

INDUSTRIAL BUILDING WITH YARD FOR SALE

9602 N 7TH ST | PHOENIX, AZ 85020

\$1,195,000

SALE PRICE

±5,917 SF BLDG

BILLBOARD WITH MONTHLY INCOME INCLUDED



PROPERTY DETAILS

- 5,917 SF Industrial Building
- Tenant Occupied with \$6,000 Monthly Rent until 4Q 2026
- Billboard Included with \$500 Monthly Income
- Gated Yard
- Built in 1950 (Renovated 2024)
- Zoning: C-2, City of Phoenix
- 2.5/1,000 Parking Ratio
- N 7th St & E Vogel Ave

contact:



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COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CORFAC

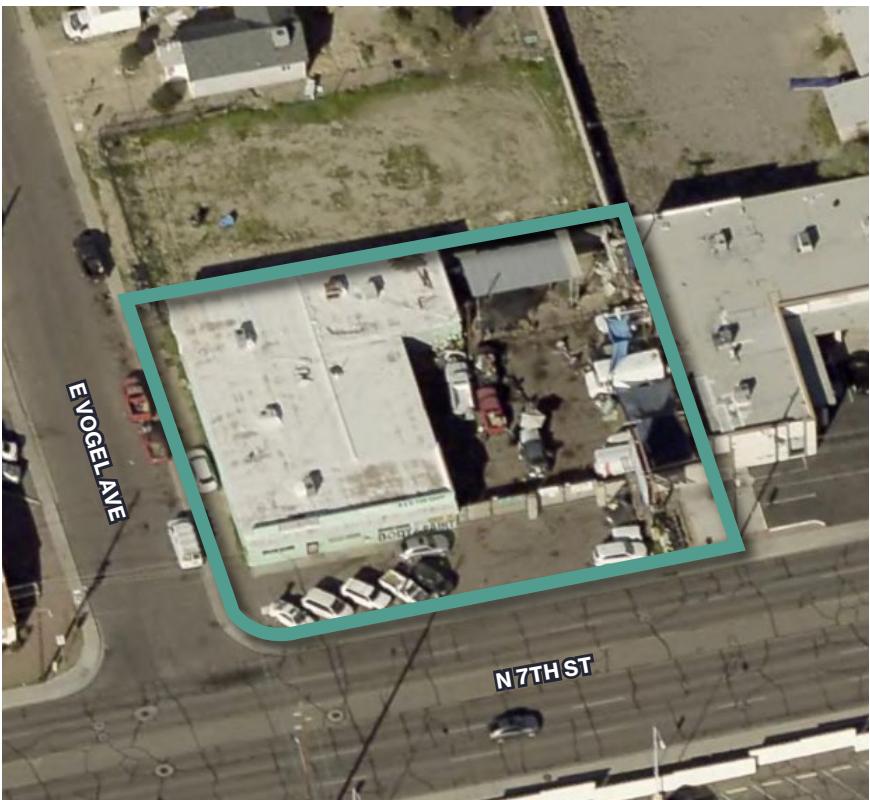
2323 W. University Dr, Tempe, AZ 85281

8777 N. Gainey Center Dr, Ste 245, Scottsdale, AZ 85258

480.966.2301 | WWW.CPIAZ.COM

INVESTMENT OPPORTUNITY

9602 N 7TH ST | PHOENIX, AZ 85020



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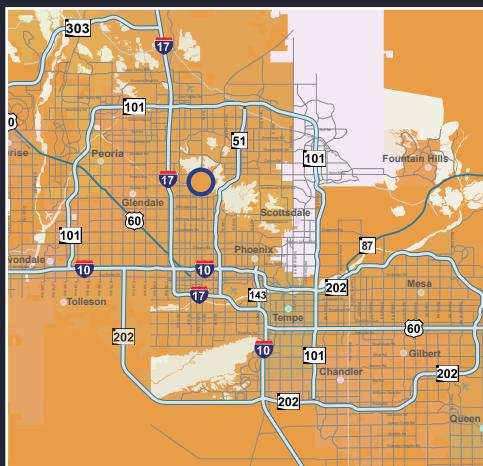
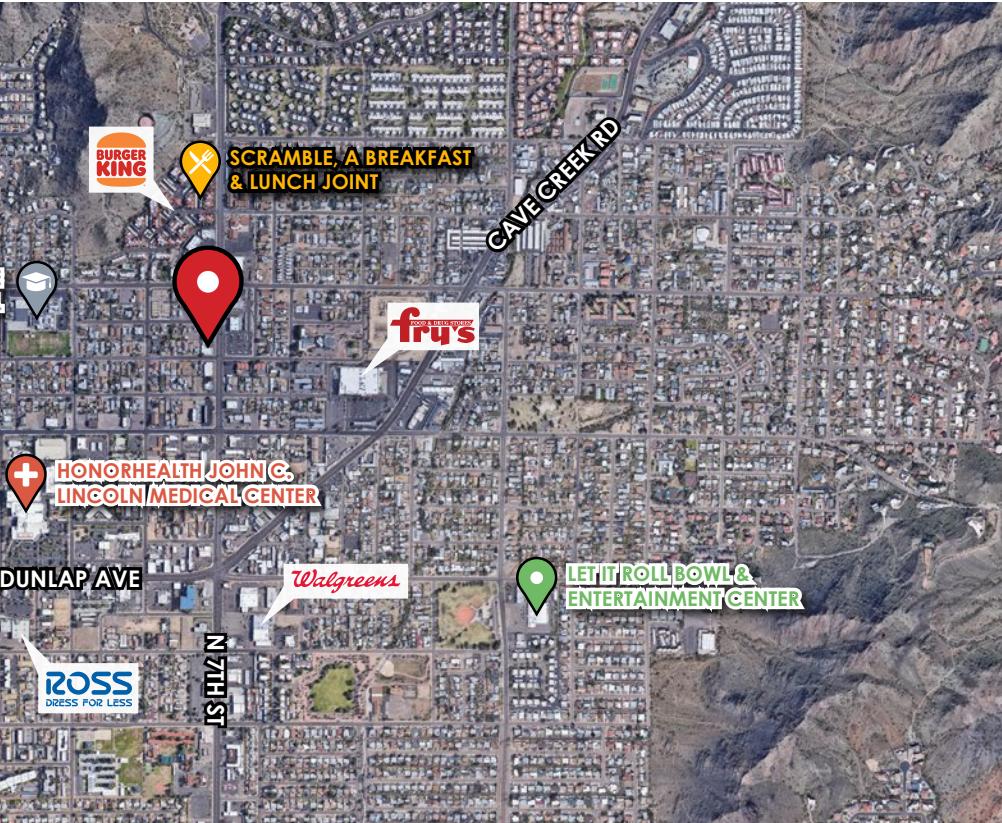


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DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

| | | | |
|-----------------|--------|---------|---------|
| 2024 Population | 18,098 | 116,350 | 371,769 |
|-----------------|--------|---------|---------|

| | | | |
|------------|------|------|------|
| Median Age | 40.1 | 39.8 | 37.8 |
|------------|------|------|------|

| | | | |
|-----------------------------|-----|-----|-----|
| Bachelor's Degree or Higher | 25% | 36% | 32% |
|-----------------------------|-----|-----|-----|

| | | | |
|-----------------|-------|--------|---------|
| 2024 Households | 8,013 | 49,715 | 152,254 |
