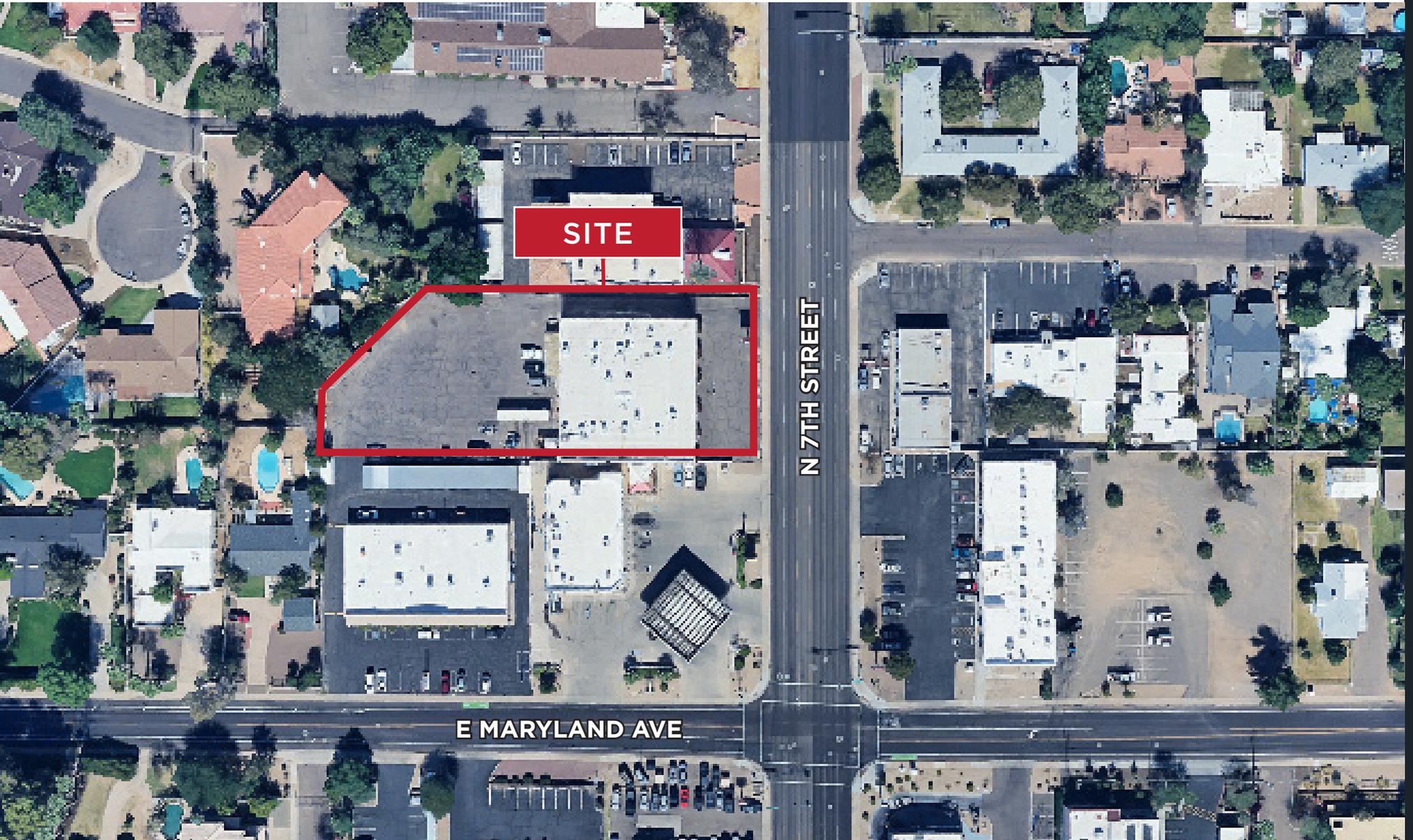
**MONUMENT  
SIGN ON  
7TH STREET!**

# LOCATION, LOCATION, LOCATION!!



