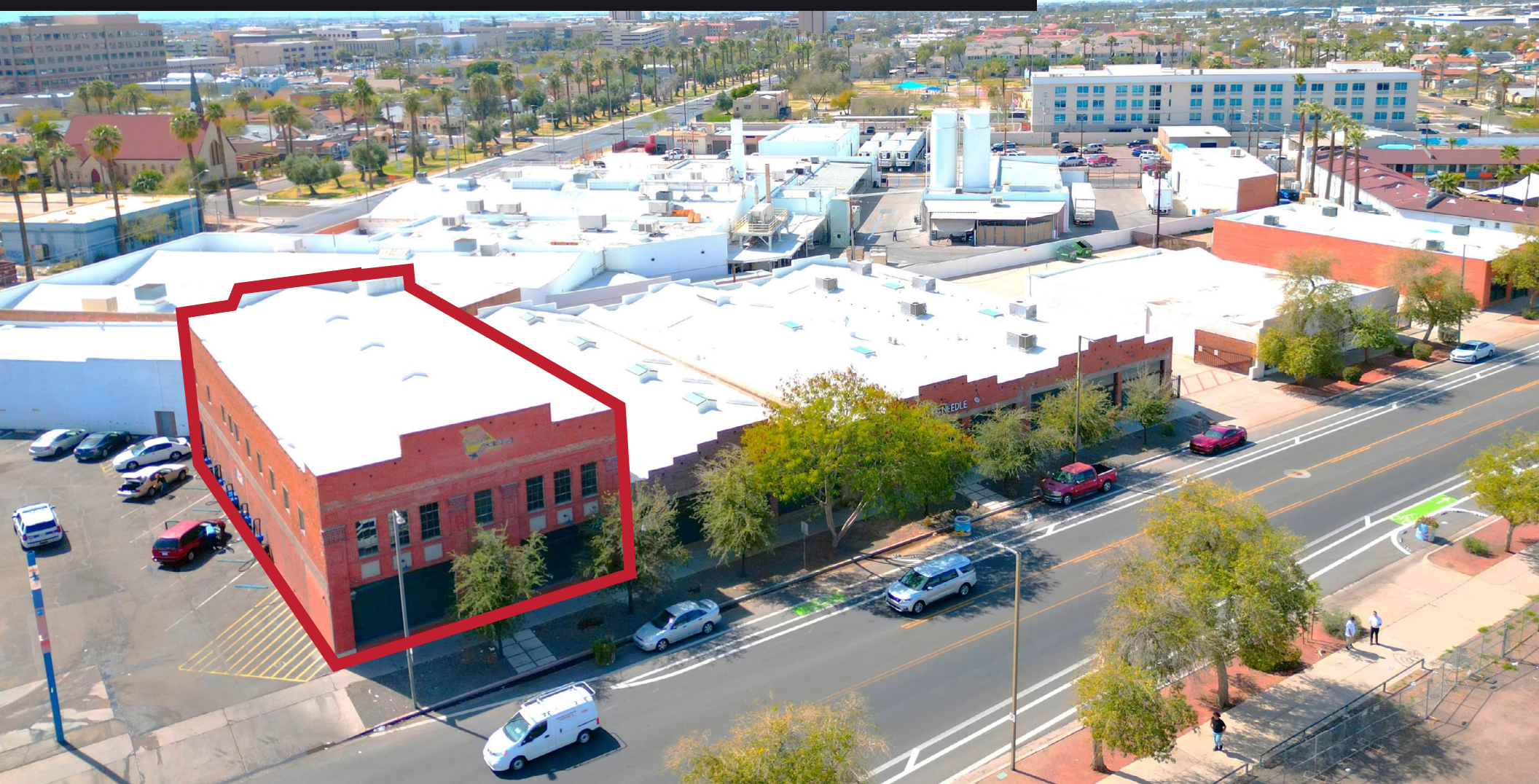


# FOR SALE AND LEASE

CREATIVE OFFICE/SHOWROOM/WAREHOUSE

723 GRAND AVE | PHOENIX, AZ 85007



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480.289.4227  
mcassell@levrose.com

