

RARE SUB-2,000 SF FREESTANDING BAR · MELROSE DISTRICT · TURNKEY READY

4134 N 7TH AVENUE | PHOENIX, AZ 85013

FOR LEASE

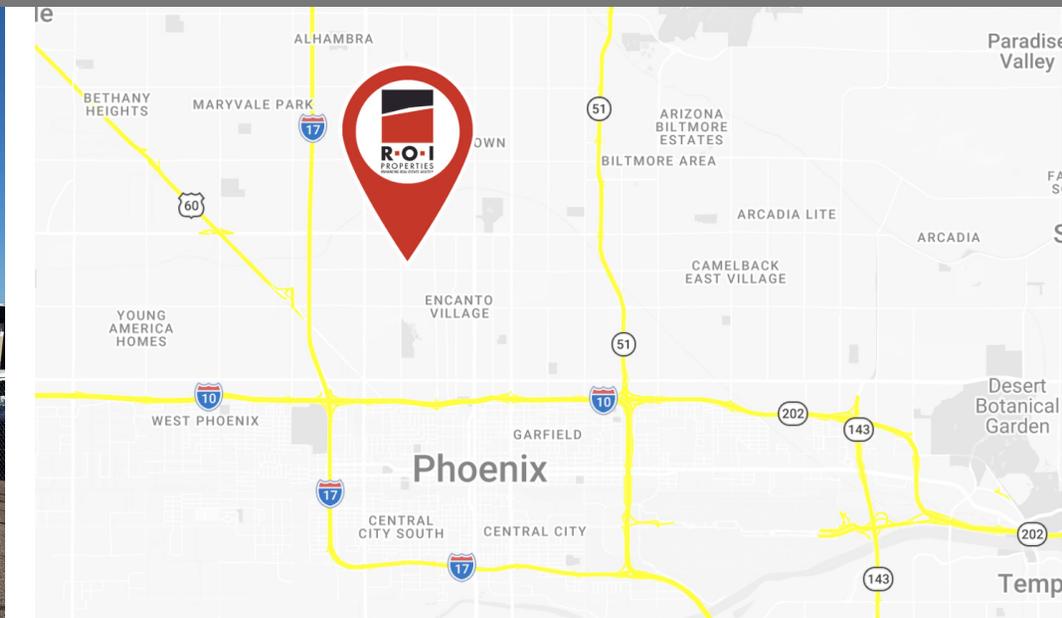
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3333 E Camelback Rd., Ste 252
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FOR LEASE



OFFERING SUMMARY

Building SF:	1,501 SF
Lease Rate:	\$40 PSF + NNN (EST \$930/MO)
Zoning:	C-2
Combined Site:	.35 AC (15,420 SF)
Traffic Count:	27,758 ADT - N 7th ST
APNs:	155-39-068-A 155-39-072-A

PROPERTY OVERVIEW

4134 N 7th Avenue is a 1,501 SF former freestanding bar and tavern situated on the 7th Avenue corridor in Phoenix's Melrose District. The property operates as a single-tenant building with full street frontage, ample dedicated surface parking with through access to 9th Avenue, and C-2 Commercial zoning. This combination is effectively unavailable elsewhere at this size in the submarket.

Positioned on 0.35 AC with 27,758 vehicles per day and a Walk Score of 83, the asset benefits from both strong drive-by exposure and a dense, walkable trade area. The building is masonry construction, built in 1963, and sits two miles north of the Downtown Phoenix core. FF&E is negotiable and can be included or excluded depending on operator needs.

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PROPERTY HIGHLIGHTS

FOR LEASE



- Ample surface parking with through access to 9th Avenue
- Full 7th Avenue frontage with 100% building signage control
- 27,758 ADT on N 7th Ave
- Walk score 83
- .35 AC combined site across two parcels
- Series 6 liquor license available separately for sale
- Two miles to Downtown Phoenix
- Former Quail Lounge, Melrose District
- FF&E Package (Available if Desired):
 - Commercial bar/back bar
 - Walk-in cooler
 - (3) Reach-in coolers
 - Televisions (multiple)
 - Tables/Chairs