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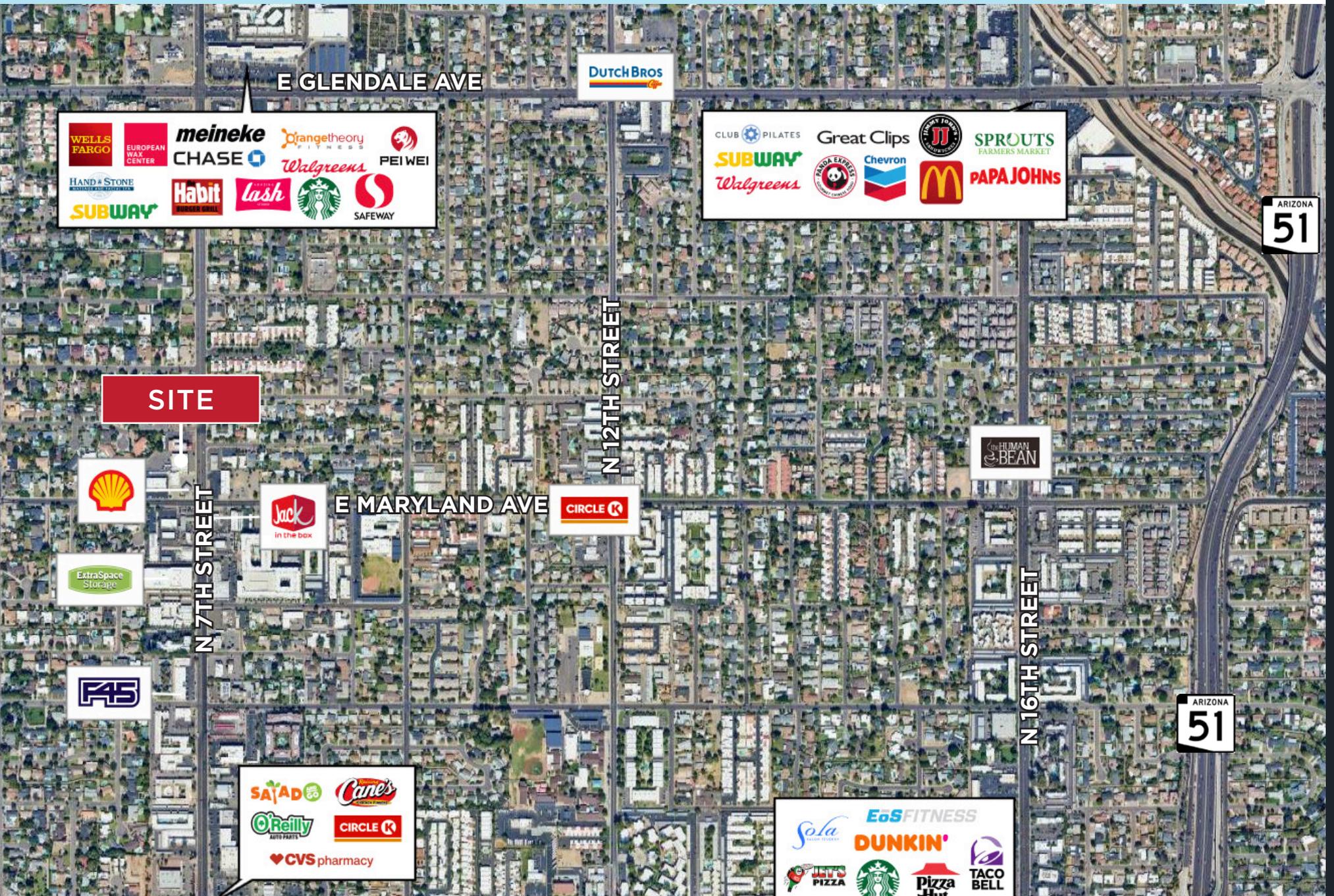
# PARCEL OVERVIEW