**Landon McKernan**, Partner  
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**LEVROSE**  
COMMERCIAL REAL ESTATE





# OFFERING DETAILS



**SALE PRICE:**  
\$2,375,000  
(\$190/SF)



**LEASE RATE:**  
\$19/SF NNN



**PROPERTY SF:**  
±12,500 SF



**LAND SF:**  
±6,250 SF



**ZONING:**  
C-3, Phoenix  
<https://phoenix.municipal.codes/ZO/624>



**PARCELS:**  
111-30-091

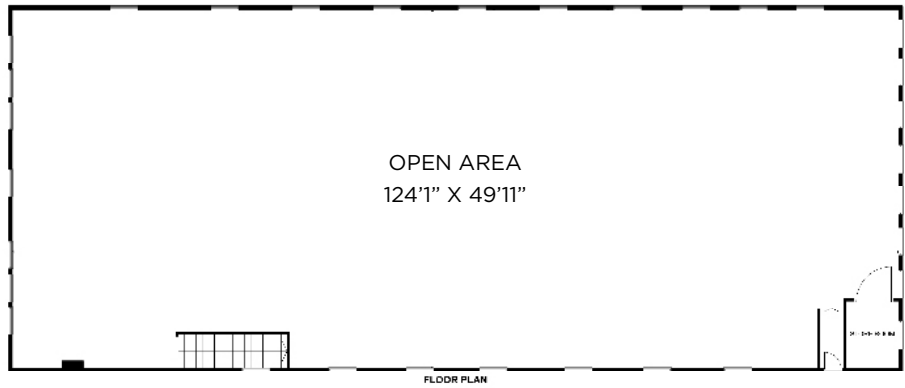


**CLICK TO VIEW PROPERTY VIDEO**

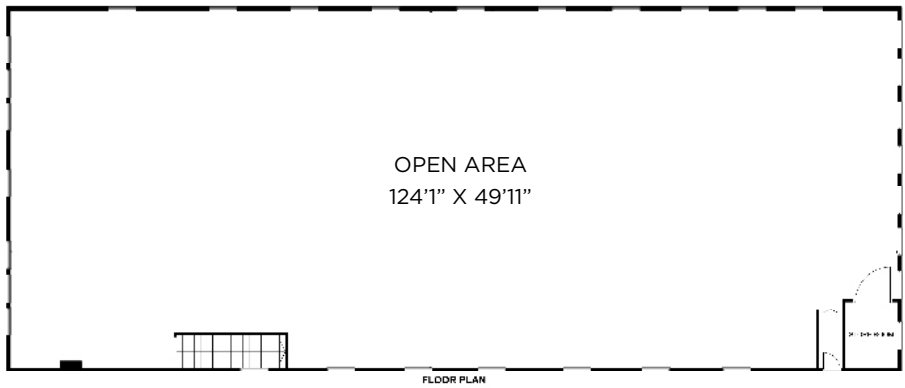
## PROPERTY HIGHLIGHTS:

- ±12,500 SF available for owner user or investment
- Extremely unique building with rich history (1917)
- Potential for showroom, flex, warehouse, and office users
- Multi-tenant capable
- Frontage along Grand Avenue
- Fully sprinklered
- Currently in gray shell condition
- Bonus basement SF of ±6,250

