

# COMMERCIAL DEVELOPMENT OPPORTUNITY

**FOR SALE** | 0.33 ACRES AVAILABLE

2218 & 2222 North 7th Street - Phoenix, Arizona 85006



**Mary Nollenberger**

D (480) 866-8177

M (480) 748-8266

[mary.nollenberger@orionprop.com](mailto:mary.nollenberger@orionprop.com)

**Nicole Ridberg**

D (480) 648-0852

M (480) 773-4195

[nicole.ridberg@orionprop.com](mailto:nicole.ridberg@orionprop.com)



# PROPERTY OVERVIEW

Situated along the busy 7th Street corridor, this property offers excellent frontage and high traffic visibility, making it an ideal location for retail, office, or mixed-use development. Its prime position places it just minutes from Downtown Phoenix, providing seamless freeway access and connectivity to the city's thriving business, government, and medical centers. The surrounding area is home to a vibrant mix of dining, shopping, arts, and entertainment venues, ensuring consistent activity throughout the day and evening. With its combination of visibility, accessibility, and proximity to the urban core, this site presents a compelling opportunity for long-term growth and lasting success in one of Phoenix's most dynamic corridors.

SALE PRICE: **\$700,000**

LOT SIZE: **0.33 ACRES**

FRONTAGE: **14,583 SF**

PRICE-PER-SF: **\$48.00**



**ZONED C-1 NEIGHBORHOOD COMMERCIAL**



**EXCELLENT FRONTAGE ON 7TH STREET**

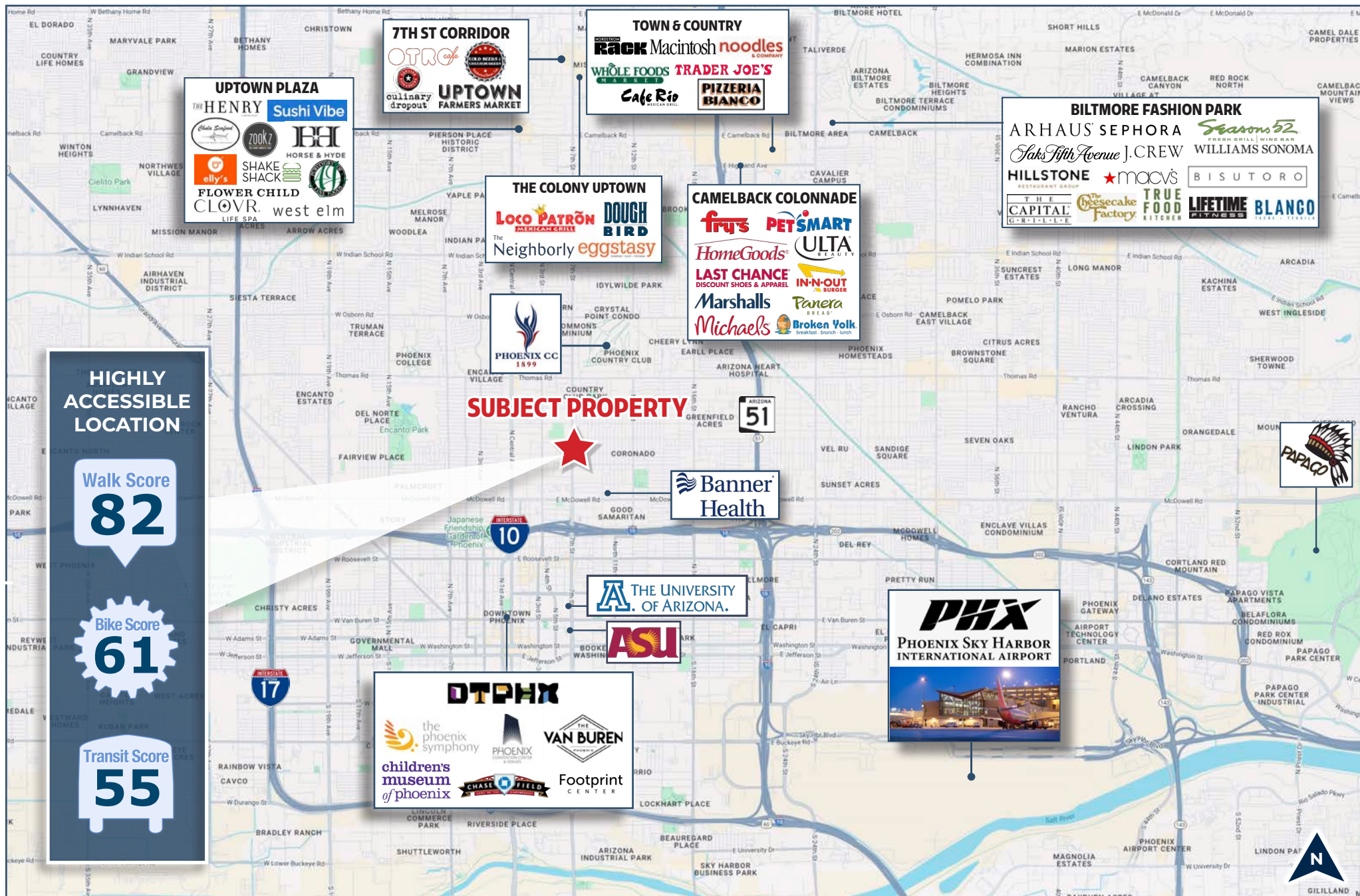


**STANDOUT PARCEL WITH SIGNIFICANT DEVELOPMENT POTENTIAL**

PARCEL NUMBERS:  
**118-53-085, 18-53-086**



# DISTANT AERIAL VIEW



# DOWNTOWN PHOENIX

stands as the thriving urban core of the Valley, offering an unbeatable combination of business, culture, and lifestyle that makes it one of the most desirable areas for office and retail development. As the fastest-growing major city in the U.S., Phoenix's downtown has transformed into a dynamic hub with major employers, government offices, Arizona State University's downtown campus, and renowned medical institutions fueling consistent daytime and evening activity. The area is anchored by sports and entertainment