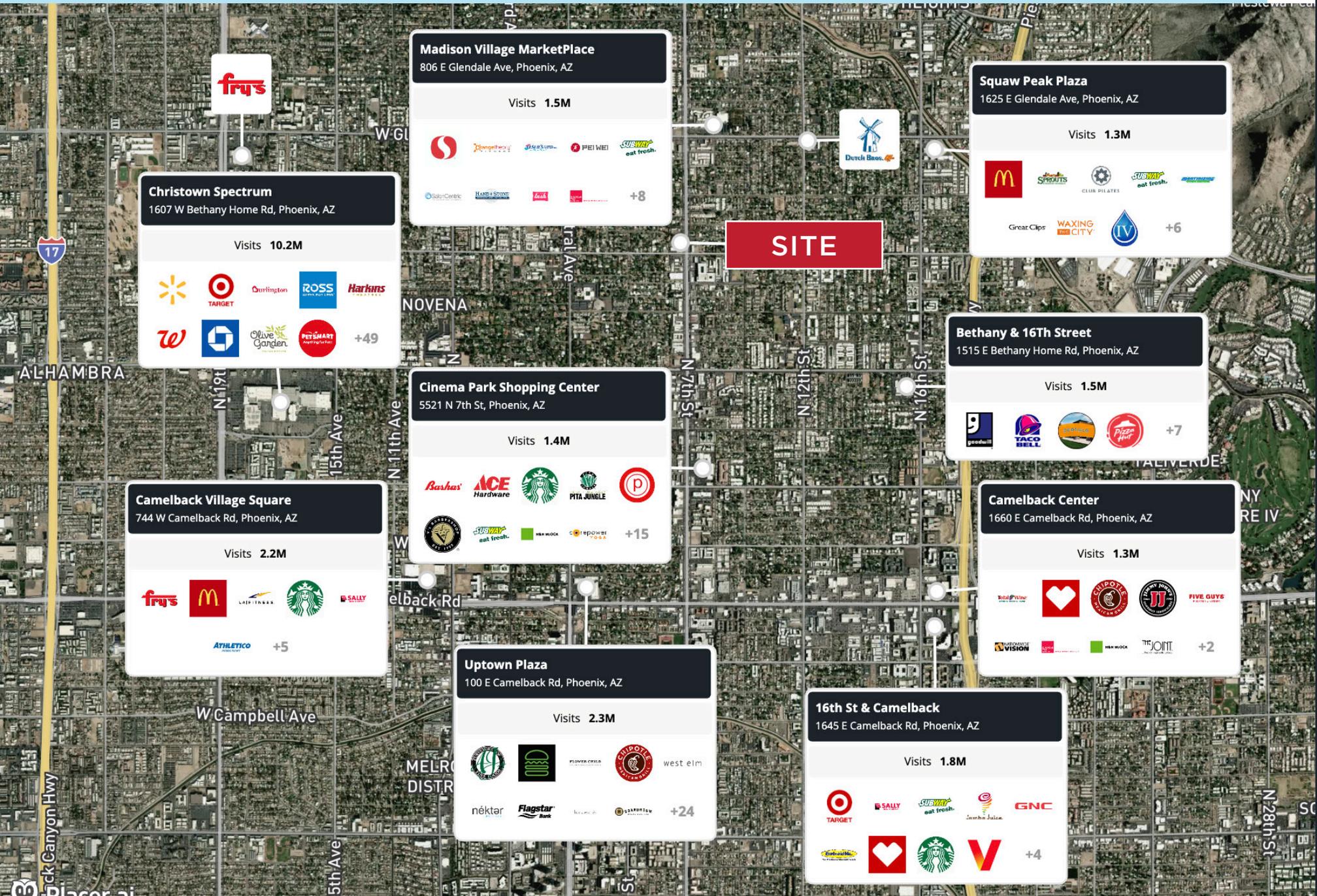
# AERIAL OVERVIEW



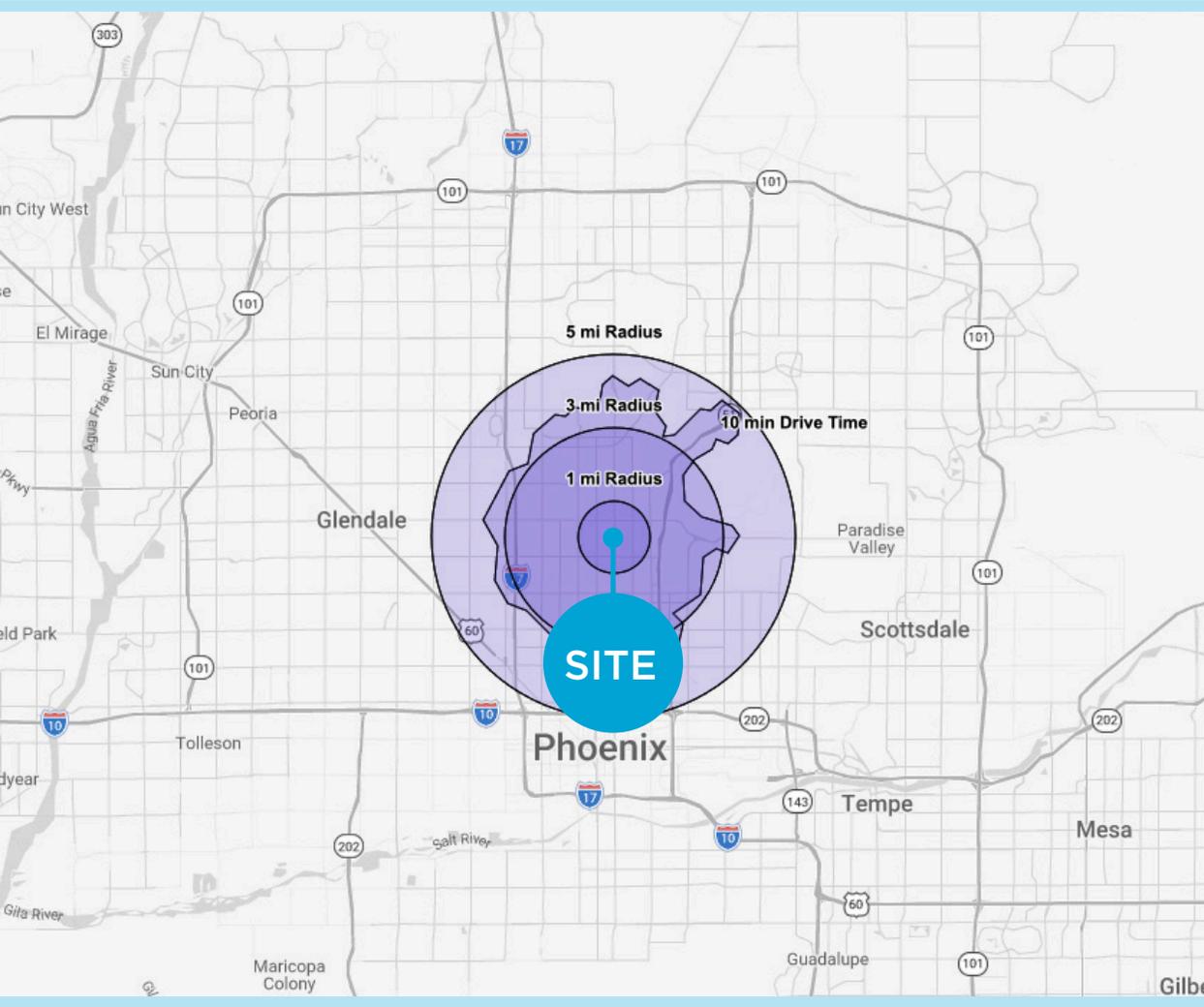
# AERIAL OVERVIEW



# AERIAL OVERVIEW



# DEMOGRAPHICS



\*2025 Statistics from Costar.com

## POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	15,939	157,638	407,935
2029	17,285	171,609	441,908

## HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	7,395	71,974	167,806
2029	8,025	78,462	182,451

## AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$122,670	\$94,803	\$87,378

## MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2024	\$90,363	\$66,520	\$61,086

## EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	5,891	97,743	242,552

## BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	730	12,819	31,076

# PIESTEWA SUBMARKET OVERVIEW

## A THRIVING SUBURBAN CENTER

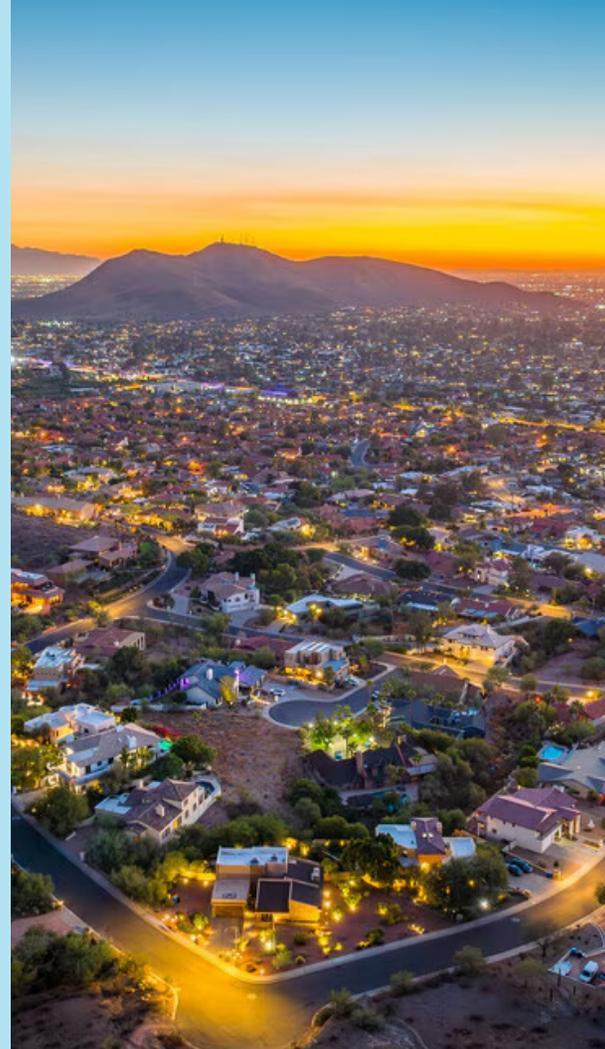
Piestewa is a vibrant neighborhood in Phoenix that offers a unique blend of residential living, commercial activity, and recreational opportunities. It has been developed into a desirable area that caters to both families and professionals, making it an appealing destination for residents and businesses alike.

## KEY ANCHORS

- Major employers like Banner Health and the Phoenix Union High School District
- Educational institutions, including community colleges and vocational schools
- Access to essential services such as healthcare providers and government offices

## LIVE-WORK-PLAY DESTINATION

- Walkable neighborhoods with rich amenities, parks, and community spaces
- Diverse dining, shopping, and entertainment options that enhance the local lifestyle
- Extensive trail systems and proximity to outdoor recreational areas, including Piestewa Peak for hiking
- A strong residential growth trend supported by infrastructure improvements and new developments





# LEVROSE

COMMERCIAL REAL ESTATE



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.

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