

LOT FOR SALE

722 GRAND AVENUE | PHOENIX, AZ 85345



SEAN LIEB, Senior Vice President
slieb@levrose.com
602.491.9295

TREVOR WHITE, Advisor
twhite@levrose.com
480.508.7449

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDERV
REAL ESTATE SERVICES

OFFERING DETAILS



SALE PRICE:
\$1,300,000



LOT SIZE:
±0.54 AC



ZONING:
C-3



PARCEL:
111-30-082A

PROPERTY HIGHLIGHTS

- 0.54 Acres For Sale
- Frontage on Grand Ave and 7th Ave
- C-3 Zoning

AERIAL OVERVIEW



DEMOGRAPHICS

722 GRAND AVE, PHOENIX, AZ 85007

LEV ROSE

COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES



POPULATION

	1 MILE	3 MILES	5 MILES
2022	19,671	125,288	415,952
2027	22,259	141,143	468,134



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2022	8,304	46,171	142,040
2027	9,566	52,333	160,160



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2022	\$65,069	\$66,743	\$63,390



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2022	65,894	177,021	306,622



BUSINESSES

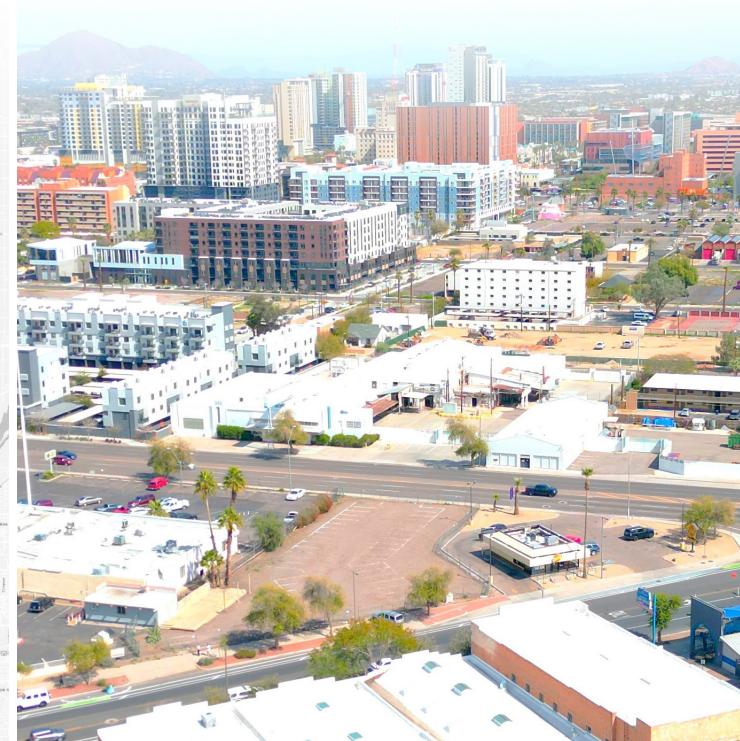
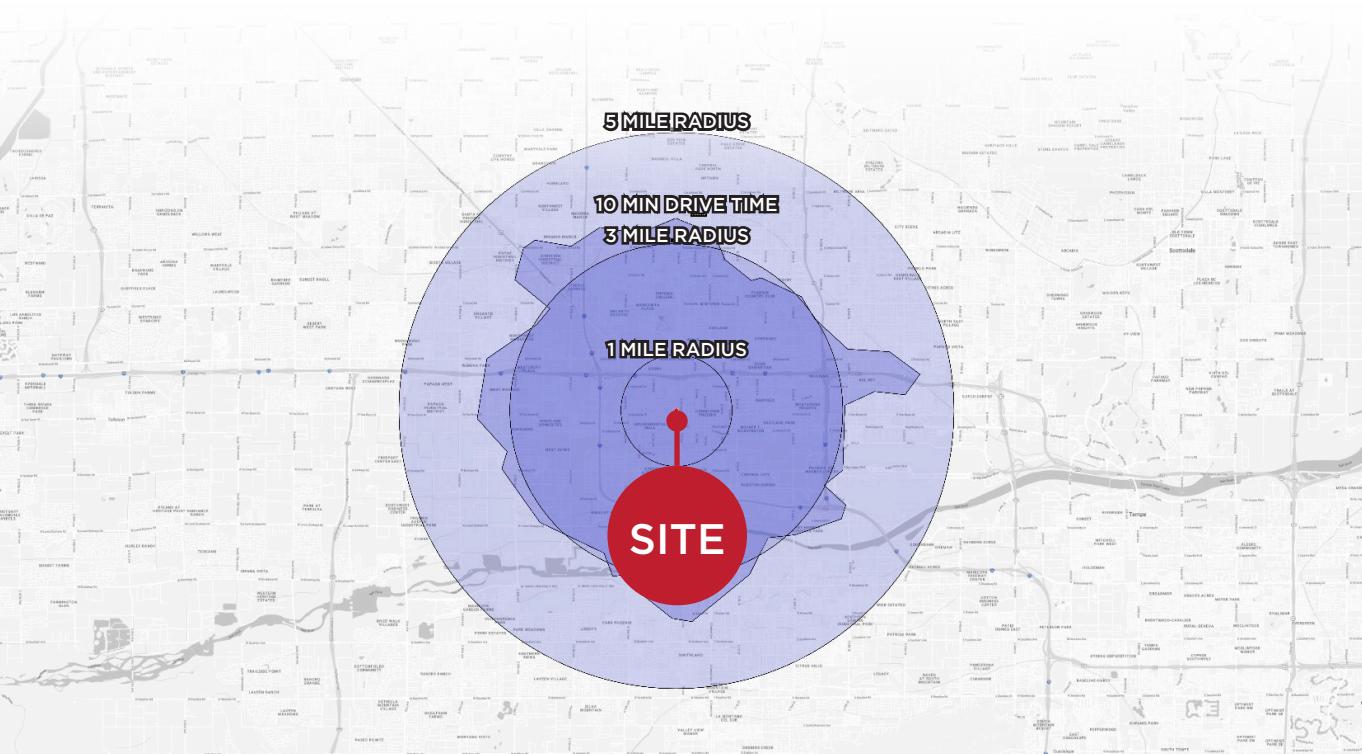
	1 MILE	3 MILES	5 MILES
2022	2,928	12,189	25,092



HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2022	\$318,950	\$271,557	\$233,364

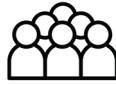
Info gathered via Costar.com



PHOENIX CITY OVERVIEW

LEVROSE
COMMERCIAL REAL ESTATE

TCN
WORLDWIDE
REAL ESTATE SERVICES



1.6M +
TOTAL POPULATION



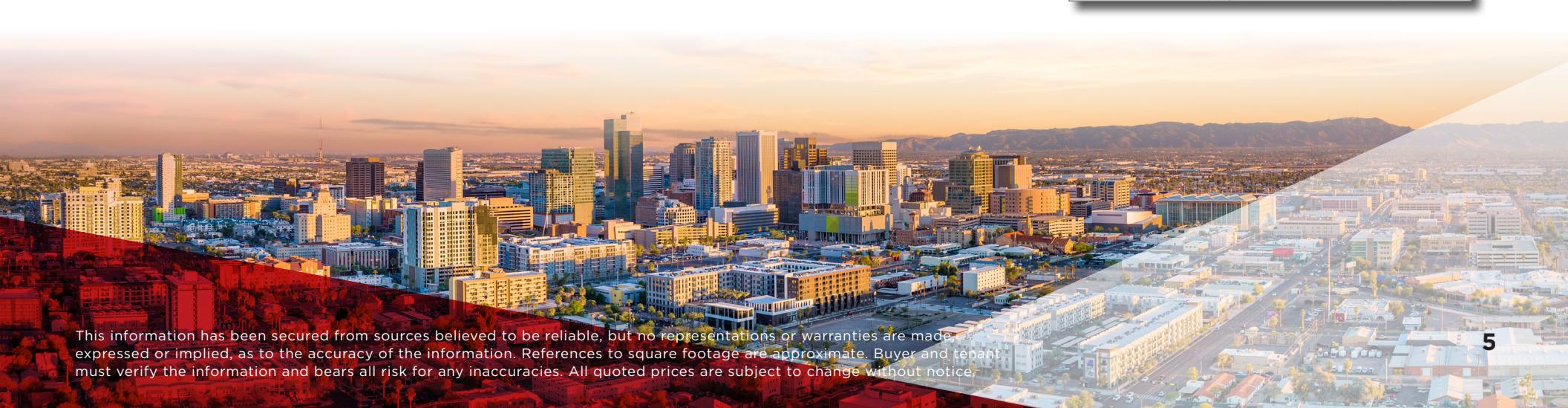
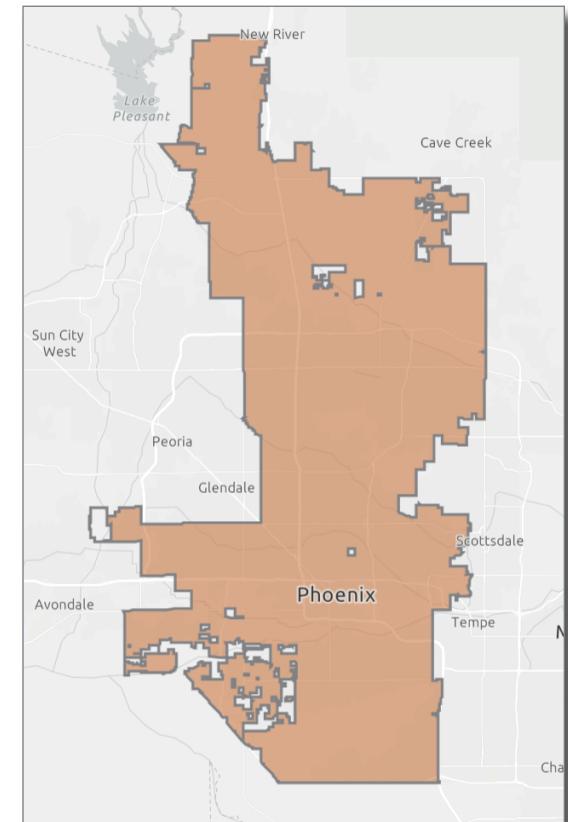
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix 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 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).



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.

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 Resort Arena.



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, drinking and shopping.

A faint, semi-transparent background image of an aerial view of a city street. The scene includes a mix of modern and older buildings, palm trees, and a multi-lane highway with several cars. The overall tone is light and airy.

LEV ROSE

COMMERCIAL REAL ESTATE

