



7201 N 7th St, Phoenix, AZ 85020

**\$650,000**

## Uptown Phoenix Office

Office Building for Sale – Owner/User Opportunity



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Listing Added: 10/30/2024  
Listing Updated: 03/10/2026



### Details

Asking Price	\$650,000	Property Type	Office
Sub Type	Executive Office, Medical Office, Traditional Office	Investment Type	Owner/User
Class	C	Tenancy	Vacant
Square Footage	2,001	Occupancy Date	04/02/2026
Year Built	1949	Year Renovated	2018
Buildings	1	Stories	1
Zoning	R-5	Broker Co-Op	Yes
APN	160-29-012A	Ownership	Fee Simple

### Marketing Description

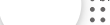
Positioned in the highly desirable **Uptown Phoenix** corridor, 7201 N 7th St offers an exceptional opportunity for an **owner-user** or **1031 exchange buyer** seeking a well-located commercial property with strong visibility.

Situated on a **high-traffic corner lot**, this remodeled loft-style creative office space provides excellent street exposure along one of Phoenix's most active commercial corridors. The property is located within a vibrant trade area surrounded by the **Safeway Shopping Center**, established neighborhoods, private and public schools, and numerous dining and retail amenities, making it an attractive location for professional users.

The **2,001 square foot building**, extensively updated in **2018**, sits on a **0.19-acre parcel** and features **owned solar panels**, helping reduce operating expenses. The flexible layout allows for **multiple office configurations** or **multi-tenant use**, offering adaptability for a variety of professional, creative, or service-oriented businesses.

Additional highlights include a **parking ratio of approximately 3.33 spaces per 1,000 SF**, convenient access to major arterial streets, and **R-5 zoning**, providing versatility for potential office or professional uses.

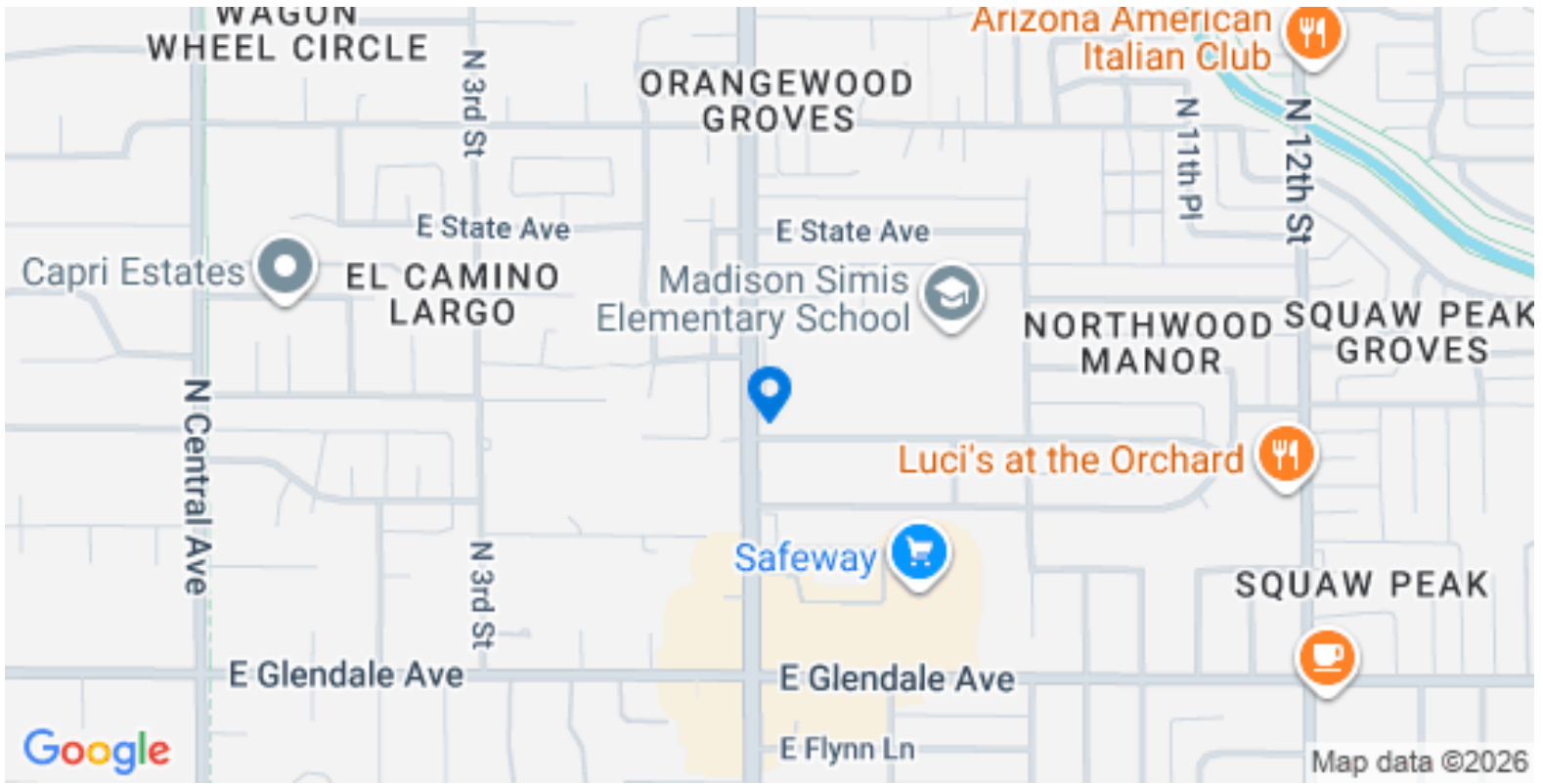
Don't miss this opportunity to acquire a **stylish, highly visible office property** in one of Phoenix's most sought-after submarkets.



