

7TH STREET DEVELOPMENT SITE

2218-2222 N 7TH ST | PHOENIX, AZ 85006



FOR SALE

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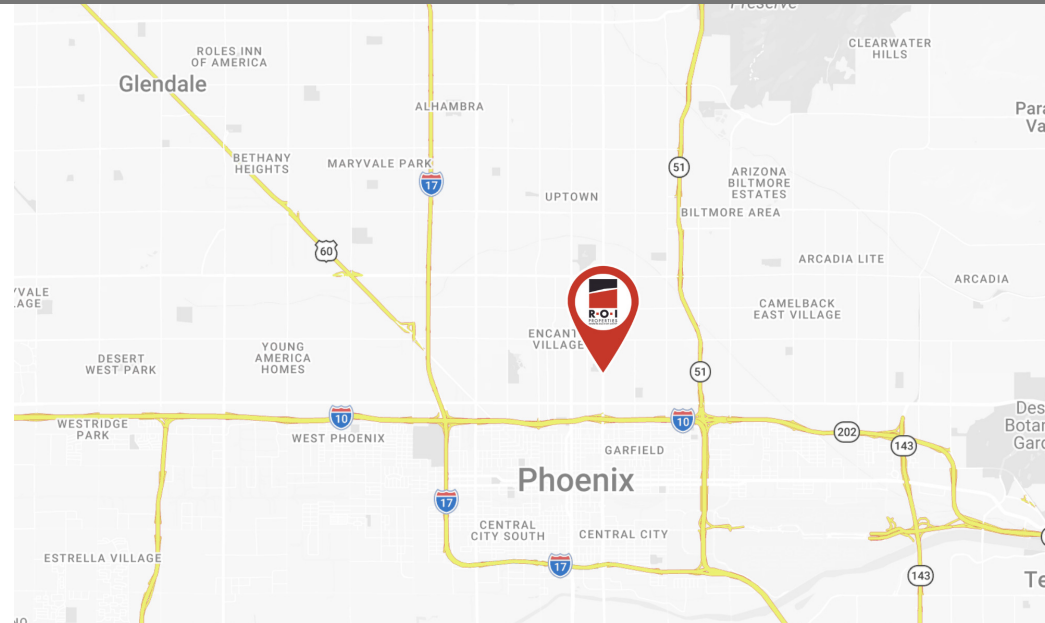
R.O.I. Properties
3333 E Camelback Rd., Ste 252
Phoenix, AZ 85018
www.roiproperties.com



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PRIME MIDTOWN INFILL OPPORTUNITY

FOR SALE



OFFERING SUMMARY

Sale Price:	Make Offer
Zoning:	C-1
APN:	118-53-085;086
Lot Size:	14,583 (0.33 AC)

PROPERTY OVERVIEW

This ±14,583 SF infill development opportunity is located on the revitalizing 7th Street corridor in Midtown Phoenix, offering prominent frontage, strong visibility, and excellent demographics. Positioned near the new Seven Oaks luxury multifamily community and surrounded by established offices, residential neighborhoods, and neighborhood-serving amenities, the site is ideal for boutique office, medical, or retail development. The property features a highly connected, transit-oriented location with walkable access to the Valley Metro Light Rail and convenient proximity to the I-10 and SR-51 freeways. The site presents a rare opportunity to capitalize on Midtown Phoenix's growth.

PROPERTY HIGHLIGHTS

- Prime Midtown Phoenix Infill Location On 7th Street
- Near New Seven Oaks Luxury Multifamily
- Easy Access To I-10 And Sr-51
- Ideal For Office, Medical, Or Retail
- Redeveloping High-Demand Midtown Corridor

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INFILL NEAR HOSPITALS, FREEWAYS AND DTPHX

This aerial map of Midtown Phoenix features numerous labels for businesses and facilities. The map is oriented with North at the top. Major roads shown include Osborn Rd, Thomas Rd, McDowell Rd, 7th Ave, Central Ave, and N 7th St. A north arrow is in the top right corner, and an Interstate 10 shield is in the bottom right corner.

Business and facility labels include:

- SAFeway** (Great Clips, Peter Piper, Staples, Walgreens)
- CVS pharmacy**
- Starbucks**
- SPROUTS FARMERS MARKET**
- MOD**
- Jersey Mike's**
- OrangeTheory FITNESS**
- Dignity Health** (St. Joseph's Hospital and Medical Center)
- FIRST WATCH THE DAYTIME CAFE**
- jamba**
- Hampton Inn**
- EoS FITNESS**
- FIRED**
- GADZOOKS ENCHILADAS & SOUP**
- PHOENIX CC 1899**
- Walgreens**
- Phoenix Children's**
- THE MAIN INGREDIENT** (ale house & cafe)
- urban cookies Bakeshop**
- MacAlpine's**
- CO**
- Tina Recipe**
- SEVEN OAKS LUXURY APARTMENTS** (New 332 Unit Luxury Apartments, Rooftop Lounge + 2-Story Fitness Center)
- R-O-I** (PROFESSIONAL)
- SAFeway** (SUBWAY, EASTERN BREAD BAKERS)
- Walgreens**
- DTPHX**
- CVS pharmacy**
- Chipotle**
- rubio's**
- POIBELLY**
- ENCANTO**
- Long Wong's**
- WALGREENS**
- Wells Fargo**

Additional labels include traffic volume data: 53,581 VPD, 37,016 VPD, 35,814 VPD, 46,665 VPD, and 35,718 VPD. A red arrow points to the R-O-I location.



