



# DT Phx Office For Sale

**394 N. 3rd Ave.**

**PHOENIX, AZ 85003**

**PRESENTED BY:**

**JUSTIN HORWITZ, SIOR**  
O: 480.425.5518  
justin.horwitz@svn.com

**RICHARD LEWIS JR.**  
O: 480.425.5536  
richard.lewis@svn.com

**SEAN ALDERMAN**  
O: 480.425.5520  
sean.alderman@svn.com



## PROPERTY INFORMATION

### 394 N. 3RD AVE.

PHOENIX, AZ 85003

#### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$1,500,000
<b>PRICE/SF</b>	\$436/SF
<b>BUILDING SIZE:</b>	3,433 SF
<b>LOT SIZE:</b>	0.20 AC   8,856 SF
<b>APN:</b>	111-41-076
<b>PARKING:</b>	12 Spaces
<b>ZONING:</b>	DTC-VANB
<b>2025 TAXES:</b>	\$12,111.38



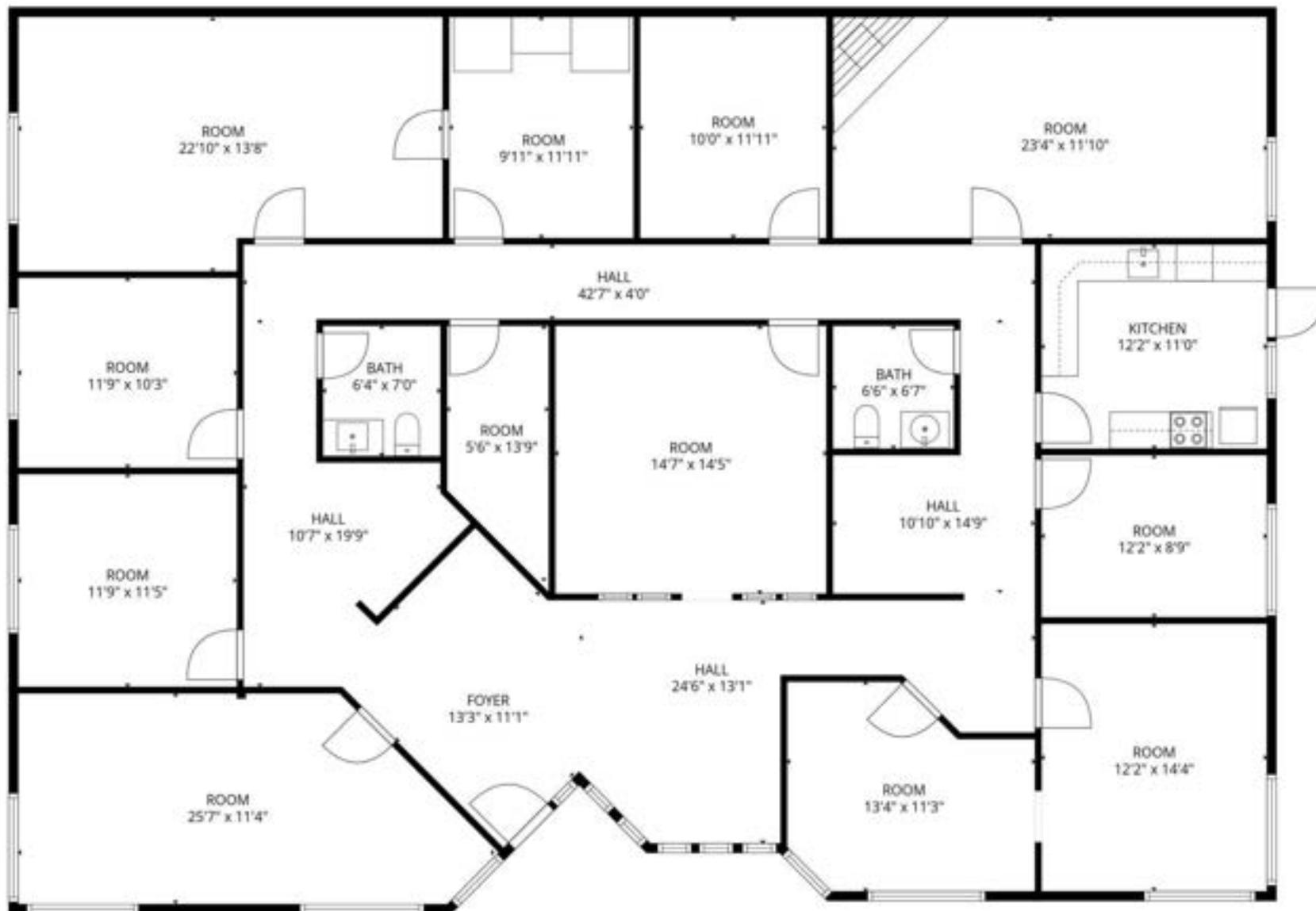
## PROPERTY SUMMARY

SVN is proud to present to the market for sale or lease this 3,433 SF office building in a prime location in Downtown Phoenix on a 8,856 SF lot. The property was recently remodeled and includes a highly functional office layout featuring mostly private offices, a large conference room, a kitchen, and two restrooms. The property features twelve parking spaces in a submarket in which dedicated parking is an absolute premium. It is worth noting that the Seller also owns the neighboring 0.19 AC lot, creating an opportunity for additional parking and future redevelopment opportunities on a premium site in Downtown Phoenix.

