FOR SALE OR LEASE

CAMEL 19 OFFICE PARK UP TO FULL BUILDING AVAILABLE

5062 N 19TH AVENUE | PHOENIX, AZ 85015

Aaron Norwood Partner L 480.294.6016 anorwood@levrose.com





OFFERING SUMMARY



ICN

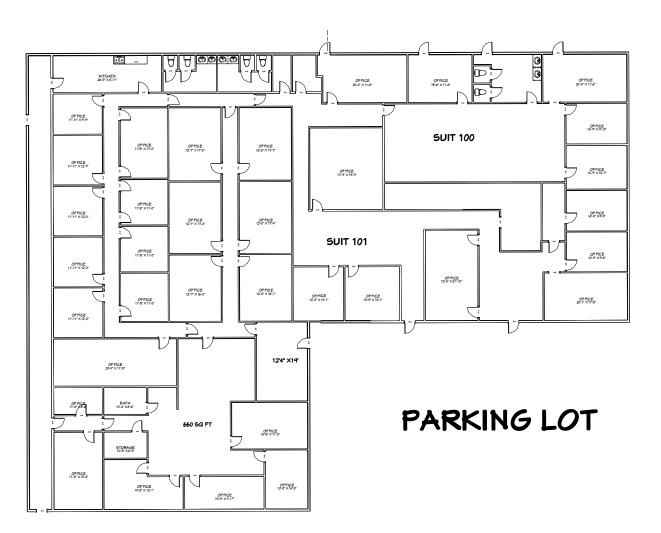
Located along 19th Avenue at Camelback Road, 5062 N 19th Ave is situated in the heart of MidTown. Immediate access to the Light Rail and Bus Line, and only a few blocks off of I-17. Brand New "Mesquite Terrace" is directly across 19th Avenue, boasting 297 affordable housing units of 1-, 2- and 3-bedrooms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

FLOORPLAN

PARKING LOT

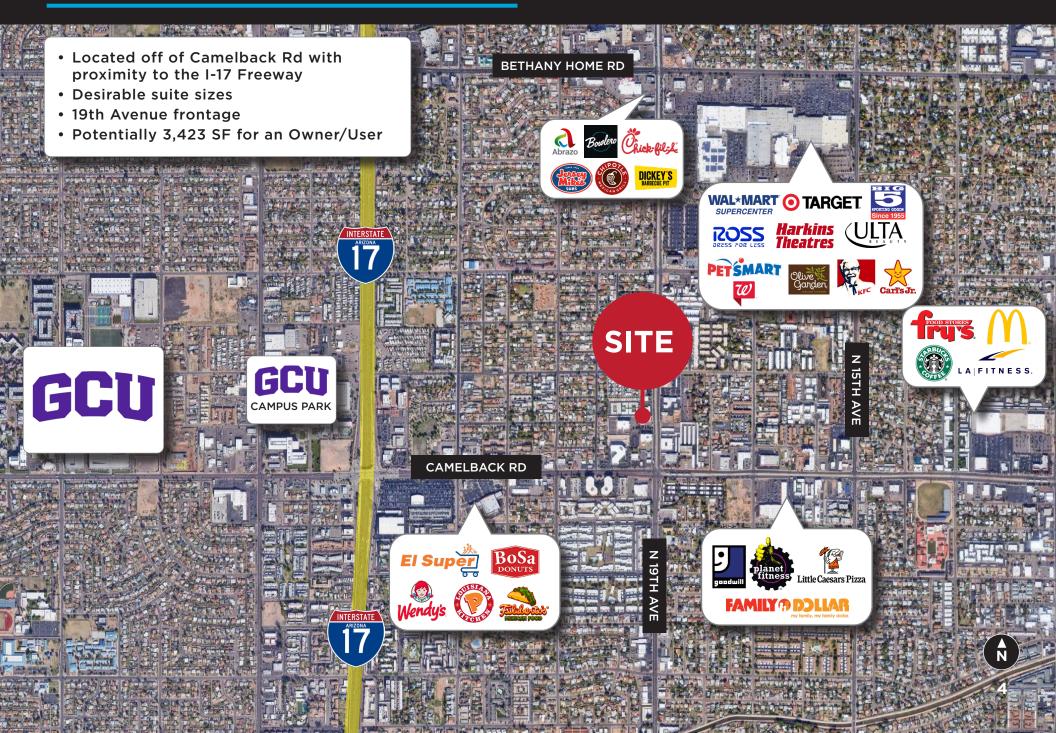




This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

AERIAL OVERVIEW

LEV ROSE



DEMOGRAPHICS

			22				W Durley		C.9.
			N 78th Ave	A Dave Ave Ave Ave	W Olive Ave W Dunlap Av	ve T	W Dunlap	Ave	
	POPULATION	N		W Northern Ave W Northern Ave N 51 st Av	W Norther	n Ave N 35th Av	W Northe	m Ave N Central	E Northern Ave N 16th St
	1 MILE	3 MILES	5 MILES	Glendale w Glendale Ave	ē /e	é é		Ave	E Glendale Ave
2022	31,330	206,492	541,921	N Sthere Rd A			SITE	Rd	R St E Bethany Home Rd
2027	35,367	232,577	609,297			N 27th Ave V 35th Ave	T	UPTOWN	c beatany nome ko
				Camelback Rd	Camelbo	ack Rd	Camelba	k Rd	Camelback Rd N 12th St 16
	HOUSEHOLD	S			W Indian School Rd Z 값	W Indian School Rd	W Indian 1 N 1905	tral Ave 3rd Av ichool Rd N 7th /	E Indian School Rd
U	1 MILE	3 MILES	5 MILES	N STst	Thomas Rd	Thomas Rd	Ave Ave	mas Rd MIDTOWN	E Osborn Rd
2022	11,026	78,033	198,243	Ave		N 27th Ave		N Central Av	
GROWTH 2022-2027:	2.5%	2.5%	2.5%	McDowell Rd	McDowell Rd	N 35th	McDowell Rd	e 3rd ve N Str	GOOD SAMARITAN
					W Van Buren St	Ave	GOVERNM MAL	and st. The Ave ENTAL Phoeni	E Fillmore St
(\$)	AVERAGE HC	DUSEHOLD INCO	DME		W Buckeye Rd	S 27th	S 19th Ave CENT CITY S	RAL	S 7th St CENTRAL CITY HA
	1 MILE	3 MILES	5 MILES		Ave	Ave th Ave		Ū	
2022	\$52,422	\$70,183	\$69,631	s Spath Ave	W Lower Buckeye Rd		ower Buckeye Rd		s 7th St
		· · · · · · · · · · · · · · · · · · ·	W Broadway Rd	202	Self-River W Broadway Rd	W Broadway Rd	S W Broady	ray Rd Ave	
				S 51st Ave	S 43rd Ave	s 27th A	1 Ave		E Roeser Rd
				South 6	W Southern Ave	Ye .	W South	ern Ave S Central /	th St

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.





E Cholla St

E Shea Blvd

PHOENIX CITY OVERVIEW







GROWING POPULATION

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 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).



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 tenan must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