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VIBRANT 7TH ST COORIDOR

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IMAGES | CUSTOM MAP | ESRI DEMOS

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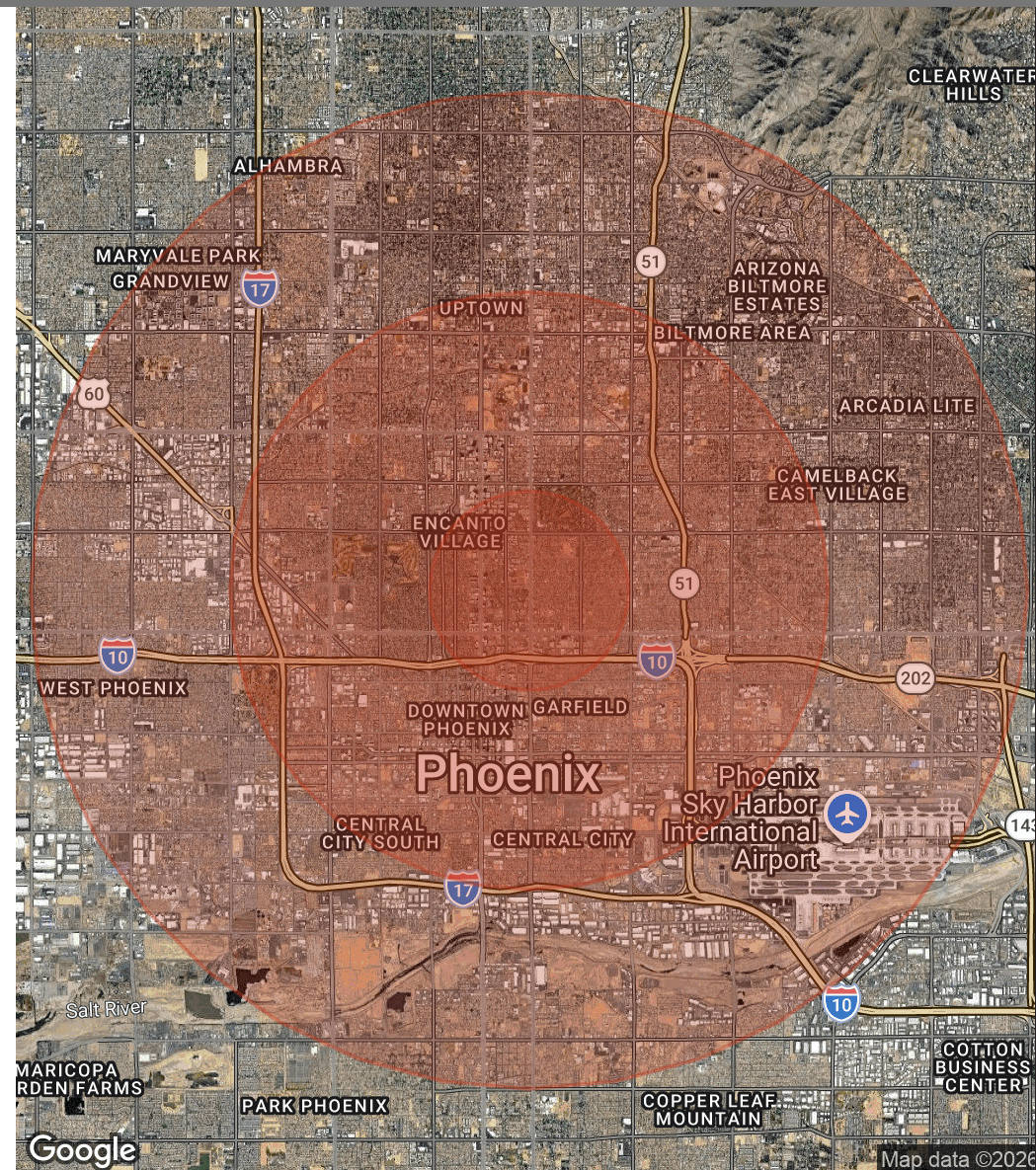


DEMOGRAPHIC SUMMARY

FOR SALE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,127	160,347	369,820
Average Age	40	38	37
Average Age (Male)	41	38	36
Average Age (Female)	40	38	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,782	71,918	147,684
# of Persons per HH	1.8	2.2	2.5
Average HH Income	\$106,535	\$84,132	\$85,357
Average House Value	\$637,344	\$490,599	\$464,483



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