

PRIME C-3 ZONED LAND WITH APPROVED SITE PLAN

3776 GRAND AVE | PHOENIX, AZ 85019

FOR SALE



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R.O.I. Properties
3333 E Camelback Rd., Ste 252
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FULLY ENTITLED LAND OPPORTUNITY ON GRAND AVENUE

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FOR SALE



OFFERING SUMMARY

Sale Price:	\$1,000,000
Price / AC:	\$694,444/AC
APN:	107-09-006
Zoning:	C-3 (General Commercial District)
Lot Size:	1.44 Acres (62,726 SF)

PROPERTY OVERVIEW

3776 Grand Avenue is a 1.44-acre C-3 zoned parcel in central Phoenix, fully entitled for a modular office and on-site improvements. The site includes fire and septic approvals, driveways, parking, and retention basins. Ideal for contractors, outdoor storage users, car lots, or investors seeking a plug-and-play land site with immediate utility and permitting readiness.

PROPERTY HIGHLIGHTS

- ±1.44 acres / 62,726 SF lot
- Zoned C-3 (City of Phoenix)
- Approved site plan with modular office
- Septic permit issued, ability to tap into the sewer line for future development
- Retention basins and on-site paving plan
- Frontage and visibility on Grand Avenue (US-60 - 38,320 VPD)
- Opportunity Zone designation

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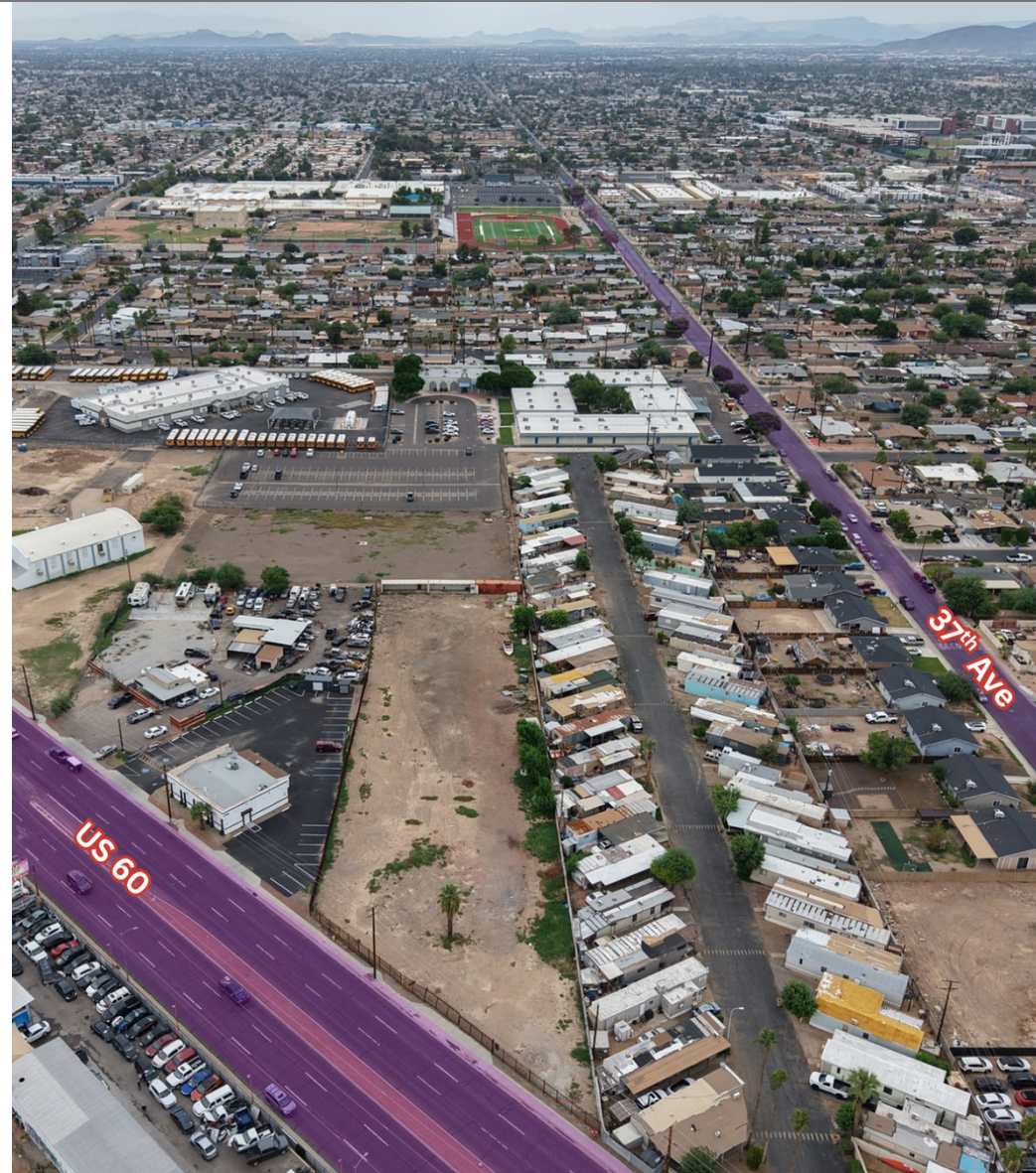
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FRONTAGE ALONG GRAND AVENUE – A HIGH-TRAFFIC PHOENIX CORRIDOR

