

# INFILL REDEVELOPMENT OPPORTUNITY IN SUNNYSLOPE

9509 N 7TH STREET | PHOENIX, AZ 85020

**FOR SALE**

Beth Jo Zeitzer  
CEO - Designated Broker  
602.319.1326  
bjz@roiproperties.com

Jason Butler  
Vice President  
602.390.0361  
jbutler@roiproperties.com

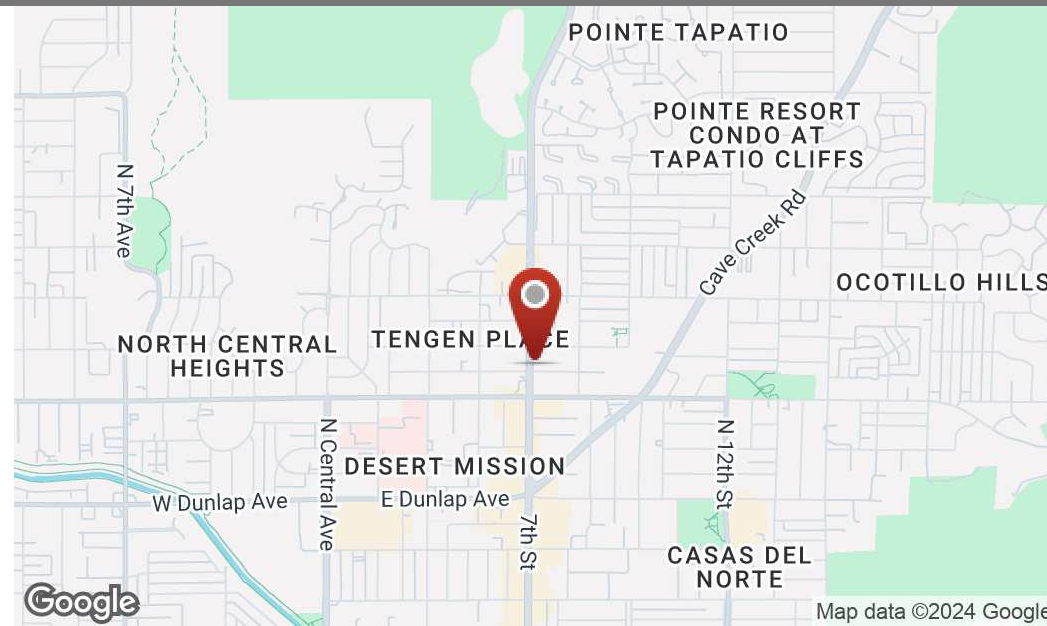
R.O.I. Properties  
3333 E Camelback Rd., Ste 252  
Phoenix, AZ 85018  
www.roiproperties.com



# C-2 PROPERTY IN SUNNYSLOPE - READY FOR REBUILD

9509 NORTH 7TH STREET, PHOENIX, AZ 85020

FOR SALE



## OFFERING SUMMARY

Sale Price:	\$310,000
Price / SF:	\$129
Zoning:	C-2
Lot Size:	0.35 Acres, 15,454 SF
Building Size:	2,400

## PROPERTY OVERVIEW

This property offers a rare opportunity to rebuild and reimagine on a 15,454 SF lot with C-2 zoning, located in the heart of the redeveloping Sunnyslope neighborhood. While the building on-site was damaged by fire, the slate is clean for visionary investors, developers, or business owners to create something new. Sunnyslope is on the rise, with local investment fueling growth in both residential and commercial sectors, and this property sits at the center of it all. Whether you're looking to restore its former use or take advantage of zoning for something new, this blank canvas offers great potential in a neighborhood full of momentum.