# FLOORPLAN | 723 GRAND AVE

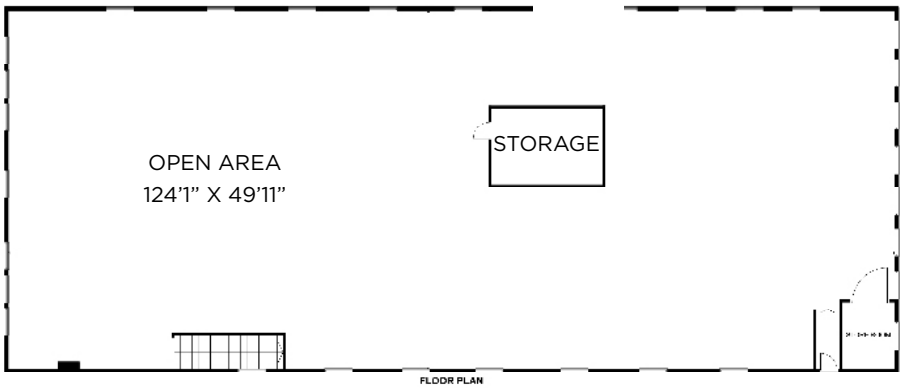


BASEMENT:  
±6,250 SF



1ST FLOOR:  
±6,250 SF

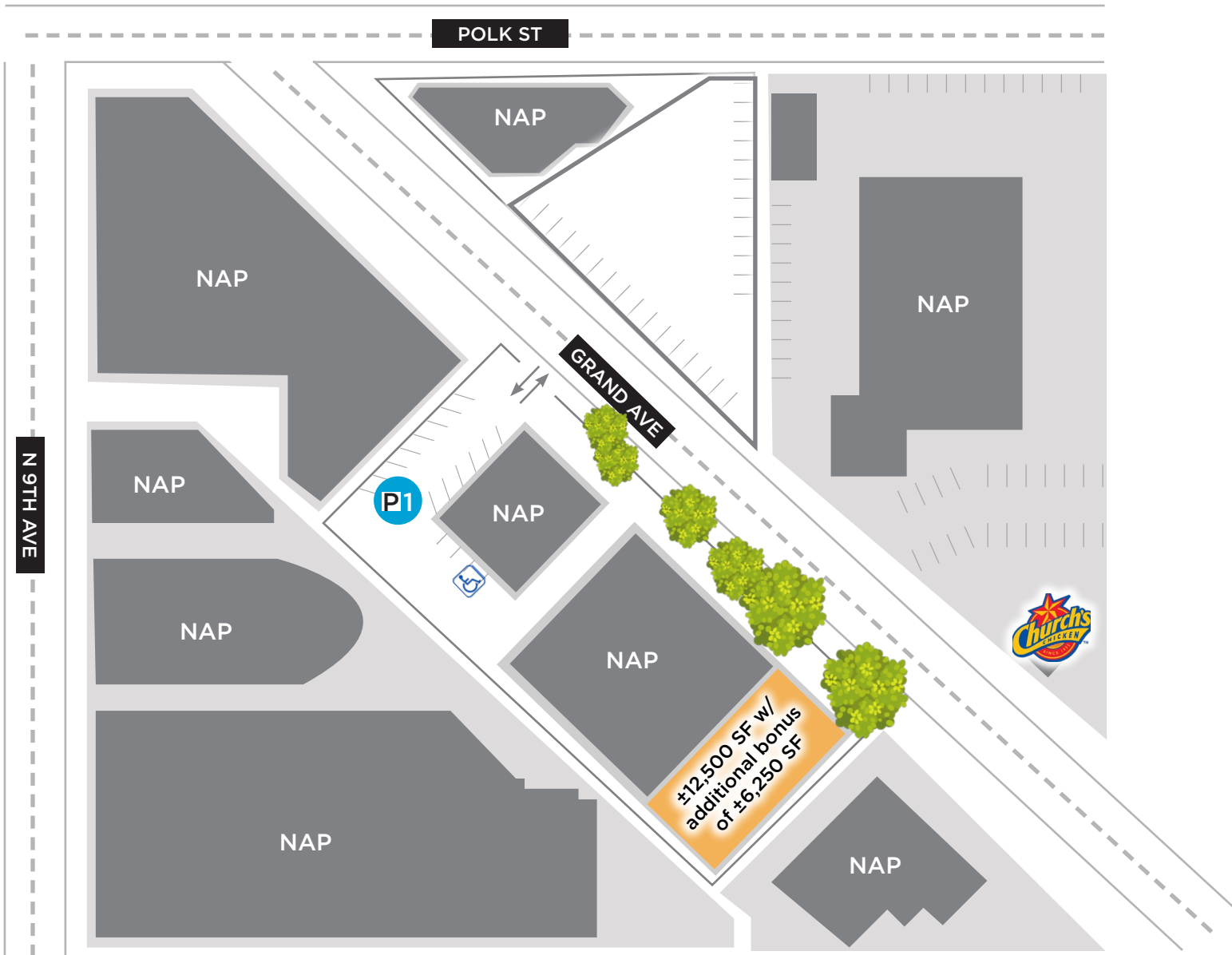
 **VIEW VIRTUAL TOUR**  
1ST FLOOR



2ND FLOOR:  
±6,250 SF

 **VIEW VIRTUAL TOUR**  
2ND FLOOR

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.





# AERIAL OVERVIEW





# 723 PROPERTY PHOTOS





# AERIAL OVERVIEW



7 MILES TO SKY HARBOR INTERNATIONAL AIRPORT



## O.S. STAPLEY HARDWARE STORE HISTORY

Orley Seymour (O.S.) Stapley began his business in 1895 in Mesa, AZ. The O.S. Stapley hardware store was built on Grand Avenue in Phoenix, AZ in 1917 and was originally the closest supplier to the Theodore Roosevelt Dam site, successfully providing construction materials. After acquiring the International Harvester franchise for both Maricopa and Pinal counties in 1916, Orley Seymour moved the headquarters to Grand Avenue and opened other stores in Glendale, Buckeye, and Chandler. In 1962 the hardware store closed and the buildings were used as an appliance store for car and industrial machinery repair.



