

FOR SALE

PHOENIX OFFICE BUILDING

1406 W CAMELBACK ROAD | PHOENIX, AZ



AARON NORWOOD
PARTNER
anorwood@levrose.com
480.294.6016

BRYN NORWOOD
ADVISOR
bnorwood@levrose.com
480.508.7442

LEV ROSE
COMMERCIAL REAL ESTATE

TCN
SOUTHWEST
REAL ESTATE SERVICES



PROPERTY DETAILS

LISTING ADDRESS	1406 W Camelback Road, Phoenix, AZ 85013
SALE PRICE	\$630,000
LOT SIZE	±7,200
BUILDING SIZE	±1,690 SF
ZONING	C-O
PARCEL	156-41-006
PARKING	11 Spaces

PROPERTY HIGHLIGHTS

- COMPLETELY REMODELED WITH NEW FLOORING, WINDOWS, ROOF AND HVAC
- ALONG LIGHT RAIL WITH EASY ACCESSIBILITY
- PROMINENT CAMELBACK ROAD FRONTAGE
- FLEXIBLE MULTI-TENANT POTENTIAL
- EASY ACCESS TO I-17

E BETHANY HOME RD

AERIAL OVERVIEW



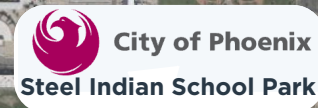
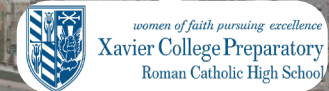
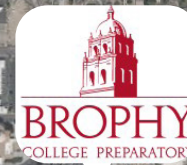
N 15TH AVE

1406 W CAMELBACK

W CAMELBACK RD

N 7TH AVE

N CENTRAL AVE





LEV ROSE
COMMERCIAL REAL ESTATE



AERIAL OVERVIEW

N 15TH AVE

1406 W CAMELBACK

W CAMELBACK RD



WWW.LEVROSE.COM

1406 W CAMELBACK RD | PHOENIX, AZ 85013



LEVROSE
COMMERCIAL REAL ESTATE

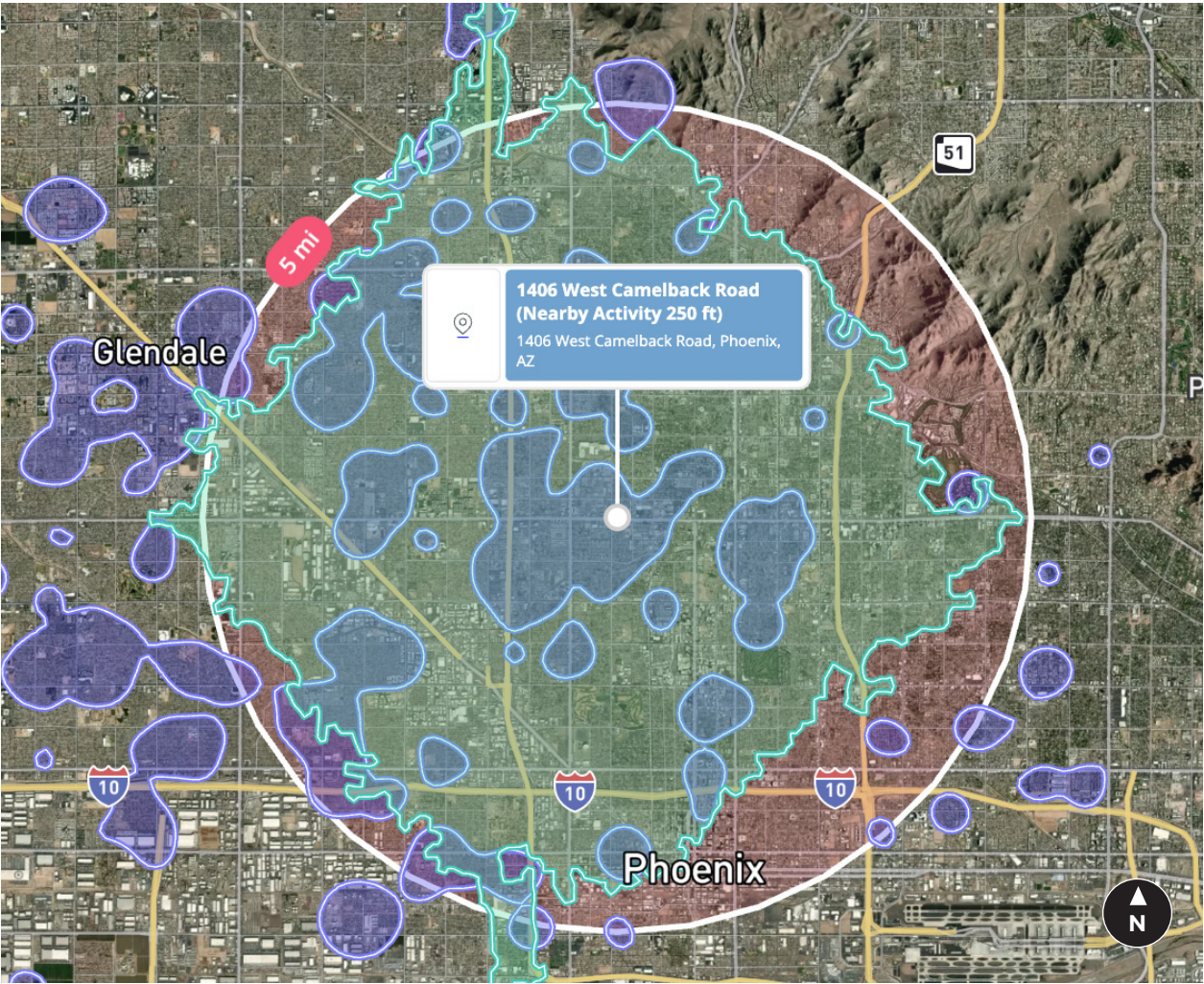


INTERIOR PHOTOS



WWW.LEVROSE.COM

DEMOGRAPHICS



POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	25,179	194,482	492,367

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	11,295	77,894	189,276

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$87,711	\$92,891	\$90,946

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	9,510	109,938	290,620

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	1,261	13,457	33,320

*2025 Statistics from CoStar

PHOENIX CITY OVERVIEW

GROWING POPULATION

The City of Phoenix 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 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).



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.

AARON NORWOOD
PARTNER
anorwood@levrose.com
480.294.6016

BRYN NORWOOD
ADVISOR
bnorwood@levrose.com
480.508.7442

WWW.LEVROSE.COM