



Midtown Phoenix

Monterey Park

Seven Oaks Apartments
332 Units
Opens Dec. 2024

MV on 3rd Apartments
60 Units

Oak Street

Thai Recipe Bistro

Pathways in Education Charter High School
134 Students

Monte Vista Road

Abogado Spencer Immigration Attorney

Dahlia Tapas Spanish Cuisine

Cook Associates Architects

New Use COMING SOON

Cartel Roasting Co. Coffee Shop

7th Street
38,859 VPD '22

Jim's Furniture & Antiques

Palm Court

Green New American Vegetarian
Nami Vegan Sweets

SITE

FOR SALE

Owner-User Purchase Opportunity

2024 N. 7th Street | Phoenix, AZ



Value Add Investment Opportunity

2024 N. 7th Street | Phoenix, AZ



6,970 SF

AVAILABLE

1,187 SF

PATIO

C-1

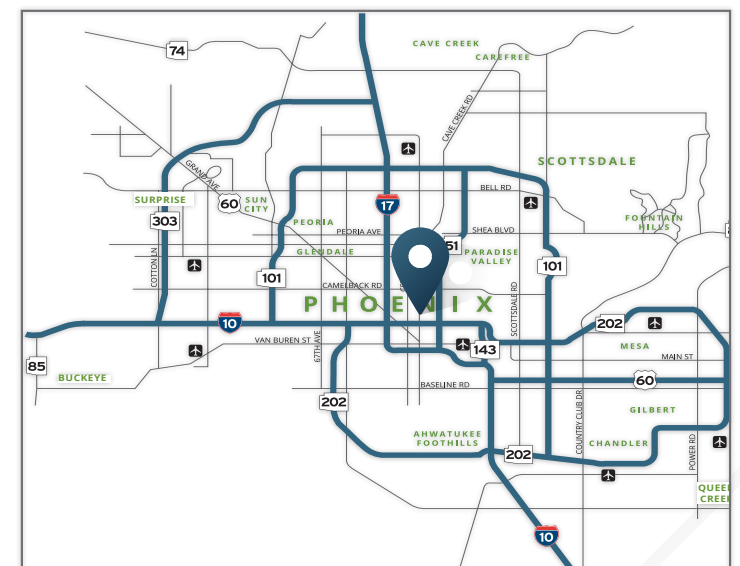
ZONING

\$1,925,000

ASKING PRICE

ABOUT THE PROPERTY

- Retail/Restaurant purchase opportunity on 7th Street with income in place
- Operating Restaurant with Hood, Walk-in, Grease Trap (DO NOT DISTURB)
- Shared parking and access with adjacent office building (same ownership group)
- Minutes to Downtown Phoenix
- Located on highly trafficked 7th Street with almost 40,000 vpd
- Landmark Signage



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2024 N. 7th Street | Phoenix, AZ



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DEMOGRAPHIC HIGHLIGHTS (2024)

1 MILE

18,508	20,670	\$118,310	46,145
2024 Population	2029 Population	Avg Household Income	Daytime Population

3 MILES

156,978	170,726	\$89,831	310,863
2024 Population	2029 Population	Avg Household Income	Daytime Population

5 MILES

389,859	406,800	\$96,569	615,339
2024 Population	2029 Population	Avg Household Income	Daytime Population

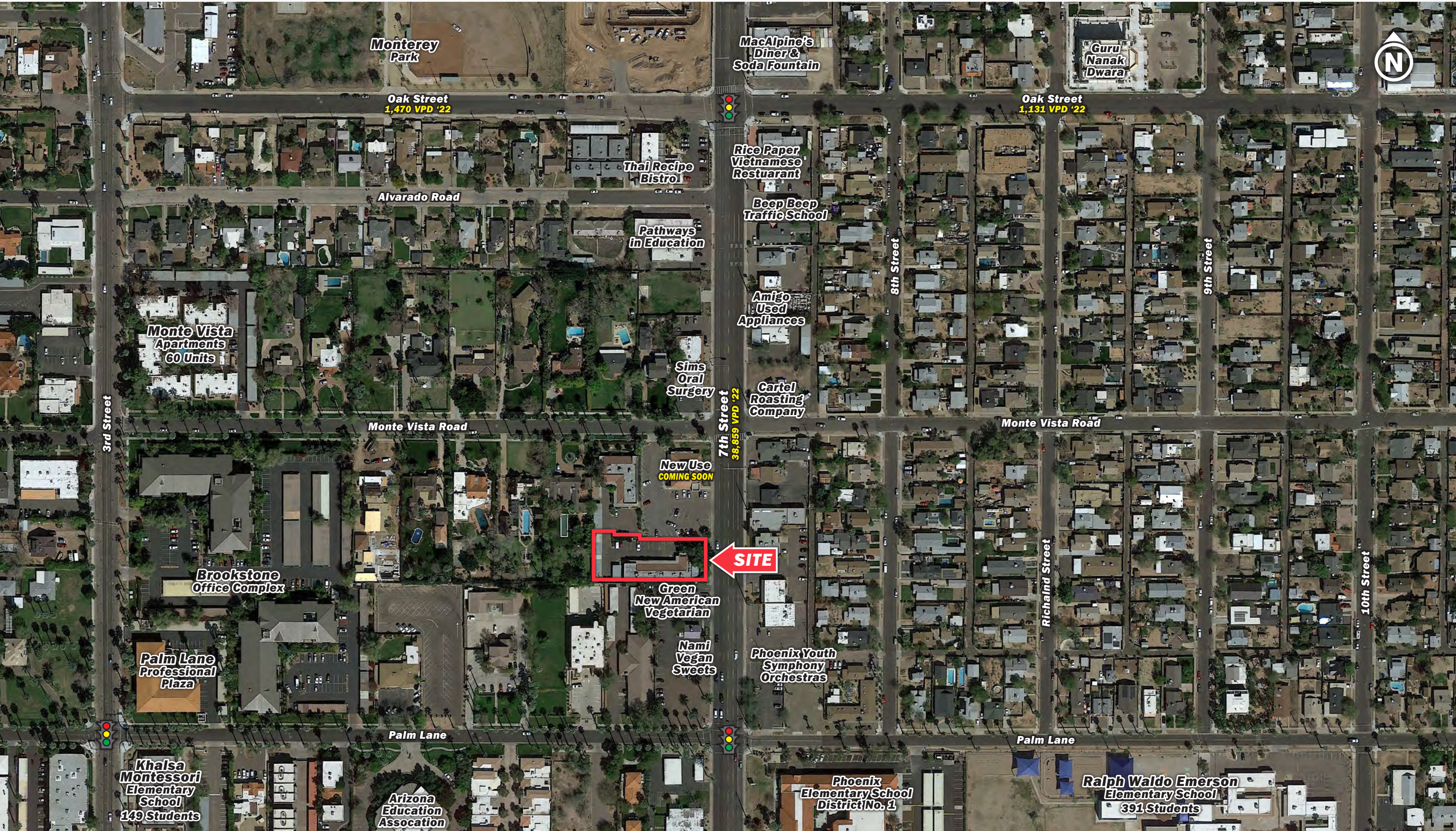
TRAFFIC COUNTS (2022)

