



FOR SALE OR LEASE

**CAMEL 19 OFFICE PARK
UP TO FULL BUILDING AVAILABLE**

5062 N 19TH AVENUE | PHOENIX, AZ 85015

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LEVROSE
COMMERCIAL REAL ESTATE



OFFERING SUMMARY

Located along 19th Avenue at Camelback Road, 5062 N 19th Ave is situated in the heart of MidTown. Immediate access to the Light Rail and Bus Line, and only a few blocks off of I-17. Brand New “Mesquite Terrace” is directly across 19th Avenue, boasting 297 affordable housing units of 1-, 2- and 3-bedrooms with many on-site amenities.

SALE PRICE	\$2,200,000 (\$175/SF)
BUILDING SIZE	±12,456 SF
AVAILABLE TO OCCUPY	Up to ±12,456 SF
LOT SIZE	±30,528 SF
ZONING	C-2, City of Phoenix
PARCEL	153-24-087D
PARKING	4.0/1,000 SF



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

- Located off of Camelback Rd with proximity to the I-17 Freeway
- Desirable suite sizes
- 19th Avenue frontage
- Potentially 3,423 SF for an Owner/User

BETHANY HOME RD



SITE

N 15TH AVE

CAMELBACK RD



N 19TH AVE



GCU

GCU
CAMPUS PARK



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
2022	31,330	206,492	541,921
2027	35,367	232,577	609,297



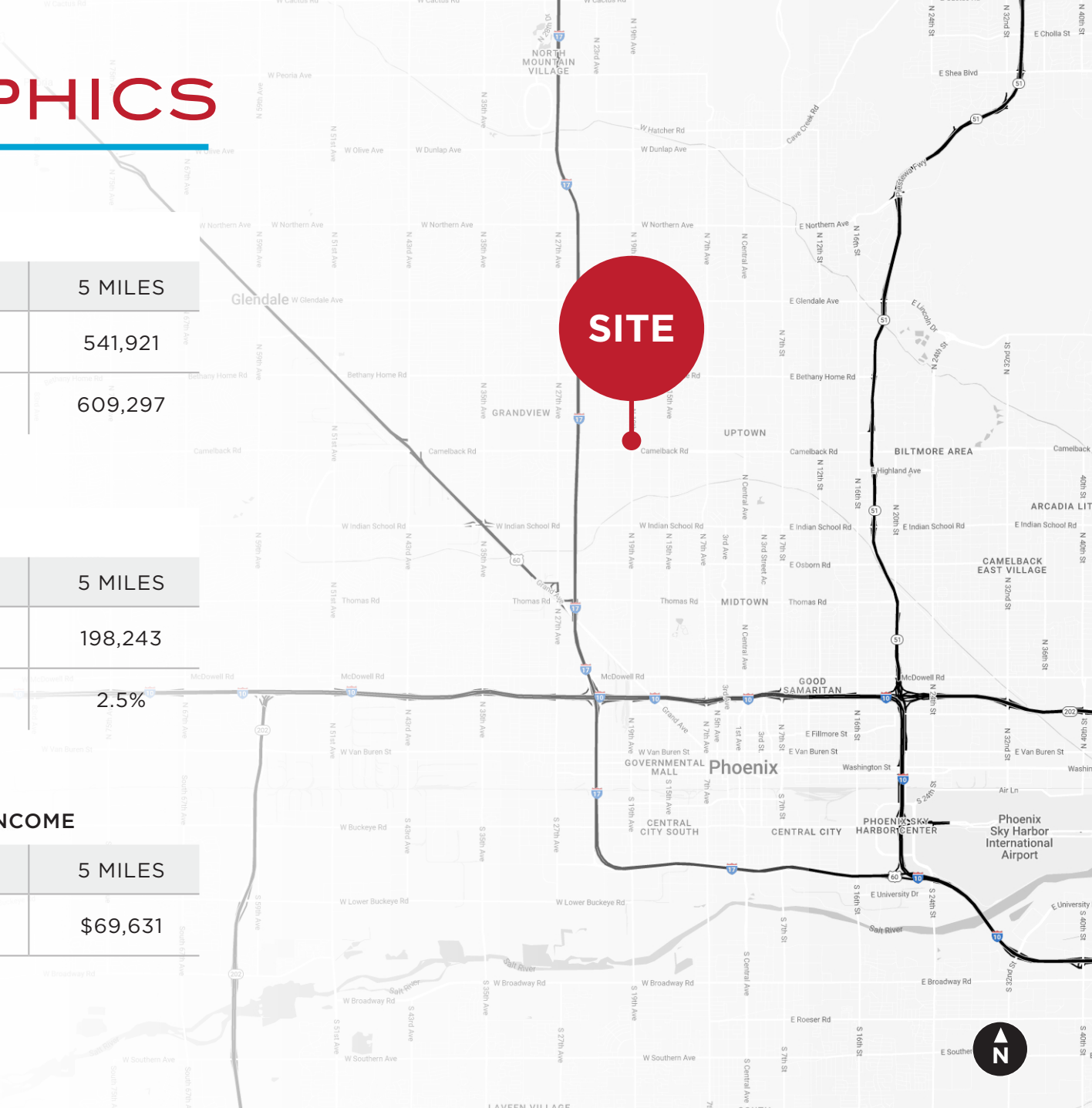
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2022	11,026	78,033	198,243
GROWTH 2022-2027:	2.5%	2.5%	2.5%



AVERAGE HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2022	\$52,422	\$70,183	\$69,631



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PHOENIX CITY OVERVIEW



1.6M +
TOTAL POPULATION



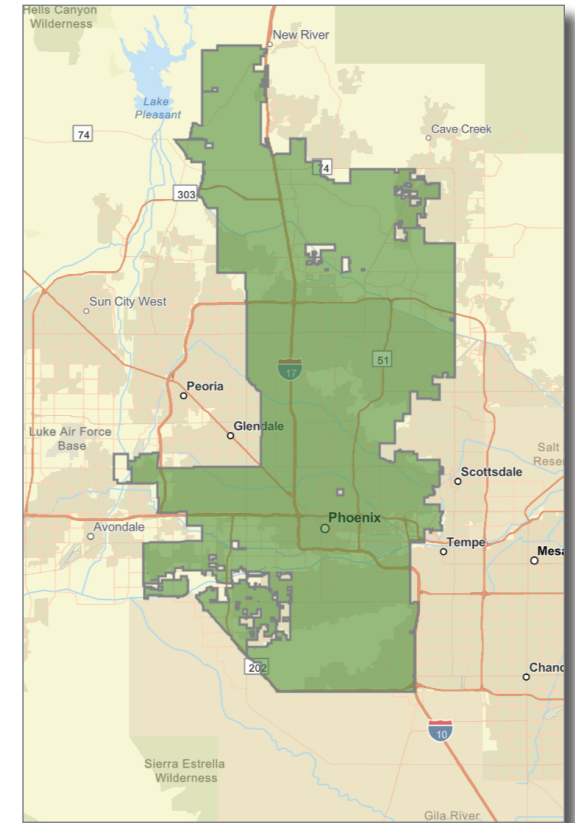
\$70K
AVG HH INCOME

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 1.05% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city.

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).





SITE

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