## PROPERTY HIGHLIGHTS

- Exceptional 7th Street frontage for high visibility and heavy traffic exposure (31,932 VPD)
- Convenient access to major freeways: I-17 and SR-51, just minutes away
- Located in a neighborhood undergoing transformation, with new businesses and vibrant retail developments emerging

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3333 E. Camelback RD | Suite 252 | Phoenix, AZ 85018  
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# REBUILD, REIMAGINE, AND GROW IN SUNNYSLOPE

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# DENSE RETAIL HUB

9509 NORTH 7TH STREET, PHOENIX, AZ 85020

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Maxar Technologies

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# 1-MILE DEMOGRAPHIC SUMMARY

9509 NORTH 7TH STREET, PHOENIX, AZ 85020

FOR SALE

## DEMOGRAPHIC SUMMARY

9509 North 7th Street, Phoenix, Arizona, 85020

Ring of 1 mile

### KEY FACTS

17,765

Population



8,093

Households

40.8

Median Age

\$53,392

Median Disposable Income

### EDUCATION

14%

No High School Diploma



22%

High School Graduate



34%

Some College



29%

Bachelor's/Grad/Prof Degree

## INCOME



\$64,371

Median Household Income



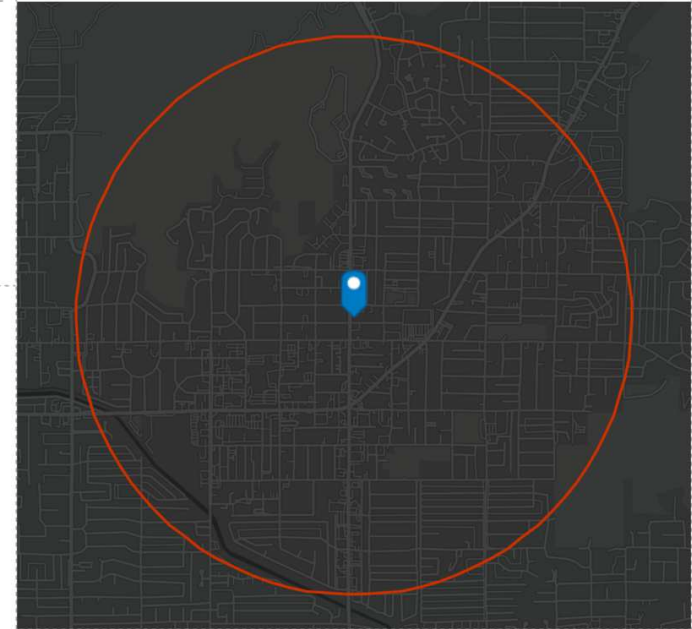
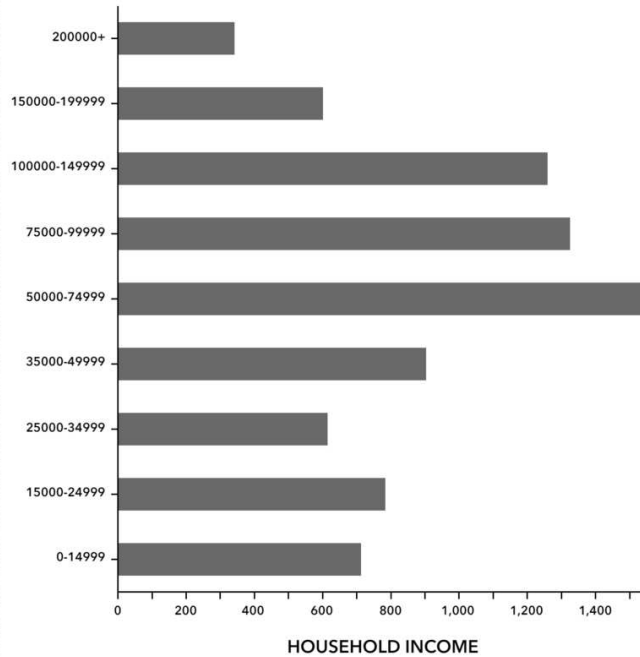
\$37,337