venues, acclaimed restaurants, boutique shops, and a vibrant arts and nightlife scene, all supported by robust public transit including light rail connectivity. With billions in recent investment and a rapidly expanding population, Downtown Phoenix provides unmatched visibility, foot traffic, and long-term growth potential.



5 MILE DAYTIME POPULATION  
**709,454**



1 MILE AVG HOUSEHOLD INCOME  
**\$125,983**

## SUBJECT PROPERTY DEMOGRAPHICS

| POPULATION:                | 1- MILE          | 3-MILE          | 5-MILE           |
|----------------------------|------------------|-----------------|------------------|
| 2025 estimate:             | <b>17,616</b>    | <b>170,053</b>  | <b>403,977</b>   |
| HOUSEHOLDS:                | 1-MILE           | 3-MILE          | 5-MILE           |
| 2025 estimate:             | <b>9,856</b>     | <b>79,919</b>   | <b>164,038</b>   |
| INCOME:                    | 1-MILE           | 3-MILE          | 5-MILE           |
| 2025 Avg Household Income: | <b>\$125,983</b> | <b>\$95,181</b> | <b>\$105,193</b> |



# COMMERCIAL DEVELOPMENT OPPORTUNITY

**FOR SALE | 0.33 ACRES AVAILABLE**

2218 & 2222 North 7th Street - Phoenix, Arizona 85006

---

## EXCLUSIVELY LISTED BY:

**Mary Nollenberger**

D (480) 866-8177

M (480) 748-8266

[mary.nollenberger@orionprop.com](mailto:mary.nollenberger@orionprop.com)

**Nicole Ridberg**

D (480) 648-0852

M (480) 773-4195

[nicole.ridberg@orionprop.com](mailto:nicole.ridberg@orionprop.com)

ORION Investment Real Estate is a leading full-service brokerage firm based in the Southwestern United States that was founded in 2009. After several years of continued growth and success, and more than a billion dollar track record, The ORION team provides best-in-class service to the commercial real estate community. With an extensive knowledge of the market and properties, ORION uses a tailored marketing and structured approach to each client to unlock the potential of every deal. ORION continually outperforms its competition and delivers unprecedented value to our clients.