

3150 N 7TH STREET

PHOENIX, AZ 85014

FOR SALE

YOUR NAME HERE

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LEVROSE
COMMERCIAL REAL ESTATE



PROPERTY DETAILS



SALE PRICE:
\$1,399,000



LOT SIZE:
±0.33 AC



BUILDING SIZE:
±3,717 SF



PARCEL:
118-22-045



PARKING:
12 Surface Spaces
6 Covered Spaces

PROPERTY HIGHLIGHTS

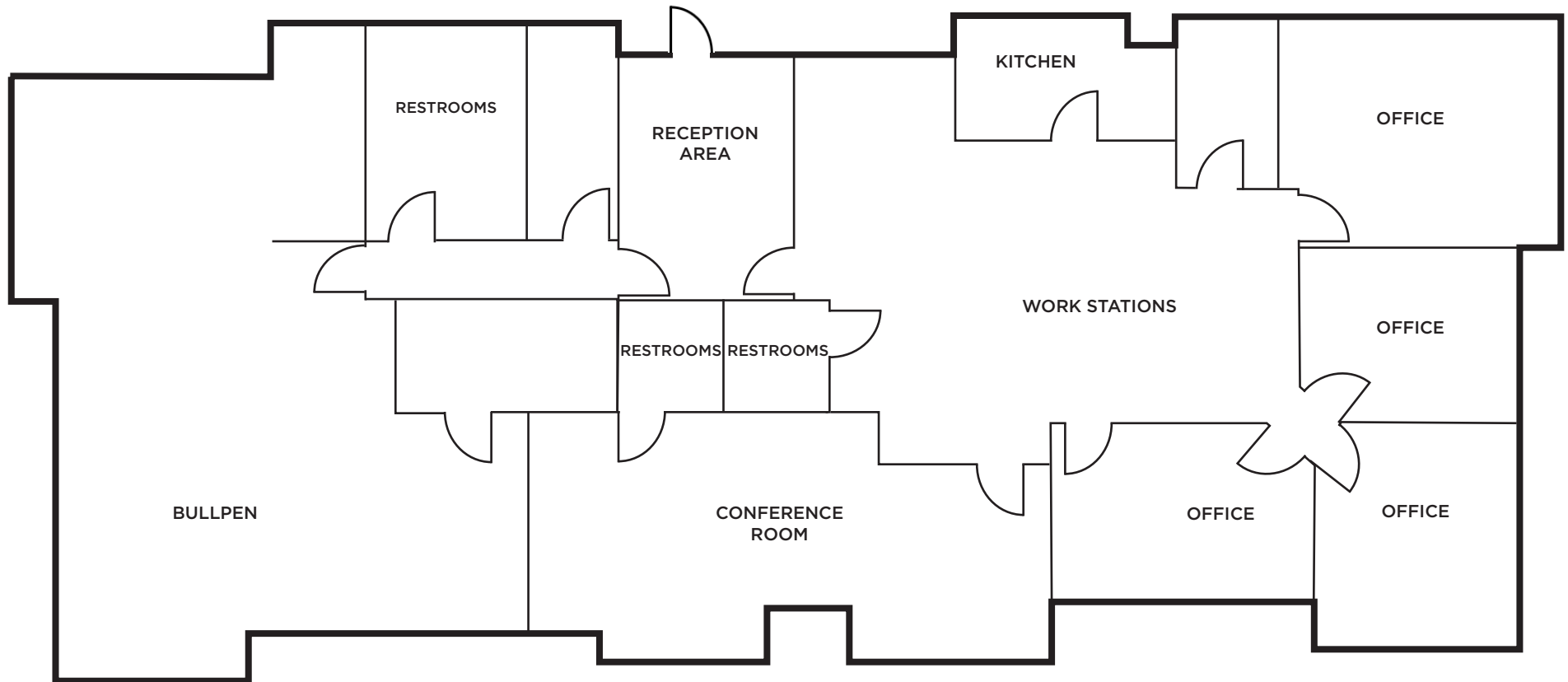
- Outstanding Visibility on 7th Street
- Fee Simple Single Tenant Office/Medical Building
- Directly across the street from Phoenix Country Club
- Short walk to restaurants and coffee shops
- 10 minutes to Sky Harbor Airport
- 2 1/2 miles to Downtown Phoenix

