

North Phoenix C-3 Multi-Tenant Building



Suite B For Lease - 4,000 SF

1545 East Yucca Street
Phoenix, Arizona 85020

NAIHorizon

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Property & Location Highlights

- **For Lease** | Suite B (±4,000 SF) | 2,500 SF of warehouse and 1,500 SF of office space that includes approximately 750 SF of mezzanine office space
- Suite A-1 (2,000 SF) is leased to a landscaping company
- The property has a gated yard with room for storage of trade vehicles
- Building NOI is \$79,800
- C-3 Zoning will allow for a variety of automotive and contractor trade uses
- 0.65 Acre lot
- 2 (14' x 14') grade level doors
- 3.5/1,000 SF parking ratio



For Lease: \$4,500/SF (Industrial Gross) + Rental Tax Rate

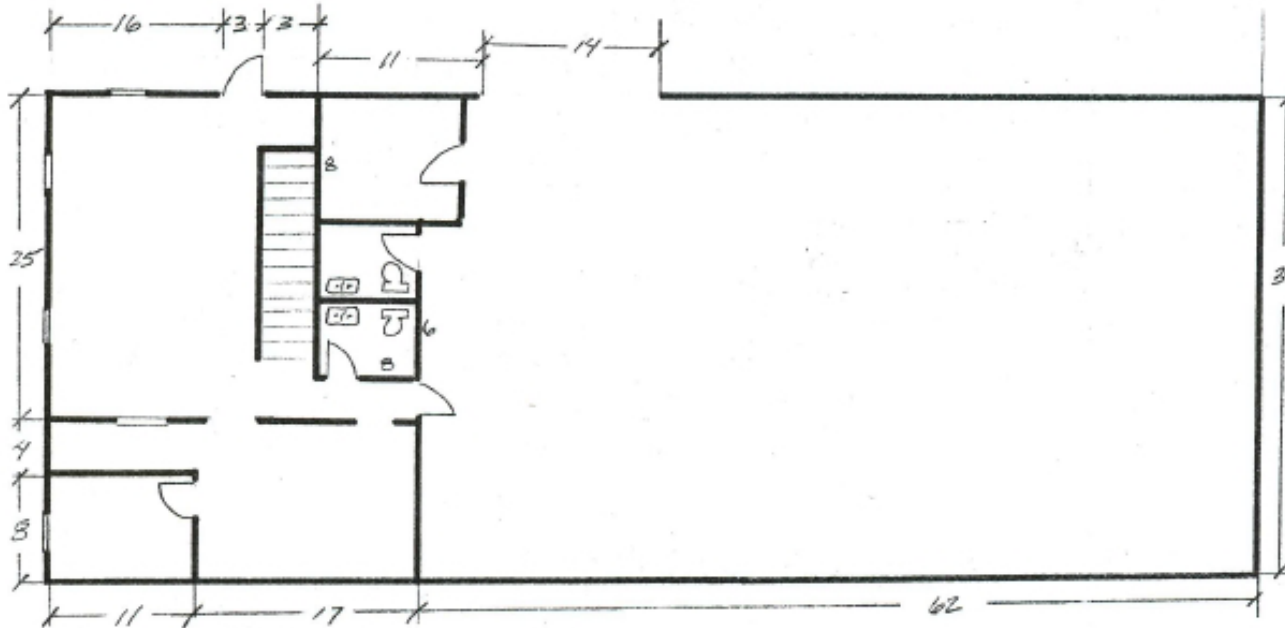
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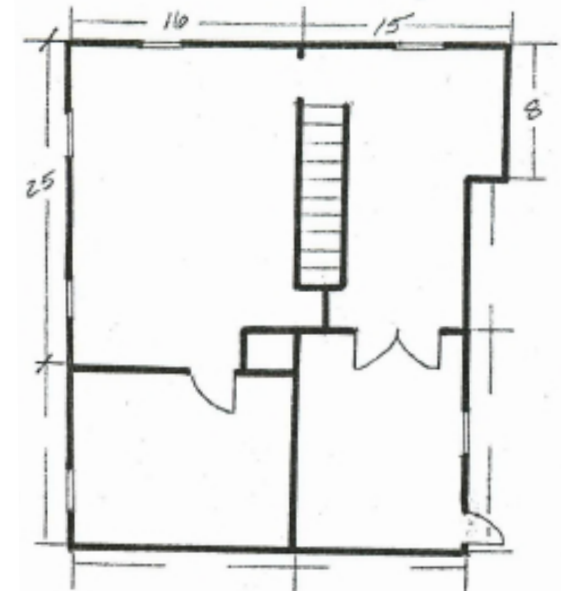
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Floor Plans

1st Floor



2nd Floor



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Exterior Photos



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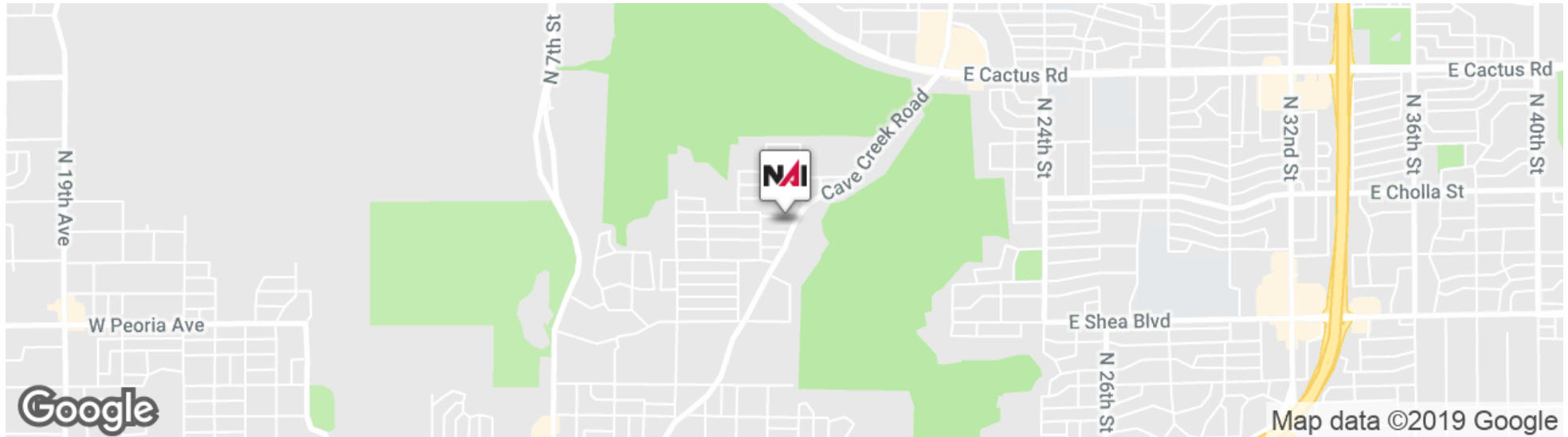
Interior Photos



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Property Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
Total population	9,091	103,346	353,051
Median age	42.00	40.20	38.30
Median age (Male)	41.30	39.30	37.30
Median age (Female)	42.80	41.10	39.30

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,309	41,581	145,158
# of persons per HH	2.1	2.4	2.4
Average HH income	\$78,100	\$83,059	\$75,201
Average house value	\$430,122	\$315,738	\$322,644

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