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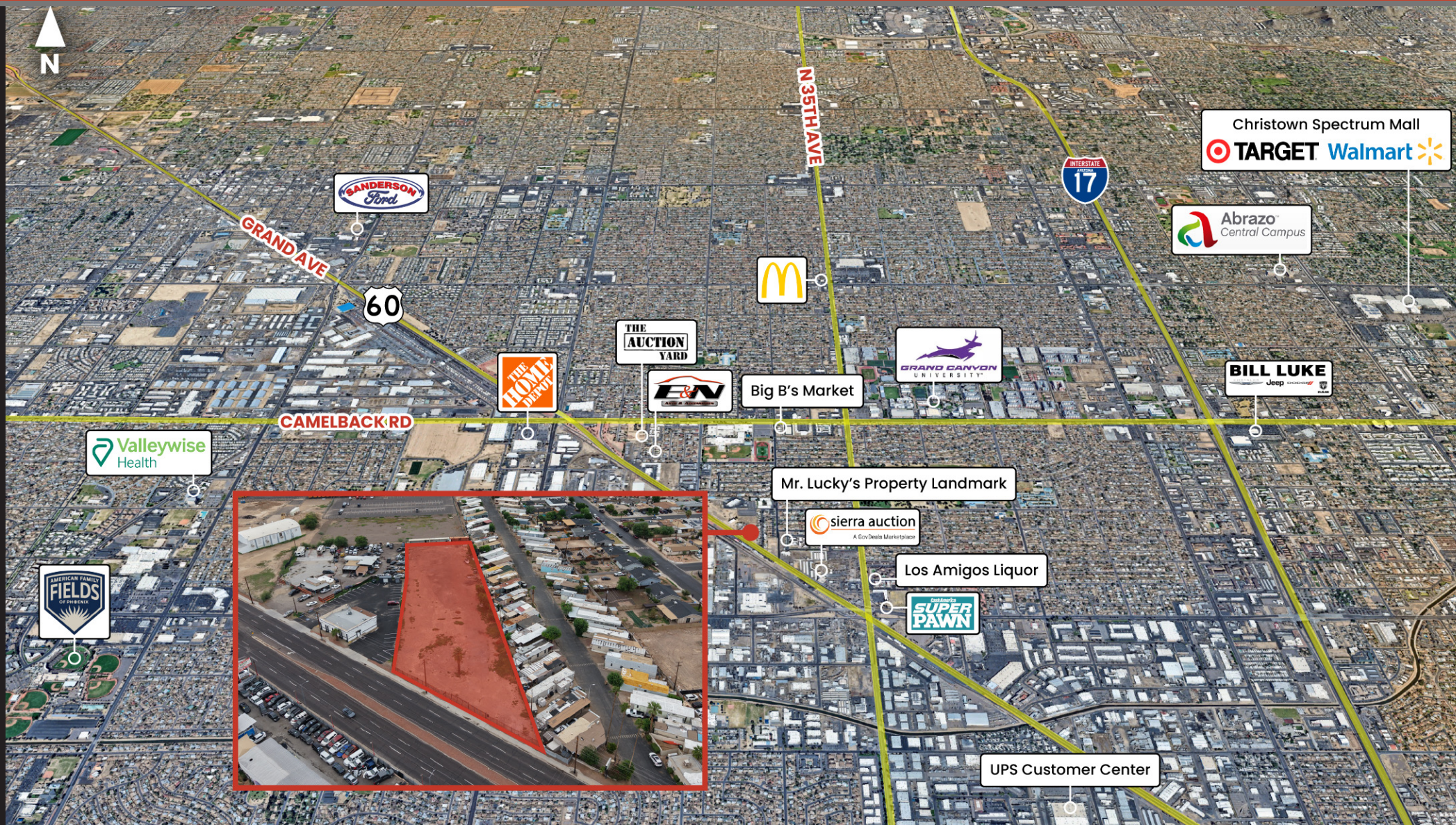
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STRATEGIC LOCATION FOR CONTRACTORS, AUTO, AND INDUSTRIAL USERS

