

SHOVEL-READY CORNER REDEVELOPMENT OPPORTUNITY

3926 N 19TH AVE | PHOENIX, AZ 85015

FOR SALE



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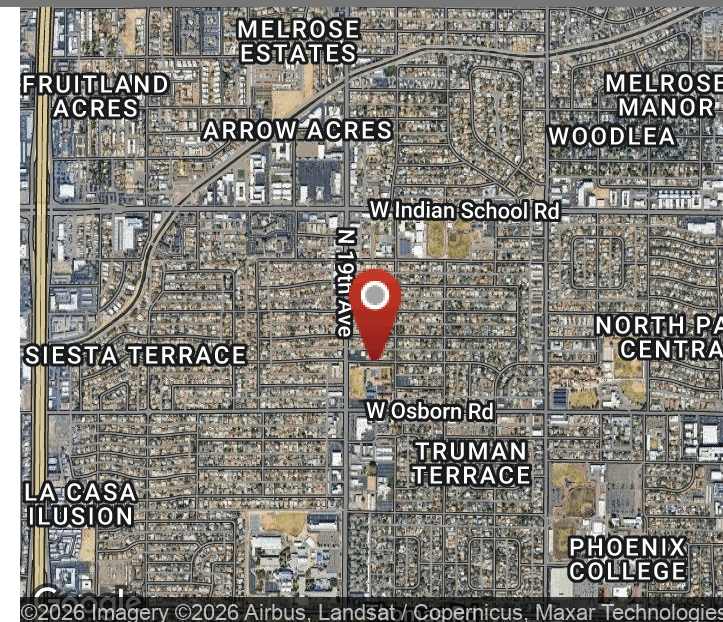
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R.O.I. Properties
3333 E Camelback Rd., Ste 252
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HIGH-VISIBILITY CORNER LOT ALONG 19TH AVE

FOR SALE



OFFERING SUMMARY

| | |
|----------------|--|
| Sale Price: | Not Disclosed |
| Building Size: | ±2,000 SF Building & ±1,875 SF Canopy |
| Zoning: | C-2 |
| Lot Size: | 0.37 AC 16,117 SF |
| Year Built: | 1956 |

PROPERTY OVERVIEW

3926 N 19th Ave presents a rare opportunity to acquire a fully entitled, environmentally clean corner site in one of Phoenix's most active urban commercial corridors. Situated on 16,117 SF (0.37 acres) of C-2 zoned land along N 19th Ave, the site benefits from 26,947 VPD of direct frontage traffic and close proximity to a high-volume intersection generating 57,705 VPD. All underground storage tanks have been removed and a clean soil certificate is available, eliminating the environmental contingencies that most commonly derail financing on former fuel station acquisitions.

C-store and gas station plans are available with the sale, and permits for a gas station redevelopment are actively being pursued, significantly compressing the timeline to operation for a qualified buyer. The surrounding trade area is anchored by QT, McDonald's, Safeway, and Walgreens, with nearly 500,000 residents within a 5-mile radius and an average household income exceeding \$72,000.

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GAS STATION/C-STORE SITE PLANS AVAILABLE WITH PURCHASE

FOR SALE



- 57,705 VPD at intersection — one of the highest-traffic corners in the immediate submarket
- Zero environmental liability — USTs removed; clean soil certificate available at closing
- Entitled C-2 zoning — supports QSR/drive-thru, convenience store, car wash, EV charging, and automotive uses without rezoning
- Existing $\pm 1,875$ SF canopy — adaptable for new-concept reuse or removal at buyer's discretion
- Surrounded by national credit tenants — QT, McDonald's, Safeway, Walgreens, and others within the immediate trade area