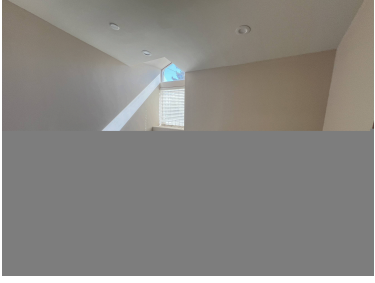
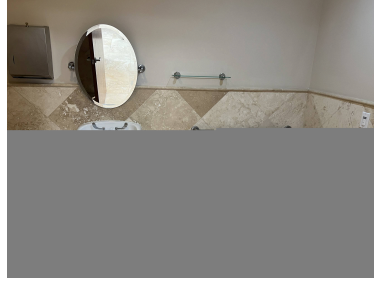
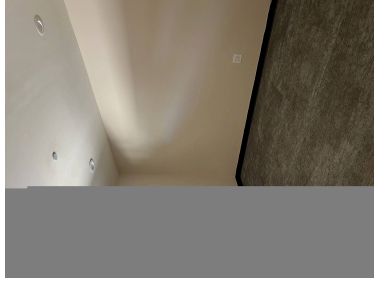
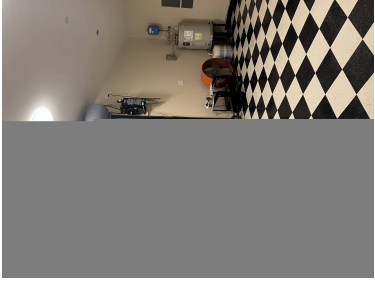
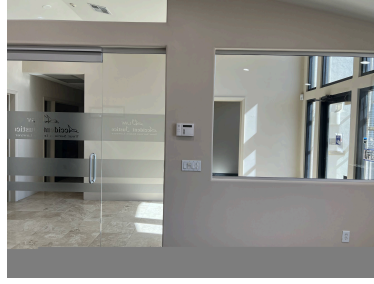
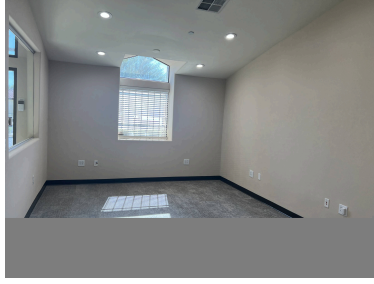
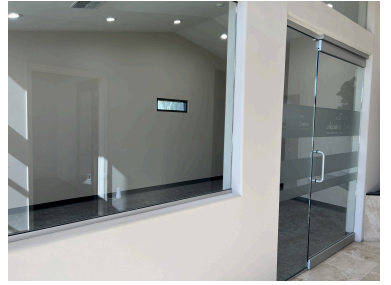
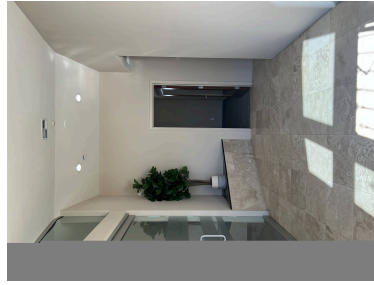
**Investment Highlights**

- Size: 2001 sf interior
- Lot Size: 8276 sf
- Zoning: R-5
- Uptown Phoenix
- Metal Roof
- Solar Panels Owned
- Great Floor Plan
- Bright Interior Paint
- Updated Exterior
- Garage/Storage Area
- Corner Lot
- Paver Driveway
- So much more!!!!

