

FOR SALE

10,310 SF RETAIL/OFFICE

C-2 ZONING | 1.01 AC

4023-4033 N 19TH AVE
PHOENIX, AZ 85015



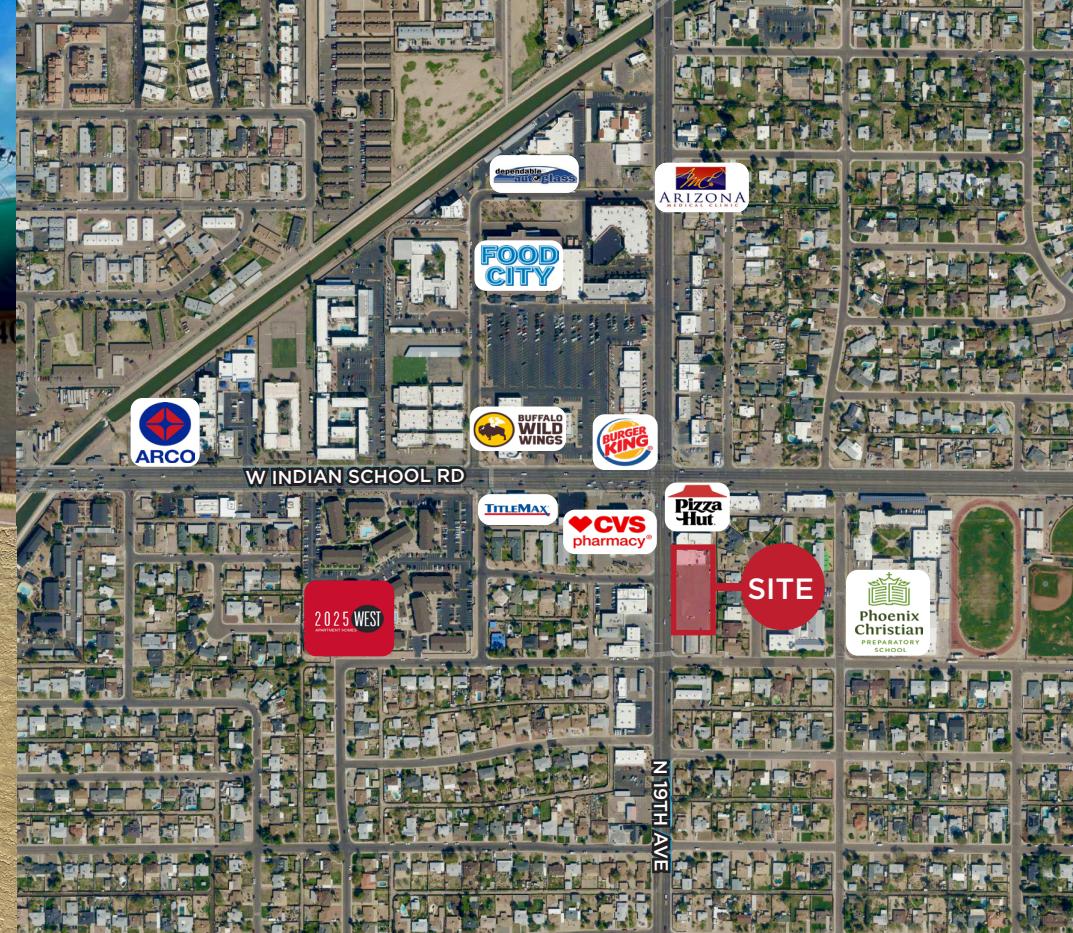
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LEVROSE
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OFFERING DETAILS



SALE PRICE:
\$1,750,000 (\$170/sf)



PARKING:
+/- 65 Spaces



TOTAL BUILDING SIZE:
±10,310 SF



ZONING:
C-2, City of Phoenix



TOTAL LOT SIZE:
±1.01 AC



PARCELS:
110-07-089A,
110-07-086, 110-07-081,
110-07-080A

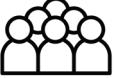
PROPERTY HIGHLIGHTS

- Two (2) Freestanding Buildings
- Four (4) Separate Land Parcels
- 315' Frontage on 19th Ave
- Gated Storage Area
- Grade Level Doors
- Two (2) Monument Signs on 19th Ave
- Large Fenced and Gated Parking Area

PHOENIX CITY OVERVIEW

LEV/ROSE
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 **1.6M +**
TOTAL POPULATION

SOUTHWEST MEGACITY POWERING ARIZONA'S ECONOMY

Phoenix, the fifth largest city in the U.S. with a 2025 population of 1,673,164, continues to grow as a major regional anchor. With robust infrastructure, a diversified employer base, and access to global markets, Phoenix is consistently ranked among the top metros for business expansion. New developments and population inflows are fueling growth in nearly every asset class.

 **\$77K +**
AVG HH INCOME

MEGAPROJECTS & INSTITUTIONAL CAPITAL INFLOW

Phoenix is undergoing a surge of marquee development. TSMC's \$7 billion "Halo Vista" semiconductor complex is expected to generate 10,000 new jobs, while the Central Station mixed use tower will redefine Downtown by late 2025. Phoenix also continues to see strong home-buyer activity, with the median home price reaching \$457,998 in April 2025.





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