**Series 6 Liquor License available for sale separately

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PRIME FREESTANDING BAR OPPORTUNITY IN THE HEART OF MELROSE

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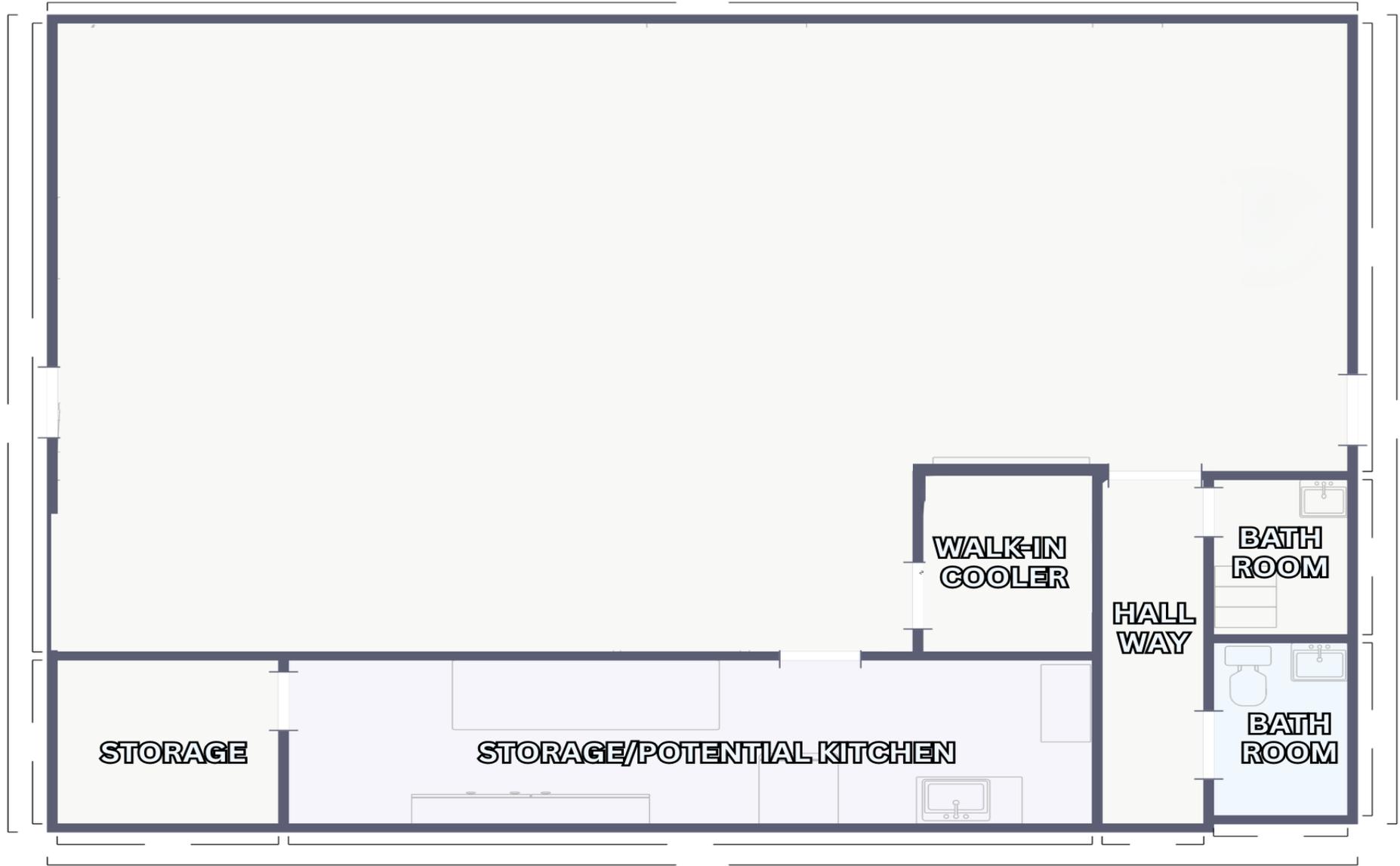


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FLOORPLAN

FOR LEASE

7th Ave



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EXTERIOR, PARKING, AND 7TH AVENUE FRONTAGE