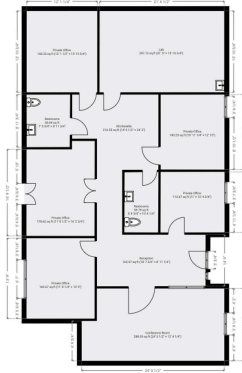
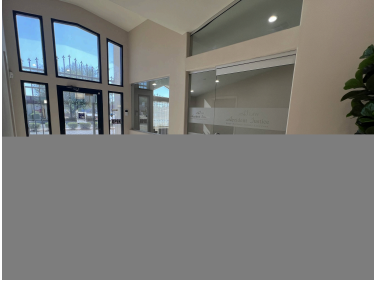
**Location (1 Location)**



Property Photos (22 photos)

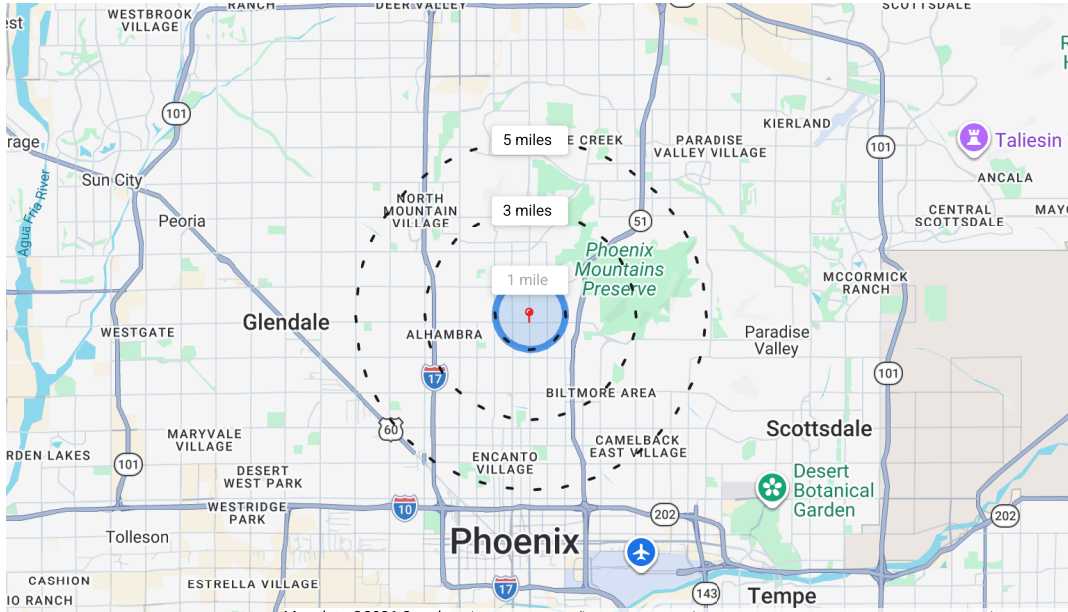


7201 N 7th St Phoenix, AZ  
2001sf - 5 private offices, conference room, lab/storage room  
2 restrooms, kitchenette, corner lot, owned solar panels



THIS PLAN IS AN APPROXIMATE REPRESENTATION OF THE WORK. QUALITY SHALL BE AS PER STANDARD PRACTICE.  
REVISIONS: NONE. DATE: 10/15/2024. DRAWING NO: 2024-10-15-001. SCALE: 1/8" = 1'-0".  
Page 1/1

# Demographic Insights



Google  
<https://maps.google.com/maps?ll=33.54163,-112.064803&z=11&t=m&hl=en> Map data © 2020 Google Report a map error (<https://www.google.com/maps/@33.5416295,-112.0648028,11z/data=!0m1!1e1!12b1?source=apiv3&rapsrc=apiv3>)

