

1808 S 1ST AVE
PHOENIX, AZ 85003

OWNER USER
WAREHOUSE
FOR SALE

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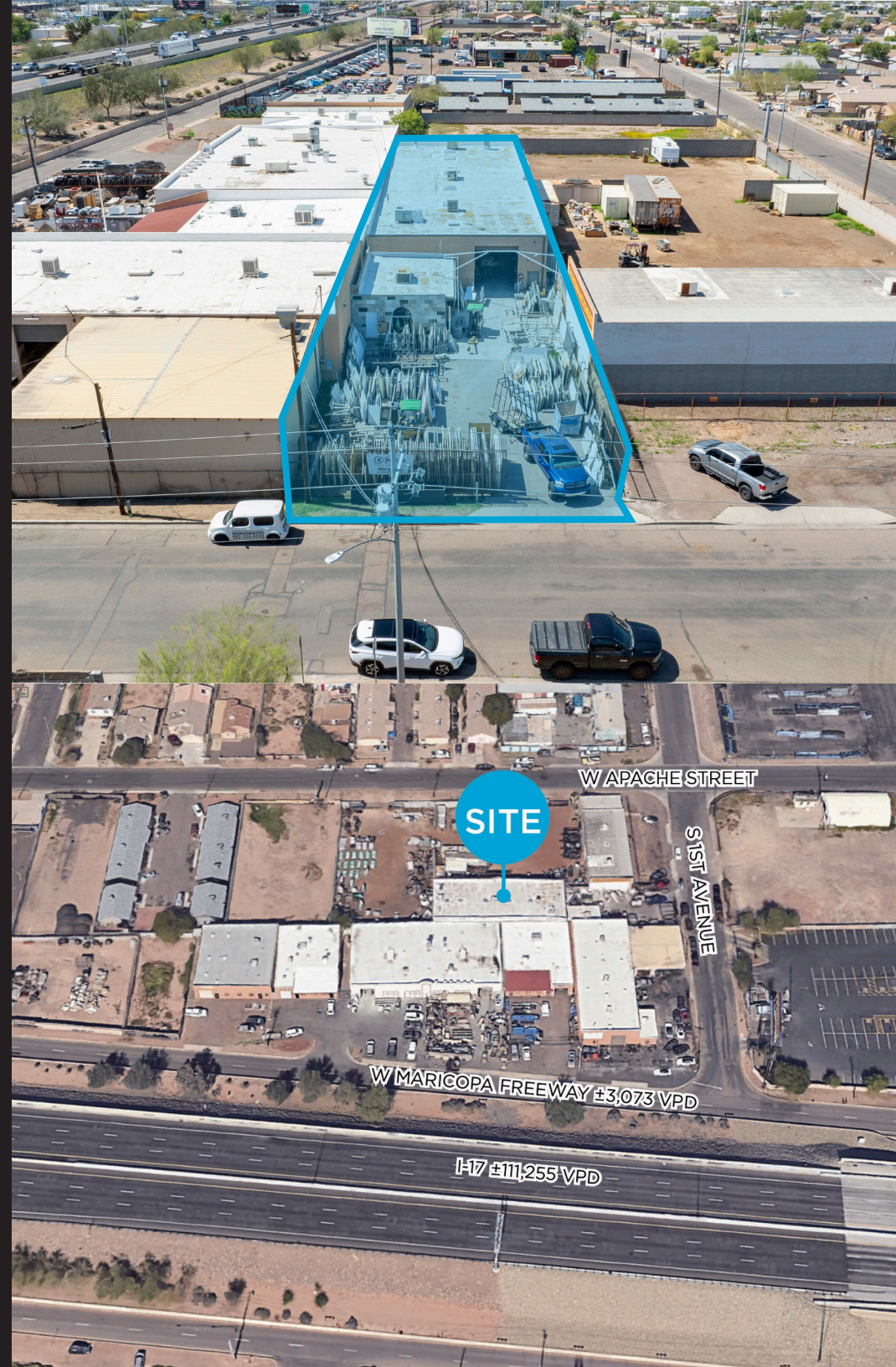
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EXECUTIVE SUMMARY

Levrose Commercial Real Estate proudly presents an excellent opportunity for an owner/user or investor to acquire 1808 S 1st Avenue. Strategically located off the I-17 and Central Ave, the property offers prime accessibility and versatile functionality suitable for a wide range or industrial operations. Beyond its functionality, the property holds significant potential for future expansion or redevelopment, providing a solid foundation for long-term growth and value enhancement.



OFFERING DETAILS

PROPERTY TYPE	Industrial
SALE PRICE	\$1,300,000 (\$200/SF)
BUILDING SIZE	±6,465 SF
LOT SIZE	±10,834 SF
PARCEL	112-38-067
ZONING	A-1, Phoenix

PROPERTY HIGHLIGHTS:

- Block construction
- Large overhead crane
- ±800 SF of mezzanine
- 16 ft clear height
- Fully fenced yard/parking
- 3 phase power (480 v)
- EVAP cooled Warehouse
- AC cooled office
- Fully sprinklered



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.

DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2022	8,864	112,009	320,980
2027	9,007	115,213	327,172



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2022	2,696	37,394	105,560
2027	2,741	38,757	108,027



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2022	\$36,150	\$64,193	\$68,816



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2022	7,890	138,614	273,930



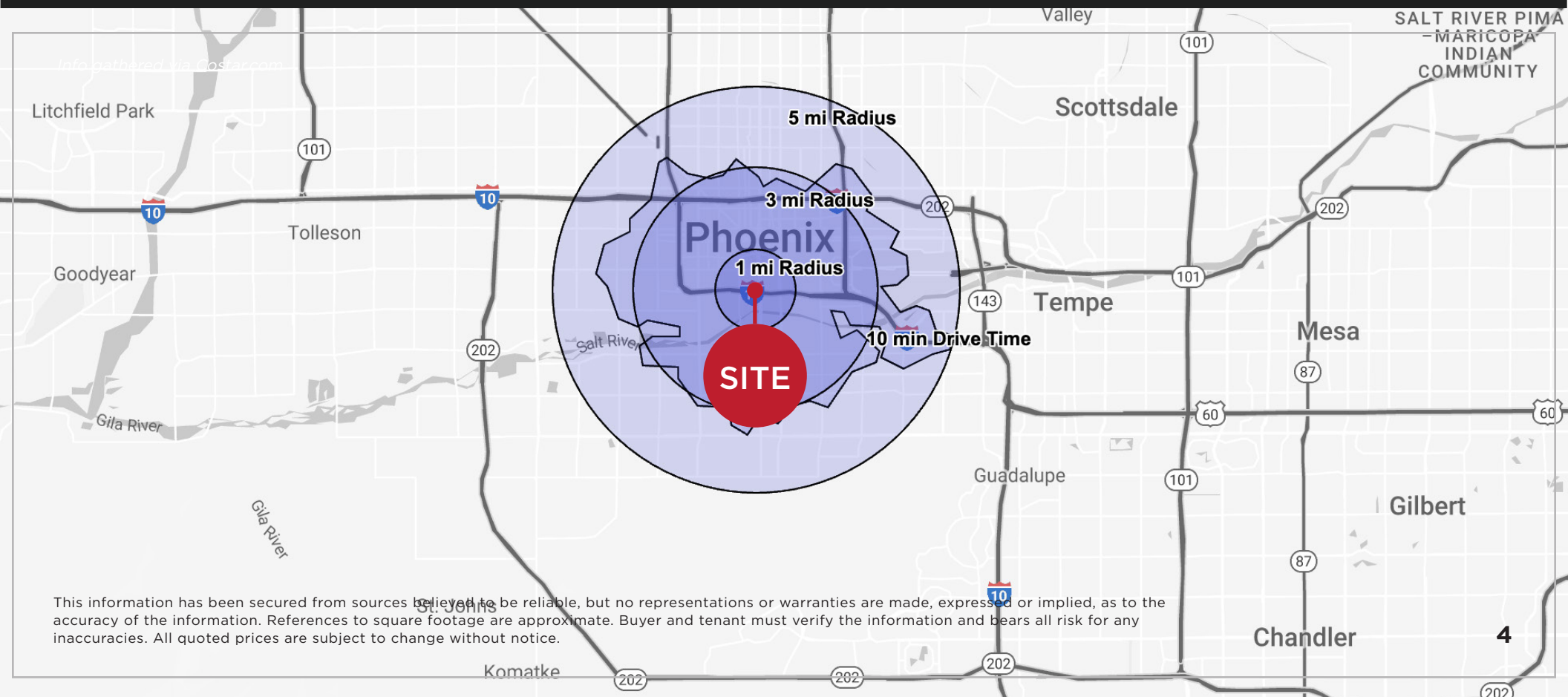
BUSINESSES

	1 MILE	3 MILES	5 MILES
2022	621	8,359	21,438



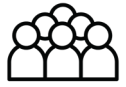
HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2022	\$173,099	\$231,889	\$242,675



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PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



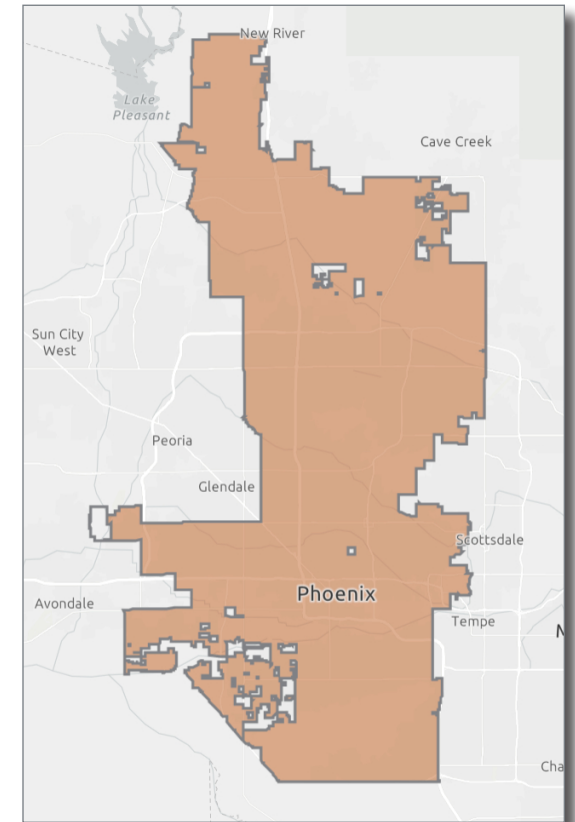
\$70K +
AVG HH INCOME

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).



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