Per Capita Income



\$96,268

Median Net Worth



## EMPLOYMENT



64%

White Collar



20%

Blue Collar



22%

Services

3.8%

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

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# 3-MILE DEMOGRAPHIC SUMMARY

9509 NORTH 7TH STREET, PHOENIX, AZ 85020

## FOR SALE

### DEMOGRAPHIC SUMMARY

9509 North 7th Street, Phoenix, Arizona, 85020

Ring of 3 miles

### KEY FACTS

**110,109**

Population



**47,703**

Households

**40.5**

Median Age

**\$60,009**

Median Disposable Income

### EDUCATION

**9%**

No High School Diploma



**20%**

High School Graduate



**29%**

Some College



**42%**

Bachelor's/Grad/Prof Degree

### INCOME



**\$73,743**

Median Household Income



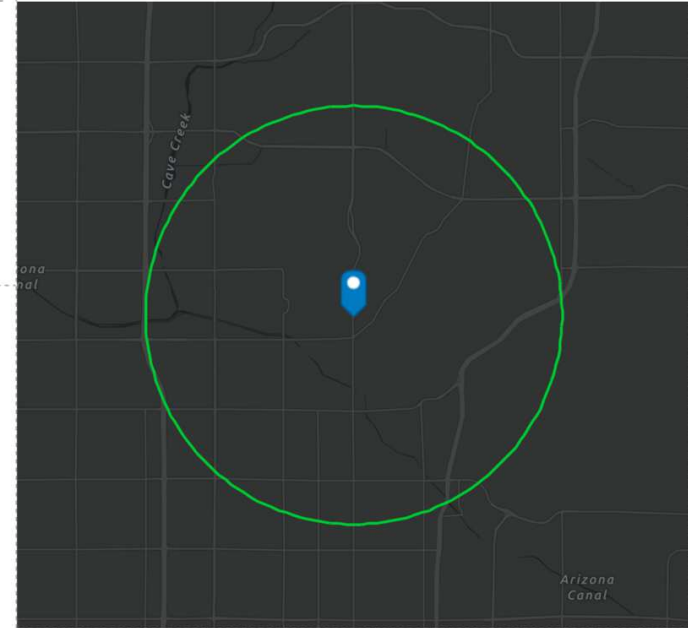
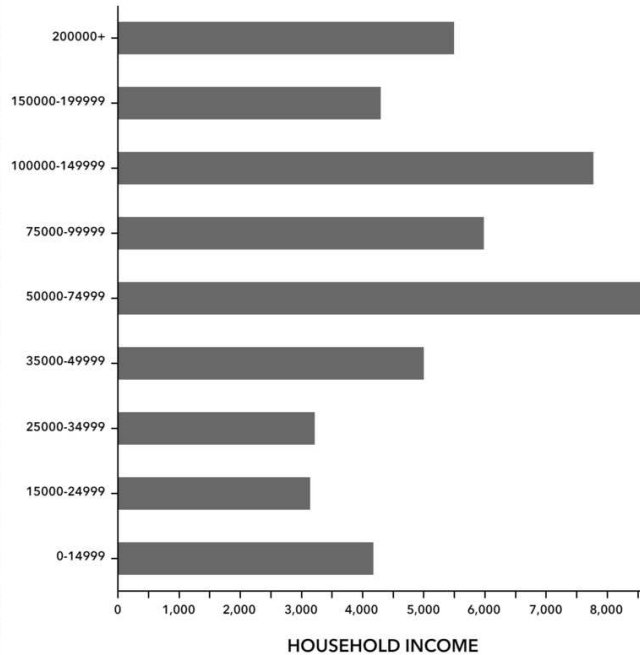
**\$47,470**

Per Capita Income



**\$156,882**

Median Net Worth



### EMPLOYMENT



**71%**

White Collar



**16%**

Blue Collar



**17%**

Services

**4.8%**

Unemployment Rate

Source: Esri. The vintage of the data is 2024, 2029.

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