1930



2011



2023



1950



2015

## A HISTORICAL RENOVATION

Developer Mark Abromovitz purchased the buildings in 2011 and restored them back to their original appearance while providing for contemporary use. The last tenant occupying the space was Tuft & Needle, who used it as a mattress showroom and offices. The buildings are now full of natural light, brick walls, and beautiful wooden trusses.





## DOWNTOWN PHOENIX'S WALKABLE ARTS DISTRICT

Roosevelt Row is home to art galleries, restaurants, bars, and boutique shops in a landscape dotted by colorful street art. One of the most popular events include the monthly First Friday Art Walk, one of the largest self-guided art walks in the nation with food trucks and an open-air market feel. Other popular events include the annual M3F Music Festival, Phoestivus, the Pie Social, and more.

There is an eclectic mix of bars and restaurants throughout Roosevelt Row. You'll find iconic brunch spots, French fare, Moroccan-inspired cuisine, elevated Southern food, new American, and craft beers and cocktails.

## ROOSEVELT ROW ART

Roosevelt Row is home to creatives and artisans of every area - from culinary to crafts, musicians and poets, designers and street artists, and everything in between. The area is known for public art, live music, art galleries, boutiques, and much more. Roosevelt Row is the creative center of the region and a unique neighborhood that celebrates arts and culture expressed in multiple forms.


\*Info via [visitphoenix.com](http://visitphoenix.com) & [rooseveltrow.org](http://rooseveltrow.org)






# DEMOGRAPHICS

723 GRAND AVE | PHOENIX, AZ 85007




POPULATION

	1 MILE	3 MILES	5 MILES
2024	22,163	114,392	375,401
2029	24,738	125,066	407,043



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	10,336	47,331	137,736
2029	11,666	52,046	150,092



AVERAGE H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$67,927	\$72,162	\$72,172



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	70,718	187,939	320,416



BUSINESSES

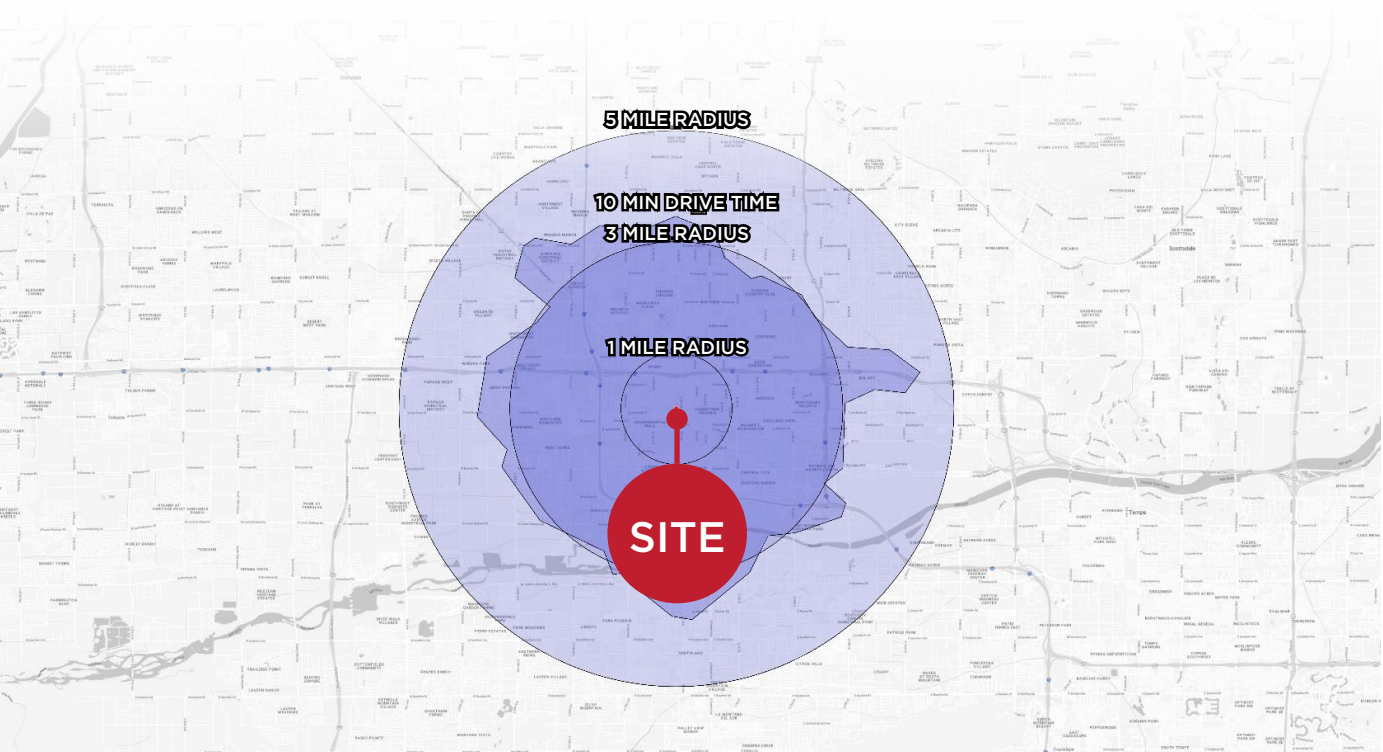
	1 MILE	3 MILES	5 MILES
2024	3,142	14,336	28,899



HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2024	\$372,627	\$368,727	\$317,473

Info gathered via Costar.com





PROXIMITY TO  
DOWNTOWN PHOENIX

LEV ROSE  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES



CRESCENT  
BALLROOM

THE  
VAN BUREN  
PHOENIX

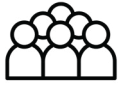
N 7TH AVE

W VAN BUREN ST

111



# PHOENIX OVERVIEW



**1.6M +**  
**TOTAL POPULATION**



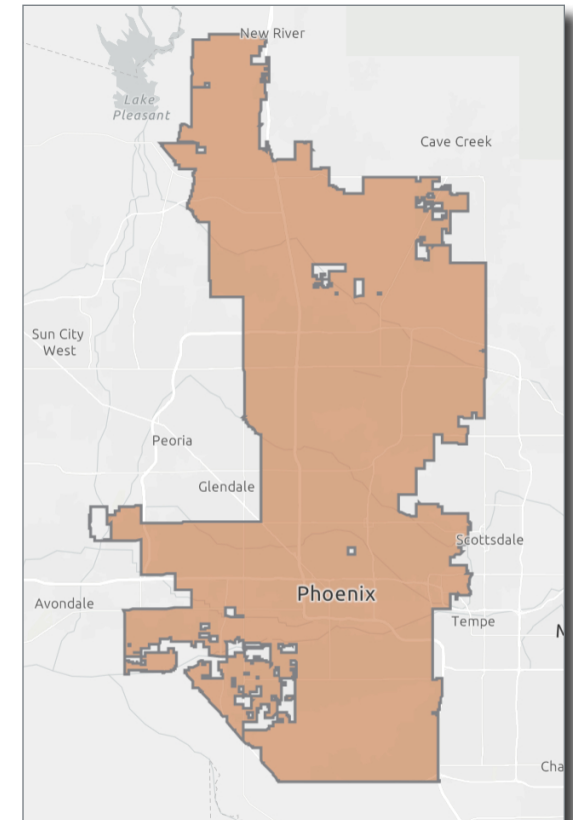
**\$70K +**  
**AVG HH INCOME**

## GROWING POPULATION

The City of Phoenix is 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 than 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).





# SUBMARKET OVERVIEW

## DOWNTOWN PHOENIX RETAIL

4.5K

12 MONTH  
DELIVERIES SF

(2.9K)