ADDITIONAL PHOTOS



FLOORPLAN

±3,717 SF



AERIAL OVERVIEW



DOWNTOWN
PHOENIX

MIDTOWN

PARK X CENTRAL
Dignity Health. Arizona Specialty Hospital
tru by HILTON
Hampton by HILTON
Creighton UNIVERSITY

ocotillo

SITE

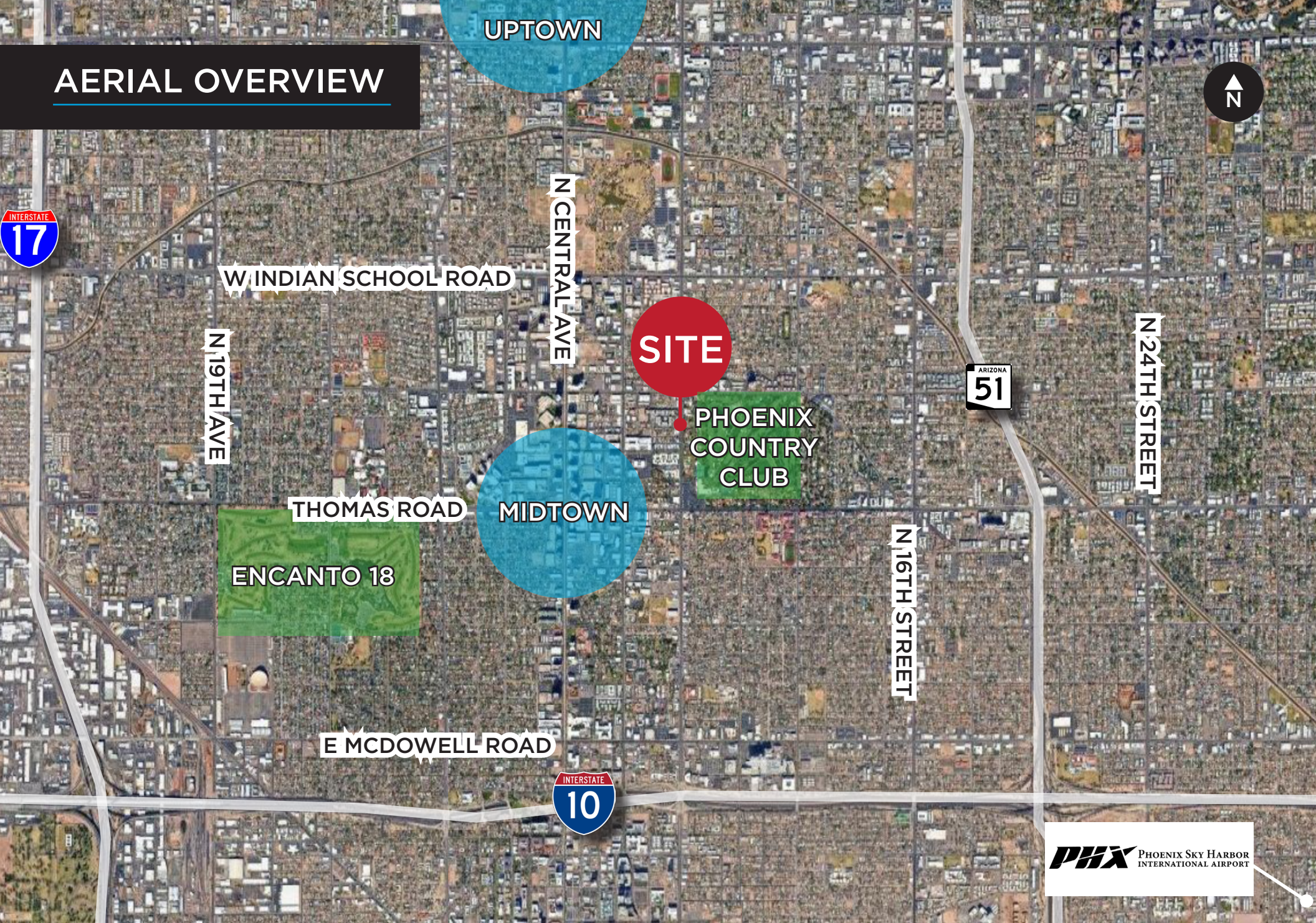
PHOENIX CC
1899
PHOENIX
COUNTRY
CLUB

GADZOOKS
ENCHILADAS & SOUP

GRNDWRK
Starbucks logo
G logo

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.

AERIAL OVERVIEW



UPTOWN

N CENTRAL AVE

W INDIAN SCHOOL ROAD

N 19TH AVE

SITE

PHOENIX COUNTRY CLUB

THOMAS ROAD

MIDTOWN

ENCANTO 18

N 16TH STREET

N 24TH STREET

E MCDOWELL ROAD

INTERSTATE 10

ARIZONA 51

PHX PHOENIX SKY HARBOR INTERNATIONAL AIRPORT

DEMOGRAPHICS

3150 N 7TH STREET | PHOENIX, AZ



POPULATION

	1 MILE	3 MILES	5 MILES
2023	20,670	194,501	423,499
2028	21,475	199,322	430,237



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2023	10,123	81,294	161,794
2028	10,531	83,658	164,796