1 mile

3 miles

5 miles

## Population

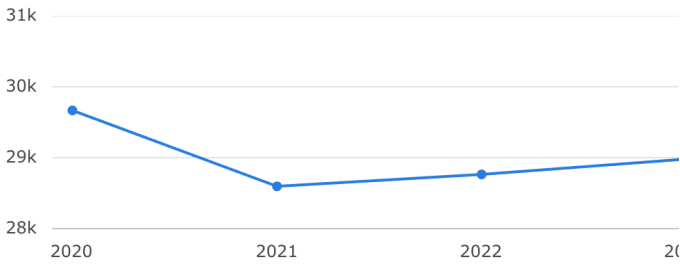
**30.2k**

↑ 4%

Compared to 29k in 2023

↑ 1%

Compared to 29.7k in 2020



## Household Income

**\$96.8k**

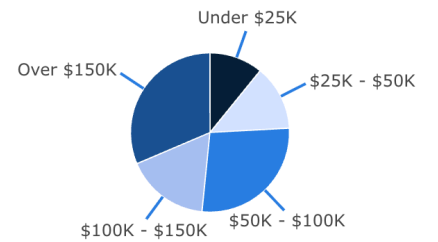
Median Income

**\$138.1k**

2029 Estimate

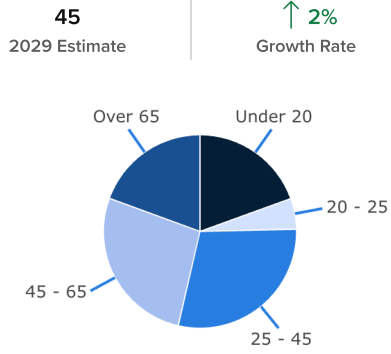
↑ 43%

Growth Rate



## Age Demographics

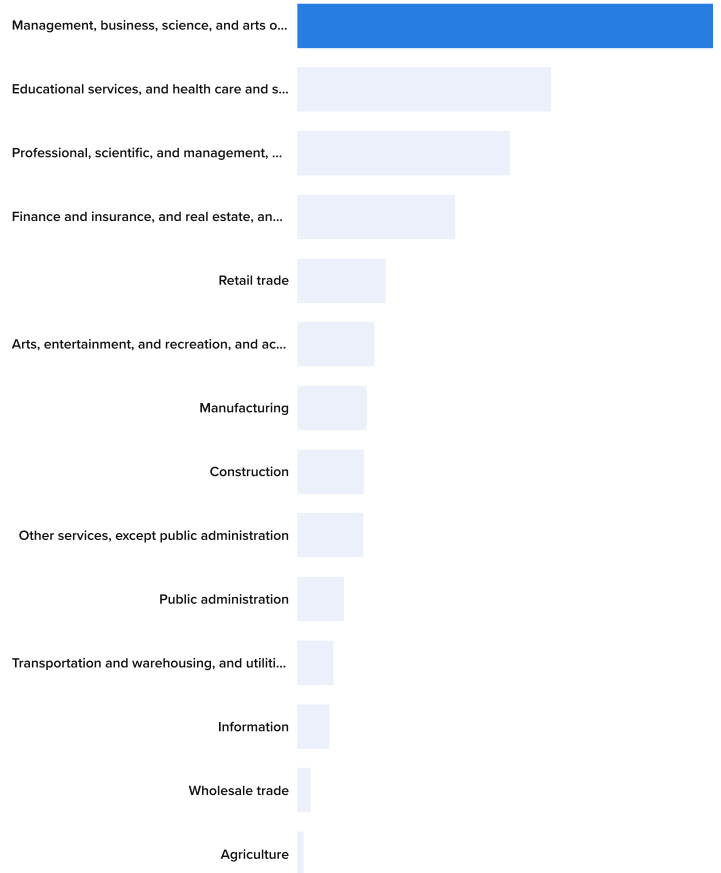
**44**  
Median Age



## Number of Employees

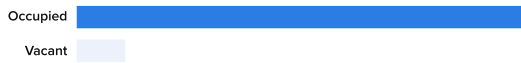
**25.3k**

### Top Employment Categories



## Housing Occupancy Ratio

**12:1**  
12:1 predicted by  
2029



## Renter to Homeowner Ratio

**1:1**  
1:2 predicted by  
2029