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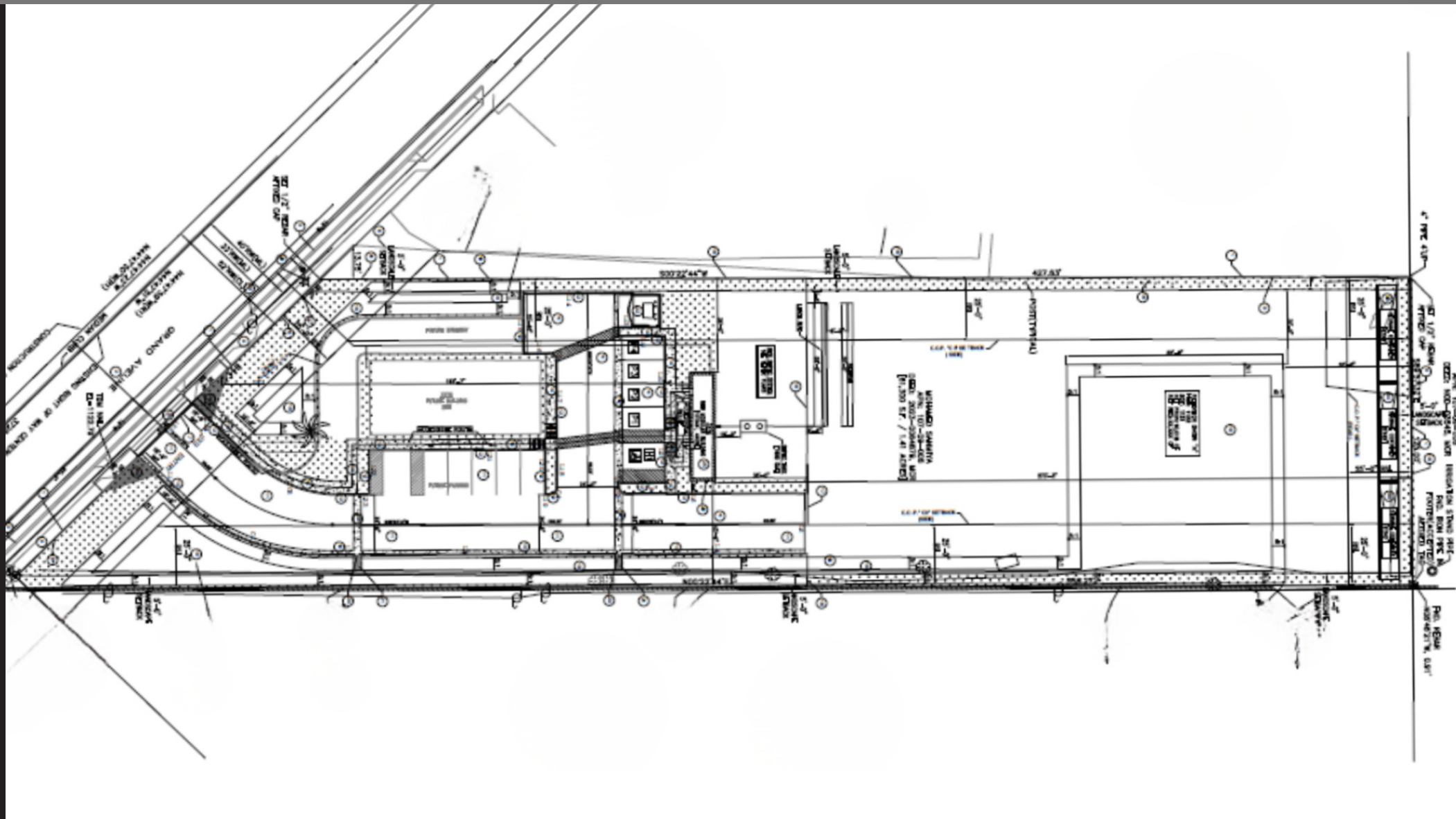
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SITE PLAN