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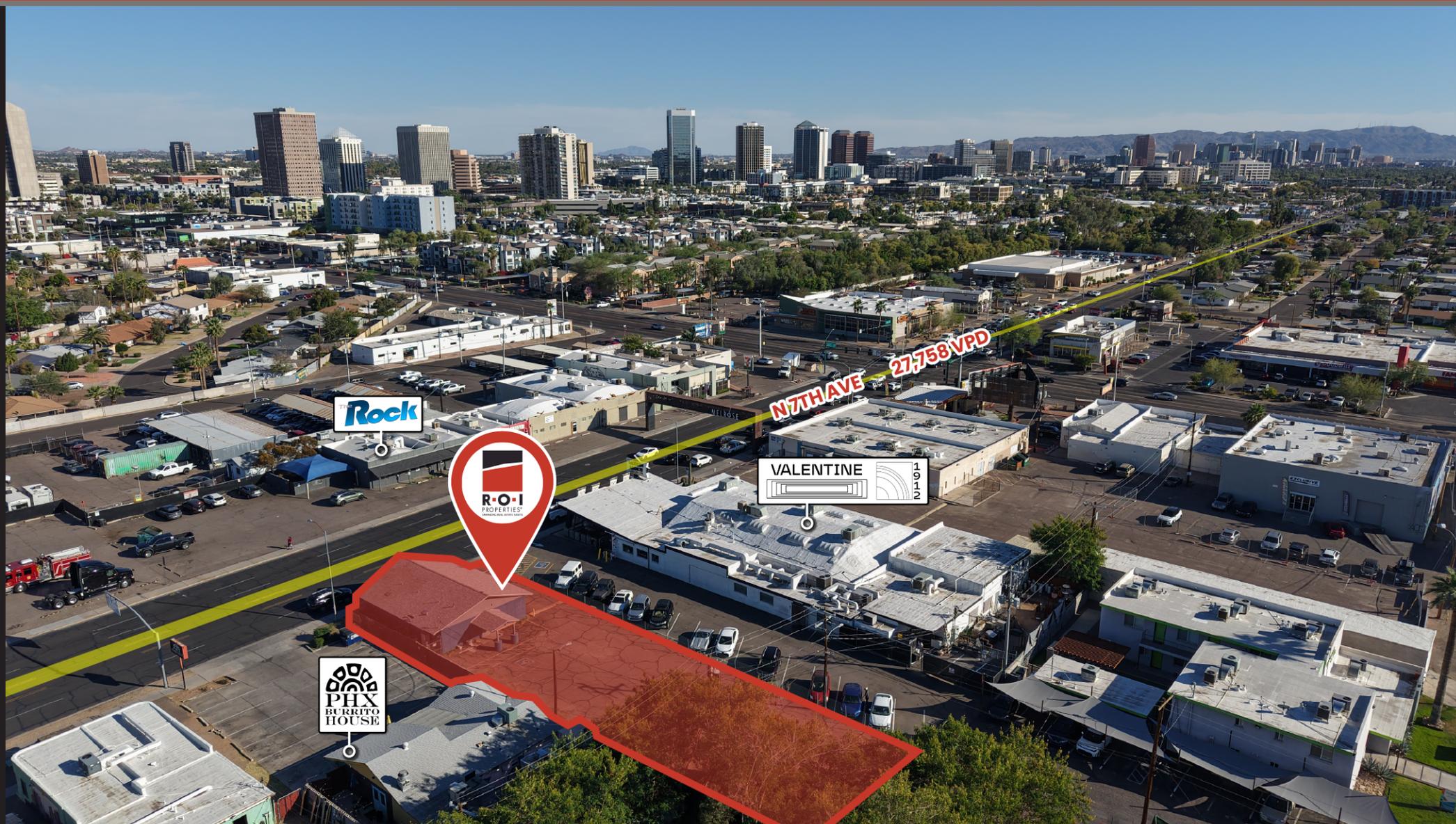
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MELROSE OVERVIEW:

The Melrose District is a vibrant and eclectic neighborhood located in north central Phoenix along 7th Avenue between Indian School Road and Camelback Road. Often called “The Melrose Curve” because the avenue bends slightly through the area, the district is known for its historic homes, vintage shopping, and lively arts and nightlife scene.

Originally developed in the late 1920s and 1940s as part of the Woodlea Melrose neighborhood, the area features a mix of early ranch, Spanish Colonial Revival, and mid century architecture. Many of the homes and surrounding blocks reflect Phoenix’s early suburban expansion as farmland transitioned into residential subdivisions during the mid twentieth century.

Today, Melrose has evolved into one of Phoenix’s most recognizable cultural districts. The one mile commercial corridor along 7th Avenue is filled with independent restaurants, antique shops, retro furniture stores, coffee houses, and local boutiques, many located in renovated mid century storefronts.



DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Total Population	22,413	178,457	454,879
Average Age	39	37	377
HOUSEHOLDS & INCOME	1-MILE	3-MILE	5-MILE
Total Households	11,404	76,490	177,462
# of Persons per HH	2	2.3	2.6
Average HH Income	\$91,843	\$85,903	\$86,638
Average House Value	\$421,927	\$484,824	\$456,895

The neighborhood is also widely recognized as Phoenix’s historic LGBTQ+ district, with a high concentration of LGBTQ owned businesses, inclusive nightlife venues, and community events. Annual gatherings such as the Melrose Street Fair and Pride related celebrations attract visitors from across the Valley.

Melrose’s central location provides quick access to Downtown Phoenix, Midtown, and major transit corridors, including the nearby Valley Metro light rail station at 7th Avenue and Camelback Road. Its combination of historic character, walkable retail, and creative energy has made the district a destination for both residents and visitors seeking one of Phoenix’s most unique neighborhoods. The amenities make it one of Arizona’s most desirable communities.



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