|-----------------|-------|--------|---------|

| | | | |
|---------------------|-------|--------|--------|
| Renter Occupied HHs | 4,816 | 27,046 | 82,841 |
|---------------------|-------|--------|--------|

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|----------------------|----------|----------|----------|
| Avg Household Income | \$73,019 | \$89,974 | \$87,513 |
|----------------------|----------|----------|----------|

| | | | |
|-------------------------|----------|----------|----------|
| Median Household Income | \$61,916 | \$64,580 | \$62,988 |
|-------------------------|----------|----------|----------|

| | | | |
|-------------------|-----------|-----------|-----------|
| Median Home Value | \$333,365 | \$454,825 | \$384,457 |
|-------------------|-----------|-----------|-----------|

| | | | |
|-------------------|------|------|------|
| Median Year Built | 1974 | 1976 | 1976 |
|-------------------|------|------|------|

| | | | |
|--------------------|-----|-----|-----|
| Avg Household Size | 2.2 | 2.3 | 2.4 |
|--------------------|-----|-----|-----|

| | | | |
|-------------------------|----------|--------|--------|
| Total Consumer Spending | \$219.7M | \$1.5B | \$4.6B |
|-------------------------|----------|--------|--------|

| | | | |
|-------------------|-------|--------|---------|
| Daytime Employees | 7,759 | 53,501 | 149,899 |
|-------------------|-------|--------|---------|

| | | | |
|------------|-------|-------|--------|
| Businesses | 1,195 | 6,638 | 19,018 |
|------------|-------|-------|--------|