# INTERIOR PHOTOS



# FLOOR PLAN



# ASSEMBLAGE OPPORTUNITY



# LOCAL AMENITIES



# LOCAL AMENITIES



# CITY OF PHOENIX

Phoenix has been the fastest-growing city for five years in a row. It is home to Sky Harbor International Airport, which has a \$38 billion annual economic impact, South Mountain Park, one of the largest municipal parks in North America, and major league sports teams like the NFL Arizona Cardinals and NBA Phoenix Suns. It is a vibrant place to live, work, and play!



**1.66M+**  
PEOPLE LIVE IN  
PHOENIX, AZ



**5<sup>th</sup>**  
LARGEST CITY IN  
THE U.S.



**42**  
OPPORTUNITY ZONES  
IN 6 UNIQUE  
NEIGHBORHOOD



**4.95M+**  
PEOPLE LIVE IN THE  
GREATER PHOENIX  
METRO AREA



## City of Phoenix

### PHOENIX RANKINGS

**RANKED #8 BEST CITY FOR  
MILLENNIALS TO LIVE IN**  
- THE LANGSTON CO., 2019

**FASTEST GROWING CITY IN U.S.  
5TH YEAR IN A ROW**  
- U.S. CENSUS BUREAU, 2020

**NO.7 BEST STARTUP CITY IN AMERICA**  
- AZBIGMEDIA, 2022

**#4 SMALL BUSINESS EMPLOYMENT GROWTH**  
- PAYCHEX, 2022

**RANKED #7 BEST PERFORMING CITY**  
- MILKEN INSTITUTE, 2021

**NO. 10 IN STEM JOB GROWTH**  
- RCLCO, 2020

# CITY OF PHOENIX WORKFORCE

Phoenix is the vibrant center of one of the fastest-growing job markets and economies in the United States. The city is emerging in the new economy with strength in high technology, manufacturing, bioscience research, and advanced business services. As a top market for skilled and available workforce, companies are growing in Phoenix because it's not only a thriving business environment but a great place to live.



**70%**

OF THE STATE'S  
WORKFORCE POPULATION  
LIVES WITHIN THE  
PHOENIX METRO



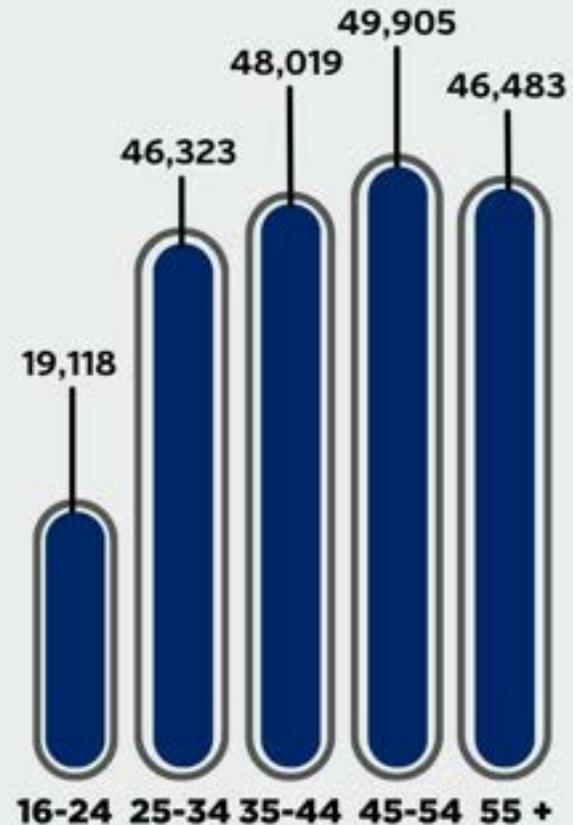
**33**

MEDIAN AGE  
OF POPULATION



**\$85,527**

AVERAGE  
HOUSEHOLD INCOME



AGE OF WORKFORCE



# CITY OF PHOENIX ATTRACTIONS

## GOLF

Well known as 'America's Best Place to Live for Golf' there are over 200 golf courses in the Greater Phoenix area, and over 26 in Phoenix alone. Presidents, Hollywood luminaries and various VIPs have all trod the fairways at the classic Central Phoenix Arizona Biltmore golf course.



## MAJOR LEAGUE SPORTS

Chase Field home of MLB's Arizona Diamondbacks and Footprint Center home to NBA's Phoenix Suns and WNBA's Phoenix Mercury are both located in Downtown Phoenix. Explore the greater Phoenix area with NFL's Arizona Cardinals and NHL's Arizona Coyotes.

## ARTS & CULTURE

The Phoenix area has a rich arts-and-culture environment. The walkable Roosevelt Row Arts District is home to art galleries, restaurants, bars and boutique shops, find larger than life mural walls, visit the internationally acclaimed Heard Museum, or catch a show at the historic Orpheum Theatre.



## DISCLAIMER

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All SVN offices are independently owned and operated.

## FOR MORE INFORMATION:



**Justin Horwitz, SIOR**

480.425.5518  
justin.horwitz@svn.com



**Richard Lewis, Jr.**

480.425.5536  
richard.lewis@svn.com



**Sean Alderman**

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