AVERAGE INCOME

	1 MILE	3 MILES	5 MILES
2023	\$81,665	\$76,277	\$77,811



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2023	37,553	198,272	344,425



BUSINESSES

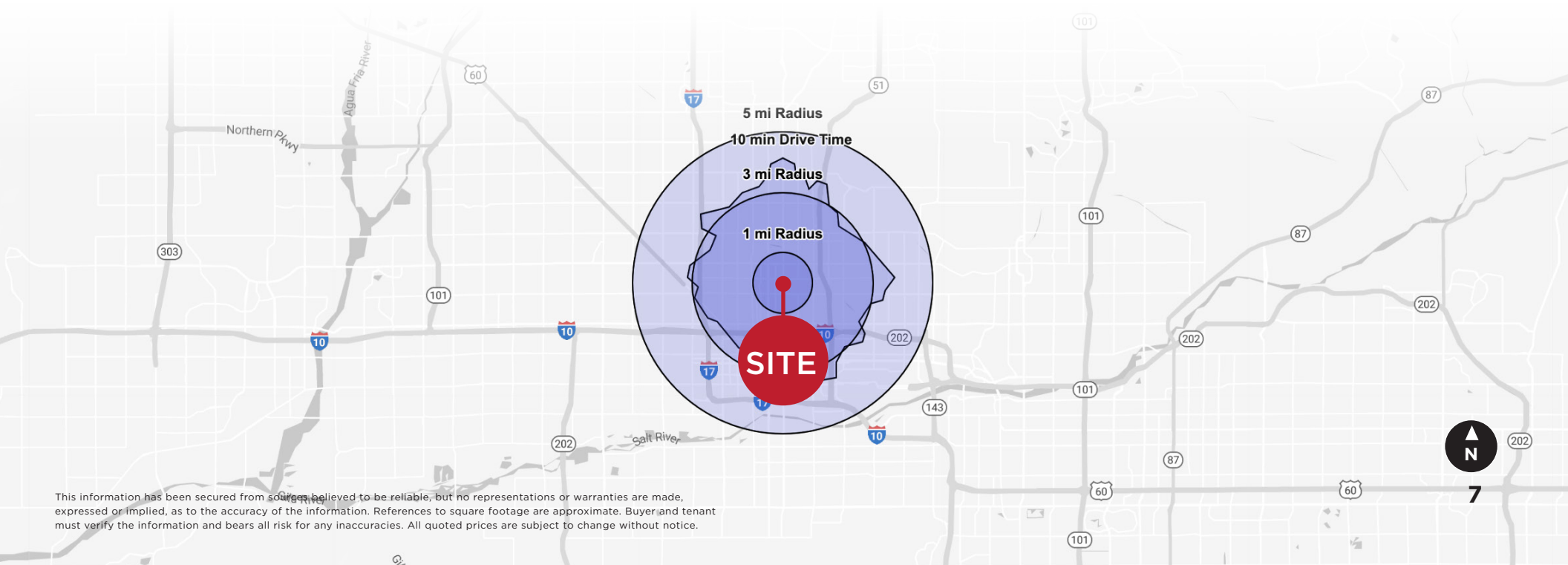
	1 MILE	3 MILES	5 MILES
2023	4,389	20,007	31,058



HOME VALUE (MEDIAN)

	1 MILE	3 MILES	5 MILES
2023	\$300,161	\$317,209	\$302,842

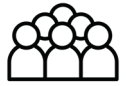
Info gathered via Costar.com



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PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



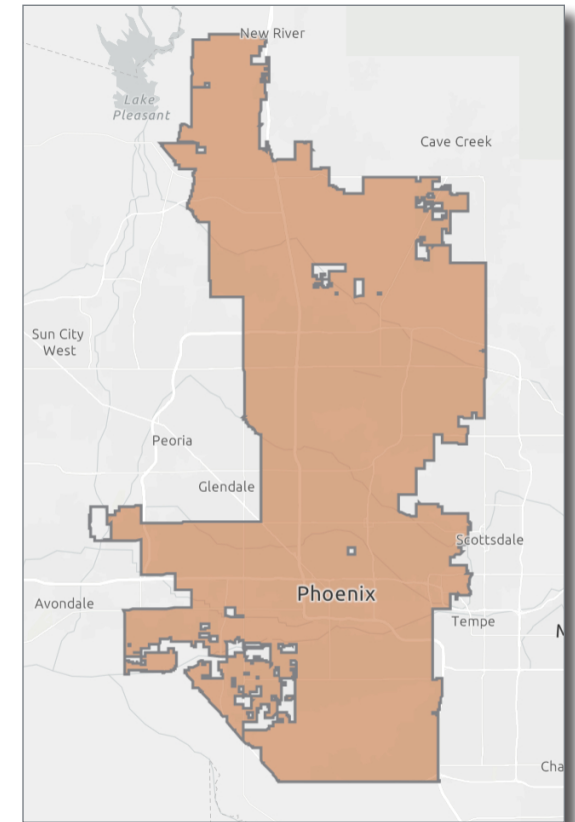
\$70K +
AVG HH INCOME

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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