

**5060**

**N 19TH AVE  
PHOENIX, AZ 85015**

**CAMEL 19 OFFICE PARK**

**MULTI-TENANT  
OFFICE BUILDING  
FOR SALE**



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# OFFERING DETAILS

<b>PROPERTY TYPE</b>	Office
<b>SALE PRICE</b>	\$7,120,880.00 (\$130.00/GSF)
<b>LOT SIZE</b>	±82,241 SF
<b>BUILDING SIZE</b>	±54,776 GSF
<b>AVAILABILITY</b>	Please Call for Details
<b>ZONING</b>	R-5, City of Phoenix
<b>PARKING</b>	99 Uncovered & 72 Covered = 171 Total

## PROPERTY HIGHLIGHTS:

- Easy access to I-17, SR-51, & I-10
- 19th Ave and Camelback Rd Light Rail stop in close proximity to subject property
- Near numerous dining and lifestyle amenities
- Within 5 miles of numerous Hospitals, Medical Centers, and Urgent Care Facilities

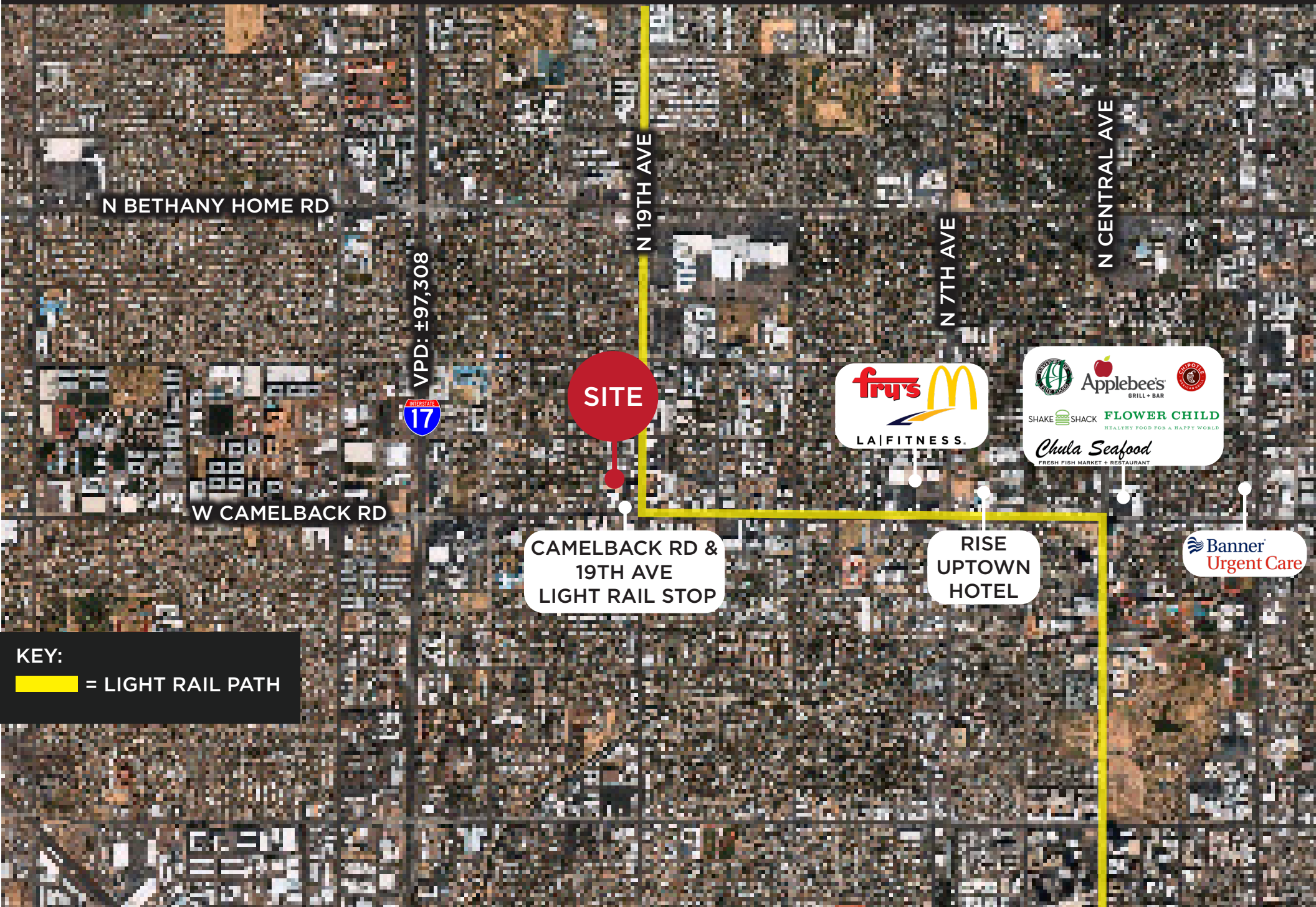
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# PROPERTY PHOTOS



# AERIAL OVERVIEW



N BETHANY HOME RD

VPD: ±97,308  
INTERSTATE 17

N 19TH AVE

N 7TH AVE

N CENTRAL AVE

SITE



W CAMELBACK RD

CAMELBACK RD &  
19TH AVE  
LIGHT RAIL STOP

RISE  
UPTOWN  
HOTEL

Banner  
Urgent Care

KEY:  
[Yellow Line] = LIGHT RAIL PATH

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2023</b>	29,949	188,655	505,346
<b>2028</b>	30,467	191,326	512,534