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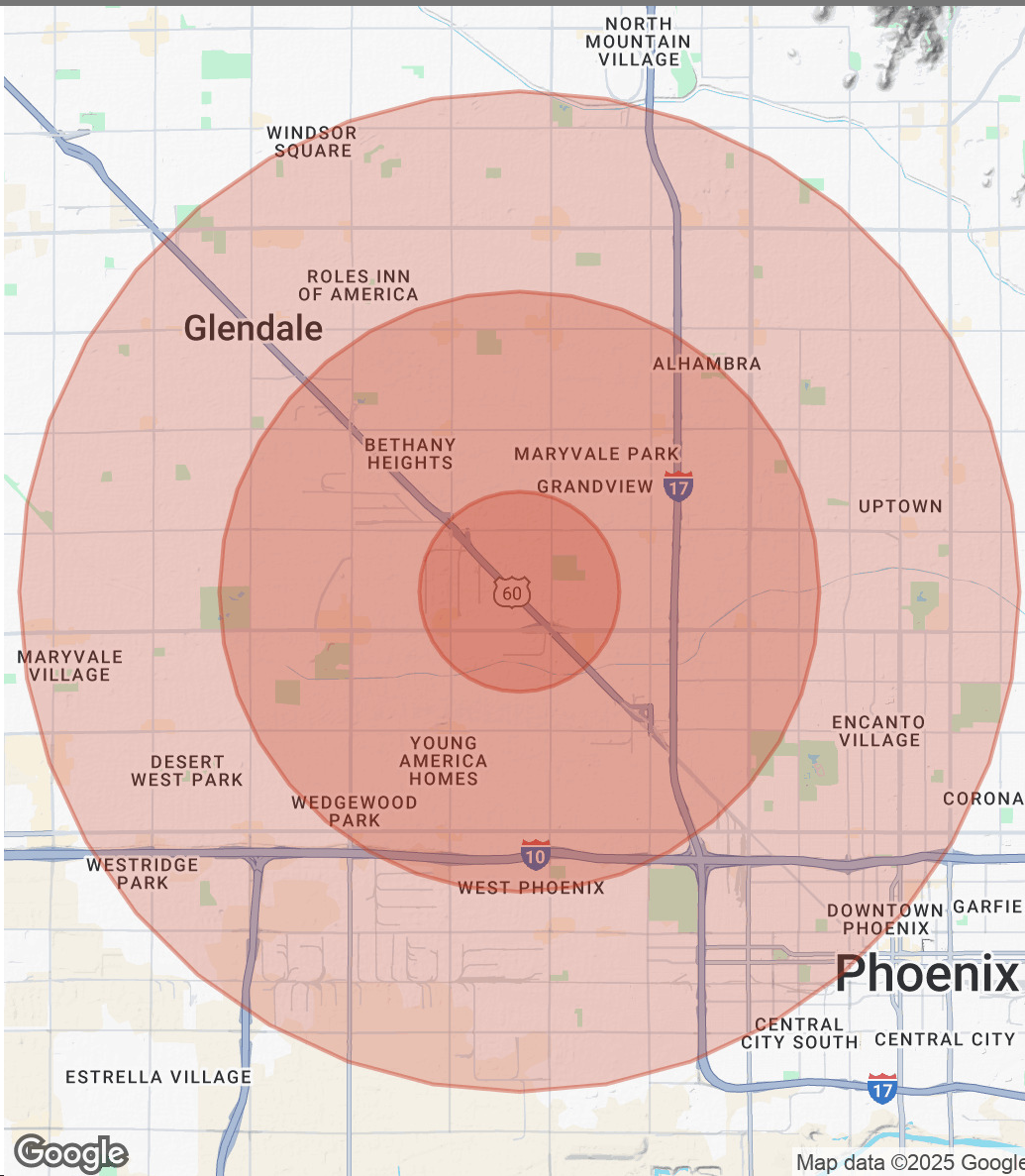
DEMOGRAPHIC SUMMARY

3776 GRAND AVE, PHOENIX, AZ 85019

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	18,869	216,373	503,223
Average Age	31	33	35
Average Age (Male)	31	33	34
Average Age (Female)	31	34	35

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,127	65,011	171,879
# of Persons per HH	3.7	3.3	2.9
Average HH Income	\$59,162	\$67,143	\$74,563
Average House Value	\$356,390	\$312,407	\$343,999



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