

# DOWNTOWN PHX INDUSTRIAL SUITE FOR LEASE



DOCK-HIGH DOOR  
WITH RAMP

**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
COMMERCIAL REAL ESTATE

**1011-1021 N 21 ST AVE**  
PHOENIX, AZ 85009

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# PROPERTY OVERVIEW

LEASE RATE	\$0.85/SF NNN (OpEx estimated at \$0.11/SF)
SUITE SIZE	±5,300 SF
YEAR BUILT	1951/1964 (Capital Improvements in 2020)
ZONING	A-2, Phoenix 
PARCELS	109-02-087C & 109-02-088

# PROPERTY HIGHLIGHTS

- Block construction
- ±15-18' clear height
- One (1) dock high door with ramp in front
- One (1) private office and two (2) bathrooms
- Power: 200a 120/240v 3-Phase (Tenant to confirm)
- Rail access with roll up door
- Mezzanine
- Located near I-17 and I-10 freeways



# INTERIOR PHOTOS

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# AERIAL OVERVIEW | NE

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# AERIAL OVERVIEW |

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**SITE**

**ROOSEVELT ROW**

the **VIG**

THE PAPER  
HEART BUILDING

W VAN BUREN ST

VAN BUREN

**BIMBO**  
Bakeries USA

**frys** ARROGANT  
BUTCHER

PHOENIX

PIZZERIA  
BIANCO

ASU ARIZONA STATE  
UNIVERSITY  
DOWNTOWN PHOENIX CAMPUS

Arizona Capital  
MUSEUM

Arizona  
Financial  
THEATRE

CHASE FIELD

**HUSS**  
BREWING CO.  
ARIZONA

ANSWORTH  
PHOENIX

Seanus  
McCatrens

**HANNY'S**

VALLEY BAR

MORNING  
SQUEEZE

POTBELLY

CHIROPODIA

Pizza Hut

THABASIL  
CHANDLER

CVS  
pharmacy

FIVE GUYS  
BURGERS and FRIES

Footprint  
CENTER

N 7TH AVE

N 7TH ST

7 MILES TO SKY HARBOR INTERNATIONAL AIRPORT



# PHOENIX OVERVIEW

**1.6M +**  
 **TOTAL POPULATION**

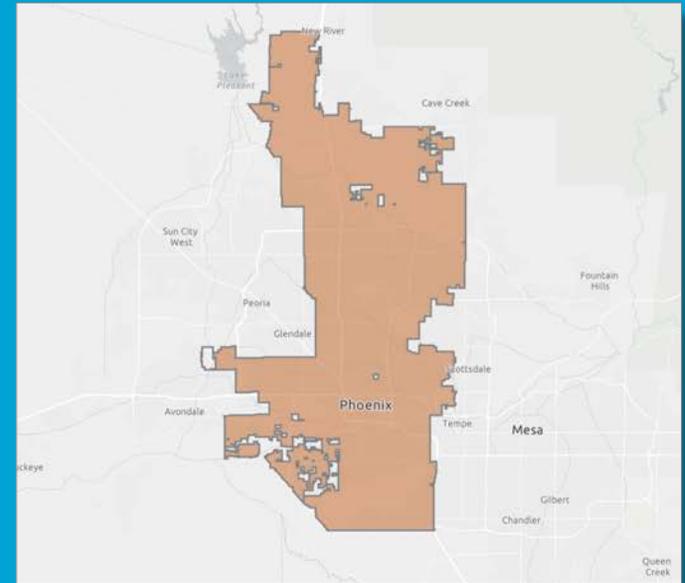
**\$70K +**  
 **AVG HH INCOME**

## ACCESSIBLE LOCATION

The City of Phoenix 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 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

## DIVERSE COMMUNITY

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)



# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
2024	10,643	132,907	372,398
2029	11,507	144,431	403,141



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	3,753	51,296	131,388
2029	4,057	56,106	143,001



## AVERAGE H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$63,286	\$70,388	\$70,056



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	20,321	179,359	309,552



## BUSINESSES

	1 MILE	3 MILES	5 MILES
2024	809	14,518	27,189



## HOME H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$47,403	\$48,574	\$50,844

Info gathered via Costar.com