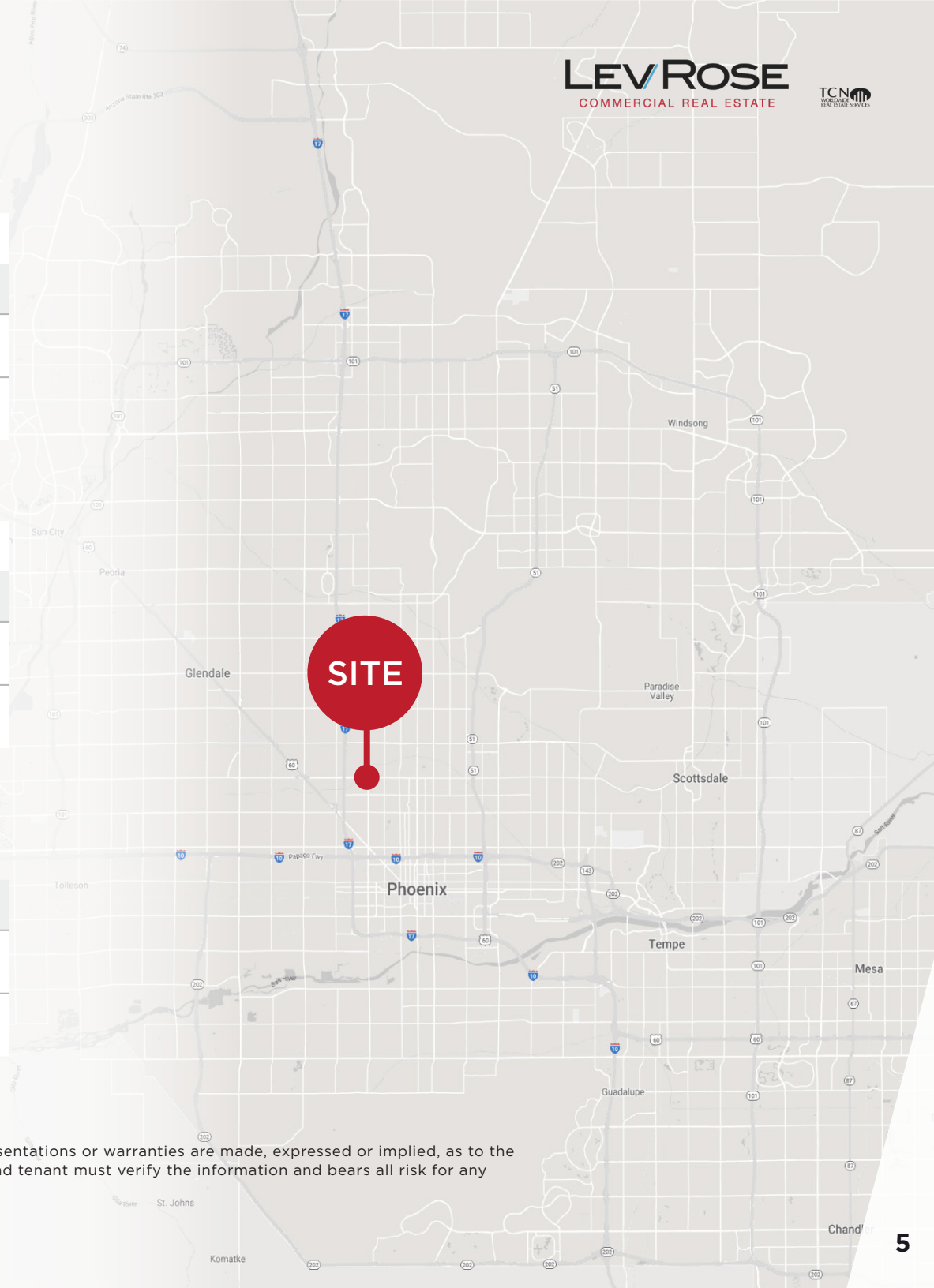
## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2023</b>	10,426	71,345	185,430
<b>GROWTH 2023-2028:</b>	0.3%	0.3%	0.3%



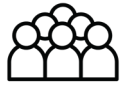
## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>AVERAGE</b>	\$54,297	\$71,598	\$72,245
<b>MEDIAN</b>	\$39,570	\$49,480	\$50,182



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# PHOENIX CITY OVERVIEW



**1.6M +**  
TOTAL POPULATION



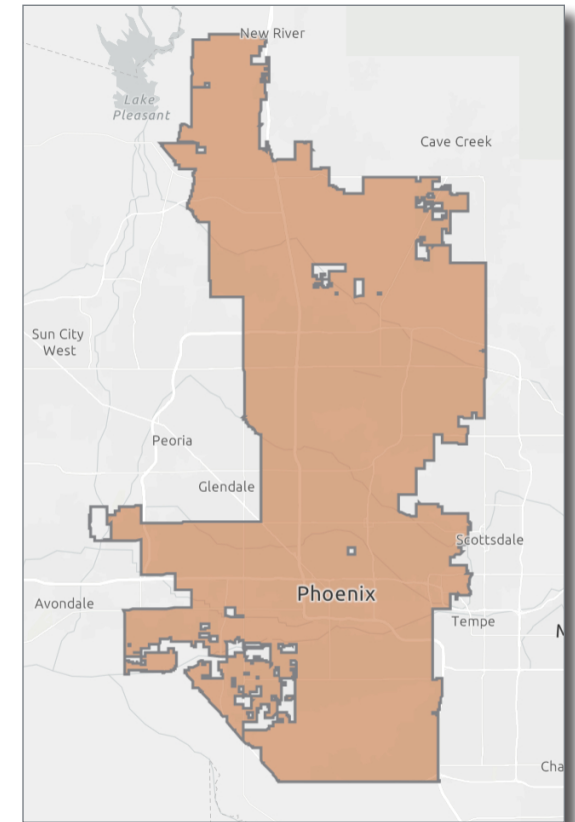
**\$70K +**  
AVG HH INCOME

## 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).



# LEV ROSE

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