

1.14 Acre Parcel For Sale

501

E Lincoln Street



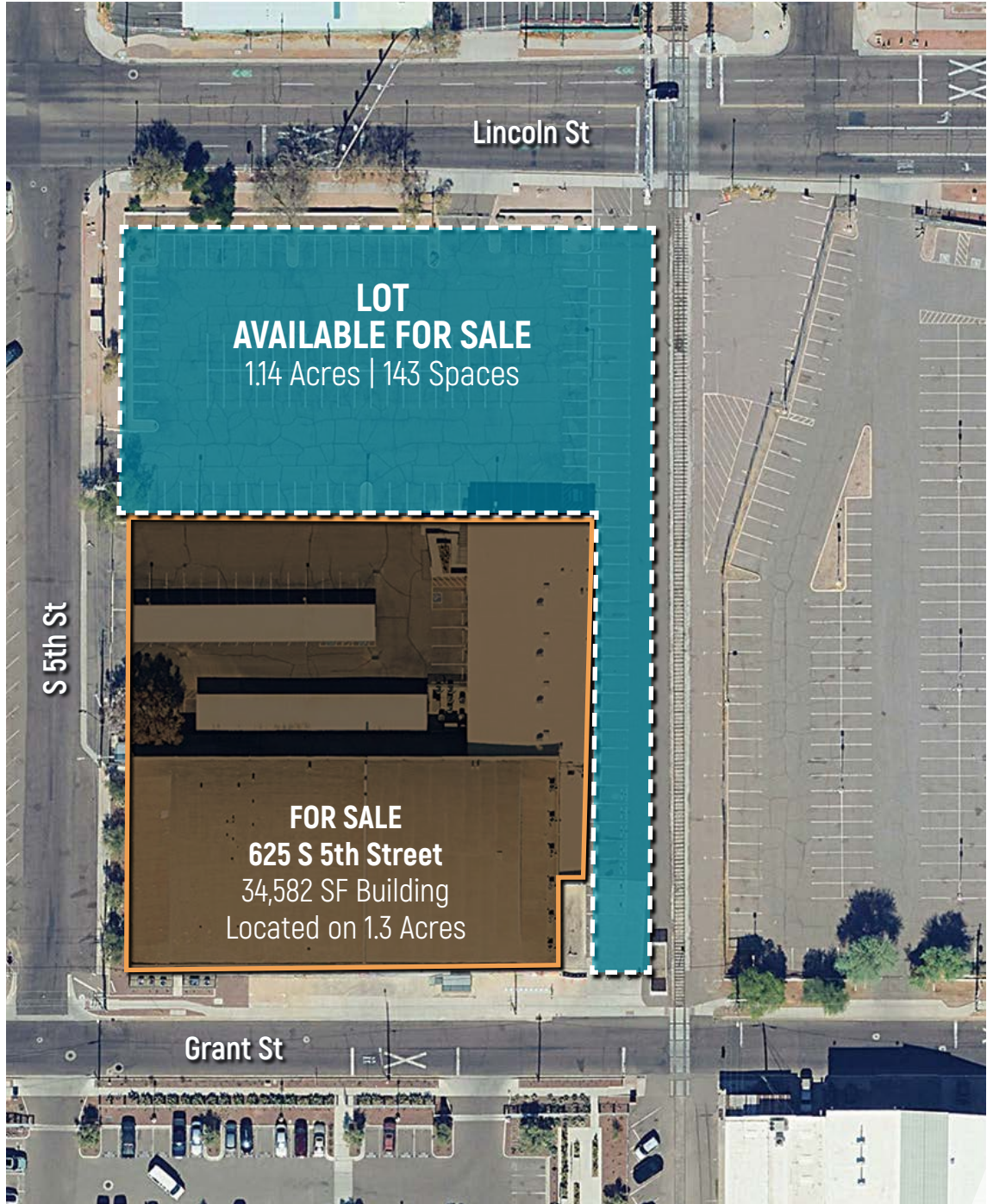
GRANT STREET

5TH STREET

LINCOLN STREET



site plan



highlights

501 E Lincoln Street, Phoenix

- 1.14 Acre Parcel
- Zoned - Downtown Core Warehouse
- Height Overlay - 80'
- Density Overlay - No Density Limit
- Adjacent to the Phoenix Suns & Mercury New \$100MM Headquarters and Practice Facility
- Located in an Opportunity Zone
- Great Access with Multiple Points of Ingress/Egress to Lincoln, Grant and 5th Street
- 143 Existing Parking Spaces - Average of 140 Events Annually that Utilize Parking Lot - \$15 Per Event, Per Space - Approximately \$300k in Parking Revenue
- Adjacent 34,582 SF Office Building Located on 1.3 Acres (could be combined in sale)



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