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SITE PHOTOS — CORNER VISIBILITY & DEVELOPMENT FOOTPRINT

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ESTABLISHED RETAIL CORRIDOR — DENSE NATIONAL TENANT SURROUND

FOR SALE



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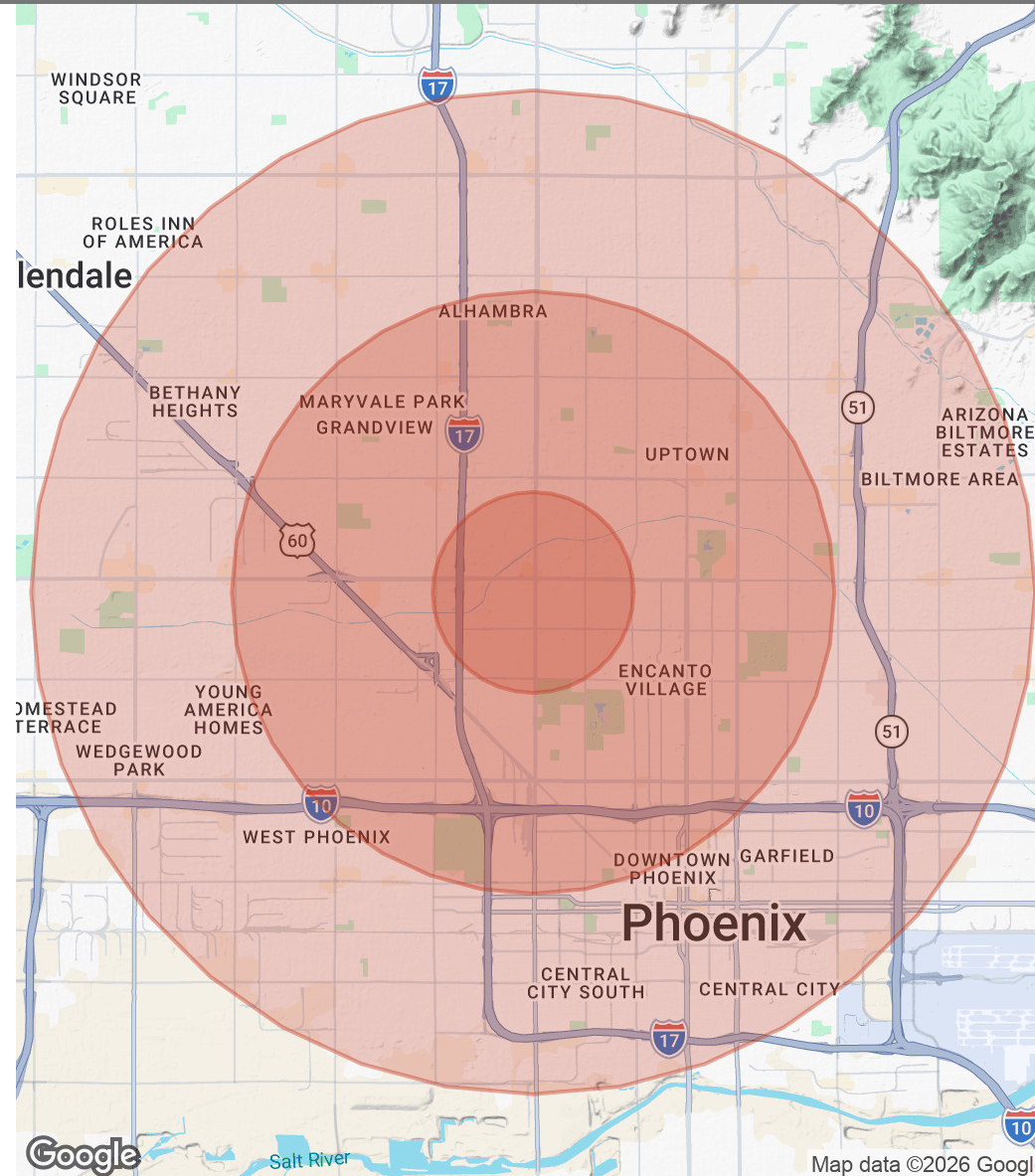


DEMOGRAPHIC SUMMARY

FOR SALE

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|---------------|----------------|----------------|
| Total Population | 25,980 | 188,582 | 499,769 |
| Average Age | 35 | 36 | 36 |
| Average Age (Male) | 35 | 36 | 36 |
| Average Age (Female) | 35 | 36 | 36 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total Households | 10,196 | 73,842 | 185,160 |
| # of Persons per HH | 2.5 | 2.6 | 2.7 |
| Average HH Income | \$72,766 | \$79,236 | \$81,465 |
| Average House Value | \$390,590 | \$436,281 | \$408,186 |



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