

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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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy, however, J & J Commercial Properties Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

05.01.25



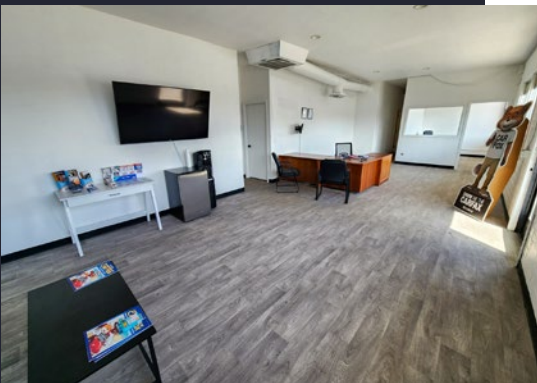
COMMERCIAL PROPERTIES INC.

Locally Owned, Globally Connected. CRPAC

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

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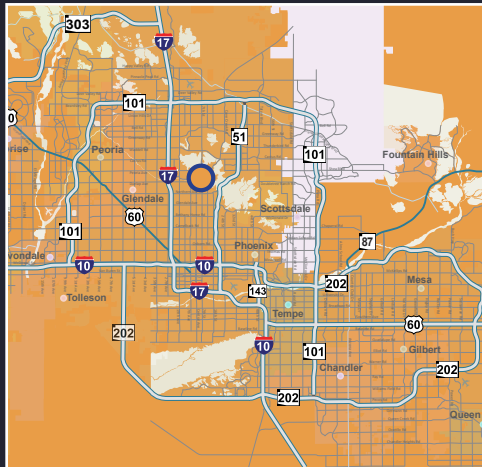
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DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

	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
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