

OFFICE/RETAIL SPACE

FOR LEASE

331 N FIRST AVE | PHOENIX, AZ 85003

\$21.00/NNN

LEASE RATE

±8,000 SF BUILDING



PROPERTY DETAILS

- ±8,000 SF Standalone Office Building
- Walkable Location near Park, Bus, Light Rail, and Restaurants
- Zoned, DTC-BCORE
- Well Appointed Downtown Space with Great Visibility
- Cross Streets: N 1st Ave & W Polk St
- APN: 111-42-062

contact :

Brandon Koplin

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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.
07.01.26

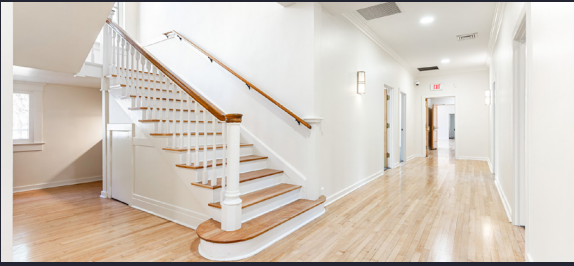
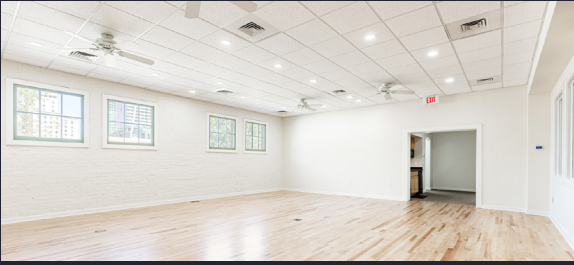
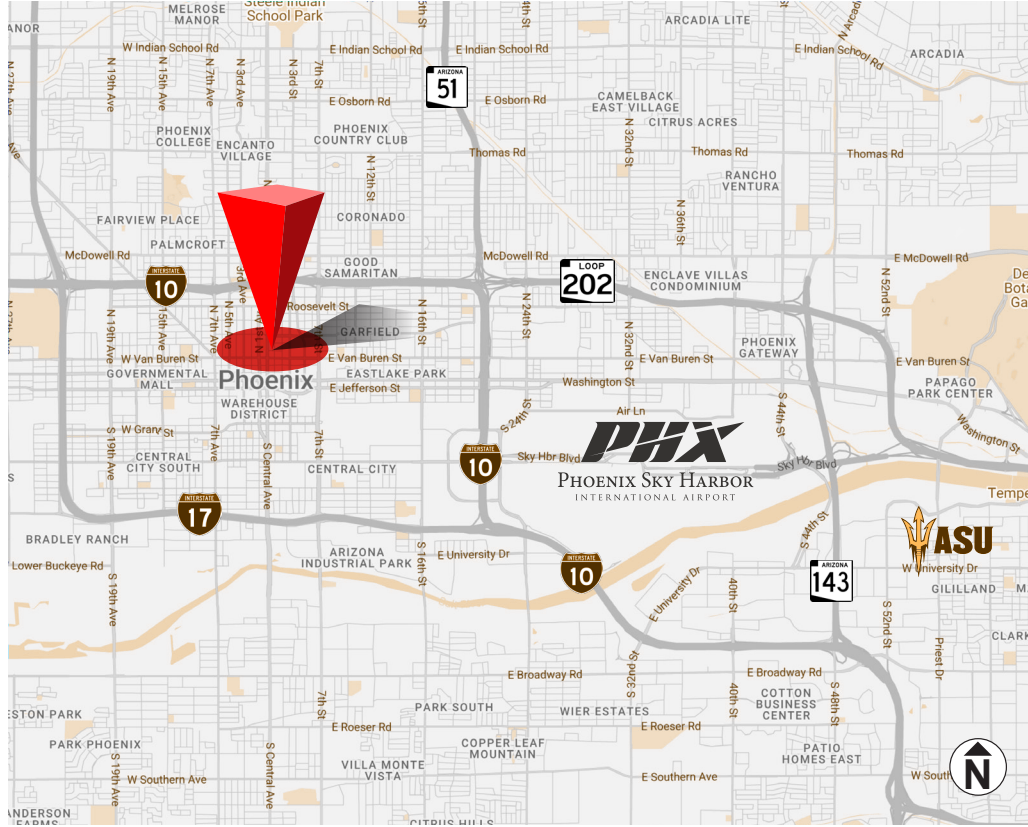
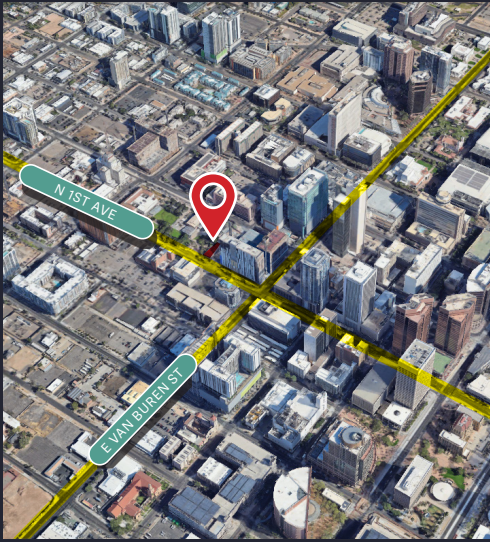


COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. COMPAC

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DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

	1 MILE	3 MILE	5 MILE
2025 Population	25,188	117,684	383,774
Median Age	36.2	36.3	34.8
Bachelor's Degree or Higher	46%	30%	23%
2025 Households	12,455	48,866	144,833
Renter Occupied HHs	11,079	34,914	93,948
Avg Household Income	\$90,865	\$84,197	\$85,872
Median Household Income	\$62,904	\$60,690	\$62,352
Median Home Value	\$488,263	\$452,519	\$398,774
Median Year Built	1998	1969	1973
Avg Household Size	1.7	2.2	2.5
Total Consumer Spending	\$314.9M	\$1.3B	\$4B
Daytime Employees	54,515	181,592	316,125
Businesses	3,334	16,994	30,942

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