38,859 VPD
7th Street



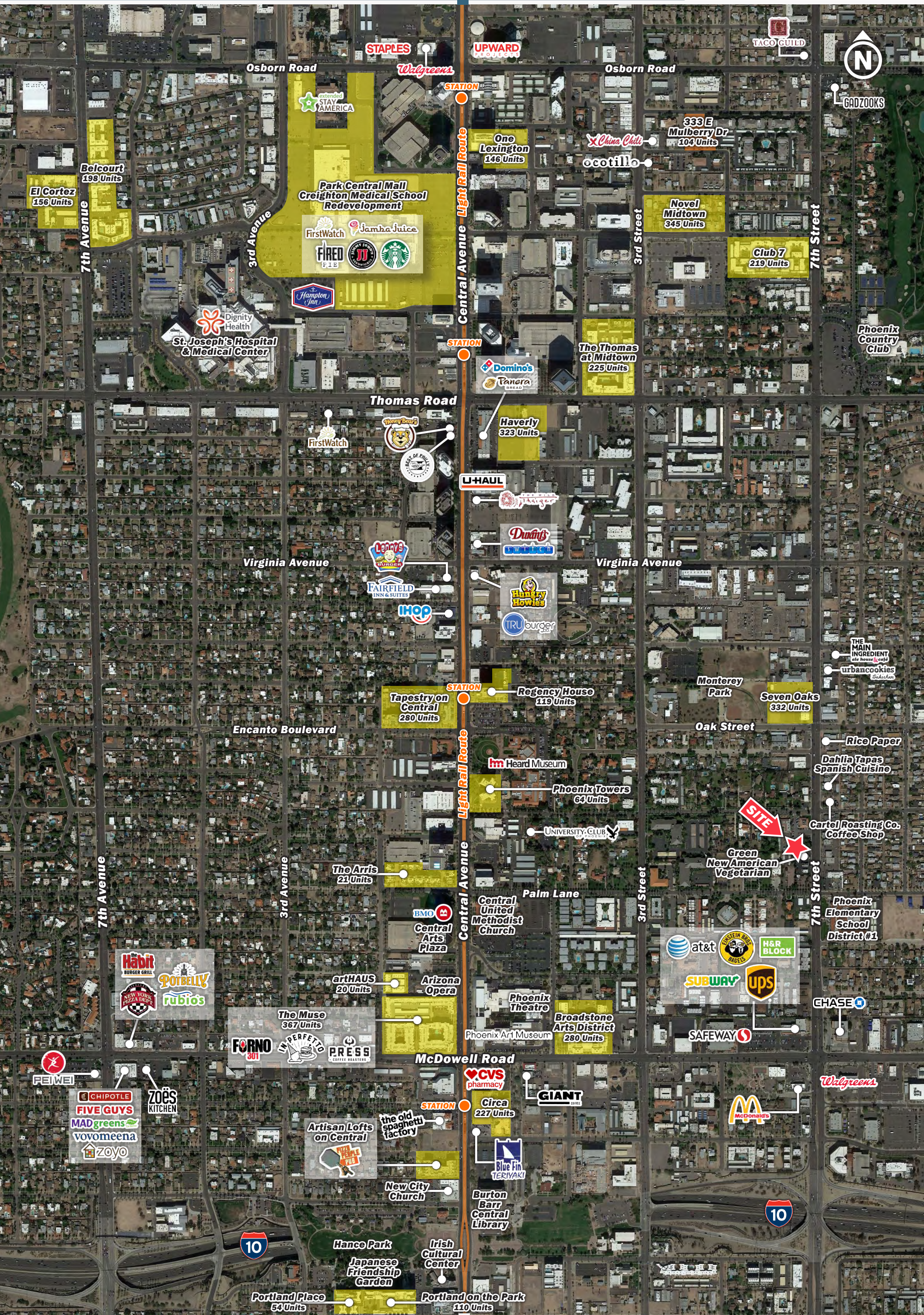
Owner-User Purchase Opportunity

2024 N. 7th Street | Phoenix, AZ



S/SWC Monte Vista Road & 7th Street

Phoenix, Arizona 85006





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