12 MONTH  
ABSORPTION SF

4.4%

VACANCY  
RATE

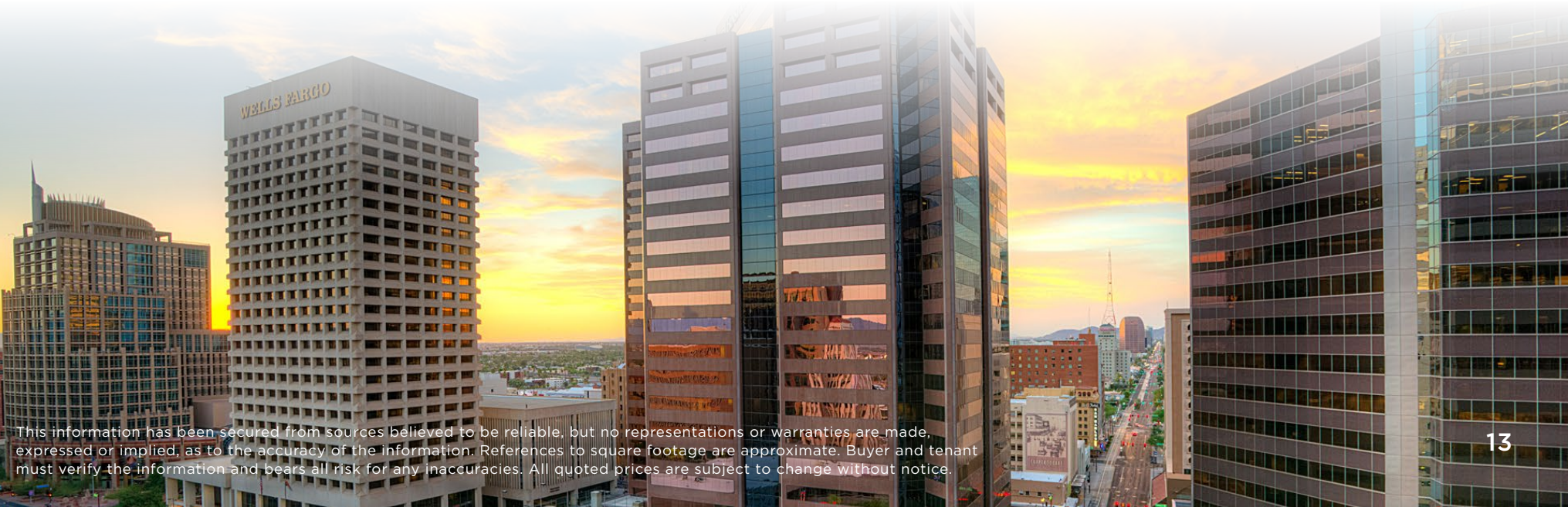
7.7%

12 MONTH ASKING  
RENT GROWTH

Vacancies for retail properties in Downtown Phoenix were under the five-year average during the first quarter, but they were essentially unchanged from this time last year. The rate also comes in below the region's average. Meanwhile, rents have surged in the past 12 months, growing by 7.7% year over year.

As for the pipeline, construction has returned to Downtown Phoenix after a lull in net new supply over the past few years. Downtown Phoenix is a very liquid investment market, characterized by heavy trading, and the market proved to be yet again this past year. Relative to Phoenix, market pricing sits at \$240/SF, which is right in line with the region's average pricing.

\*Per Costar.com



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# DOWNTOWN PHOENIX



## CITYSCAPE & SURROUNDING BLOCKS

This \$500 million complex is a mix of downtown's financial and governmental districts. Taking up to two city blocks with a mix of retail, restaurants, and a thriving night scene, the complex has propelled redevelopment in neighboring areas.



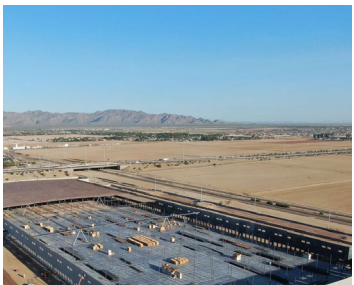
## ROOSEVELT ROW

Now the epicenter of downtown's increasing arts scene, "RoRo" is home to Phoenix First Fridays art walk. Enjoy exhibit openings, live music and street vendors or shop for handmade ceramics, jewelry and art at the local boutiques.



## HERITAGE SQUARE

Heritage Square consists of a collection of preserved 19th-20th century commercial buildings transformed into restaurants and adjacent museums. It is also home to Chase Field where locals cheer on the Arizona Diamondbacks as well as the Talking Stick



## WAREHOUSE DISTRICT

During the early 20th century many of the industrial buildings and warehouses that served Arizona's citrus and cotton markets have now developed into office space for tech startups, galleries, studios, restaurants and venues.



## CORONADO DISTRICT

This historic district includes over 5,000 households and hundreds of businesses. Located just south of Camelback Mountain, Papago Park and Phoenix Zoo.



## GRAND AVENUE ARTS DISTRICT

Just northwest of the Downtown Core is the quirky Arts District. The Grand Avenue neighborhood is bustling with local businesses, art studios, converted warehouses, funky bars, restaurants and restored storefronts.



## GARFIELD HISTORIC DISTRICT

Developed from 1883-1955, this historic district contains nearly 800 households and the city's largest concentration of "pyramid cottages." Garfield is known for its unique art scenes and is within walking distance of Roosevelt Row.



## THE MELROSE DISTRICT

The one mile stretch of Seventh Avenue between Indian School and Camelback road contains a mix of residential and commercial buildings known as the Melrose District. This pride strong complex is well sought out for their inclusive, vibrant mix of dining,



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