

Department of
Veterans Affairs
Phoenix Veterans Affairs
Health Care System

AVAILABLE
18,635 SF
PRICE REDUCED!

7th Street
26,469 VPD '22



Madison Pointe
Apartments
60 Units



Indian School Road
41,162 VPD '22

9th Street



FOR SALE OR LEASE

Development Opportunity
E/NEC Indian School Road & 7th Street, Phoenix, AZ



Development Opportunity

E/NEC Indian School Road & 7th Street, Phoenix, AZ



18,635 SF

Available

C-3

Zoning

Contact
Broker

Rate

ABOUT THE PROPERTY

- 18,635 SF development opportunity
- Dense infill location in Midtown Phoenix
- Close proximity to SR-51 with ±180,062 VPD
- Over 420,000 residents in well established neighborhoods within 5 miles surrounding property
- Neighboring tenants include:



Development Opportunity

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DEMOGRAPHIC HIGHLIGHTS (2024)

1 MILE

| | | | |
|-----------------|-----------------|----------------------|--------------------|
| 22,113 | 23,502 | \$91,411 | 37,724 |
| 2024 Population | 2029 Population | Avg Household Income | Daytime Population |

3 MILES

| | | | |
|-----------------|-----------------|----------------------|--------------------|
| 180,456 | 191,704 | \$104,225 | 268,957 |
| 2024 Population | 2029 Population | Avg Household Income | Daytime Population |

5 MILES

| | | | |
|-----------------|-----------------|----------------------|--------------------|
| 425,571 | 441,656 | \$101,792 | 617,688 |
| 2024 Population | 2029 Population | Avg Household Income | Daytime Population |

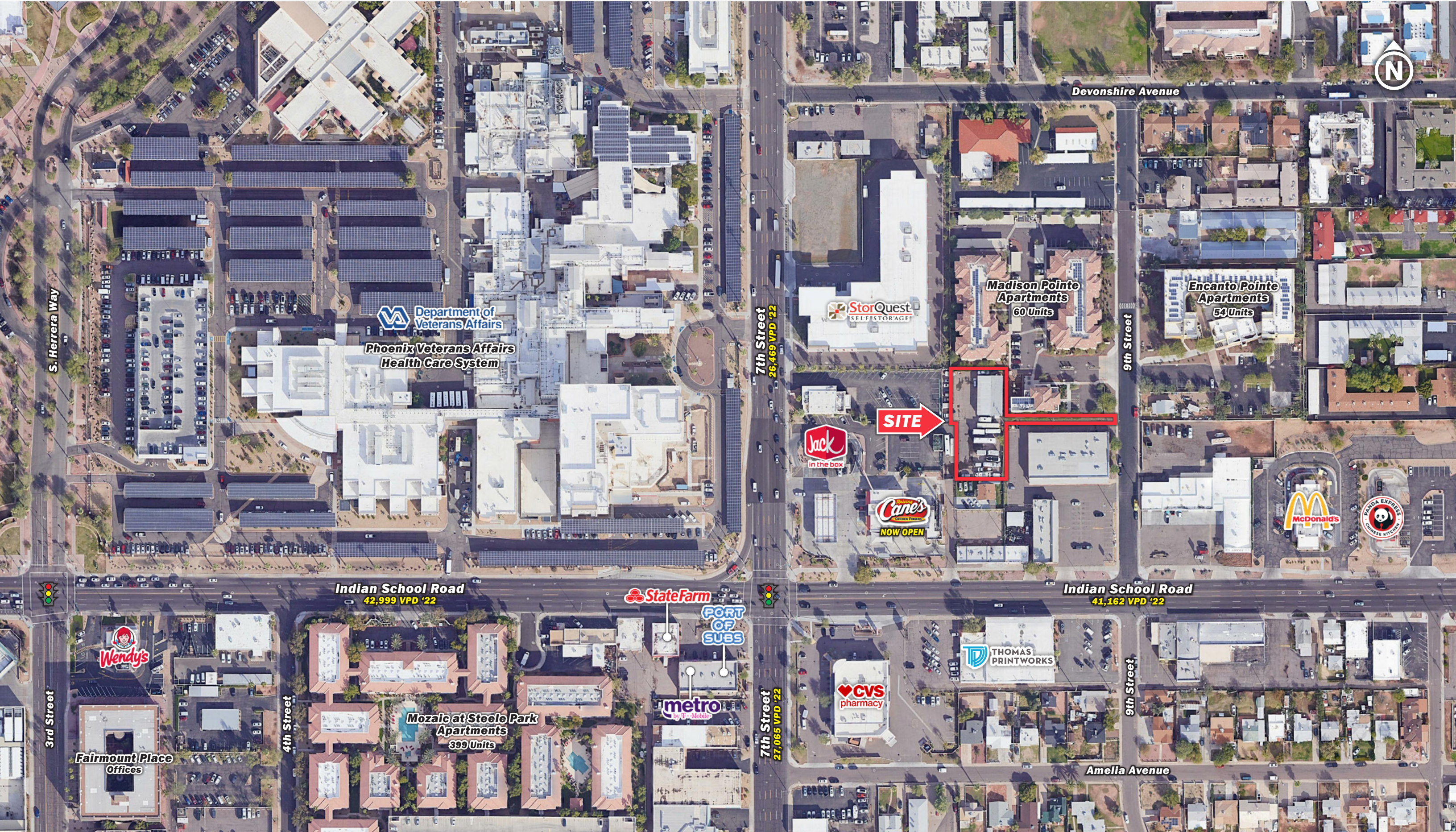
TRAFFIC COUNTS (2022)

| | |
|------------------|------------|
| 41,162 VPD | 26,469 VPD |
| Indian School Rd | 7th St |



Development Opportunity

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