

FOR SALE: \$3,900,000

OPPORTUNITY ZONE

PRICE REDUCTION

 Dignity Health.

PARK ✕ CENTRAL

WITHIN 6MIN DRIVE TO  
MID TOWN



WATCH FULL VIDEO  
OF PROPERTY

7th St

# 7th St Office/Retail Portfolio

2033, 2029, 2025, 2021, 2017, 2013 N 7th St, Phoenix, AZ 85006

  
**KEYSER**<sup>TM</sup>  
commercial real estate advocates



# The Offering

Keyser is pleased to present the 7th Street Office/Retail Portfolio, a three-building, six-parcel office campus along 7th Street offering immediate freeway access, strong visibility, and abundant parking. The property is well suited for an owner-user or multi-tenant retail or office strategy, with additional upside for a developer pursuing a divisible or value-add opportunity, all just minutes from Downtown Phoenix.



**\$3,900,000 SALE PRICE**



**SUBMARKET**

Midtown/Central Phoenix



**TRAFFIC COUNTS**

39,000 Vehicles Pass Daily



**ELEVATOR**

1



**PARKING**

5/1,000 SF



**ZONING**

C-1, C-2



**HIGHWAY ACCESS**

Minutes within the I-10, I-17, and SR-51



**# OF STRUCTURES**

3



**OPPORTUNITY ZONE**

Yes



**OFFICE/ RETAIL SF**

15,668 SF



**AMENITIES**

High-speed Internet Connectivity, HVAC



**ACRES**

1.18 AC



**PUBLIC TRANSIT**

Light Rail, Bus



**DISTANCE TO DOWNTOWN**

1 Mile



**DISTANCE TO SKY HARBOR**

7 Minutes

Existing Furniture is Negotiable.

# Zoning: Potential Uses

## C1 & C2 ZONING

### Neighborhood & General Commercial

The C1 and C2, Commercial Intermediate Districts, are districts of commercial uses of light to medium intensity, and designed to be compatible with each other and to provide for a wide range of types of commercial activity within the district.

Potential uses include:



**General medical offices** (family practice, pediatrics, urgent care)



**Specialty clinics** (dermatology, physical therapy, women's health)



**Mental health services** (psychology, psychiatry, therapy centers)



**Professional services** (law firms, accounting, tax, and financial planning)



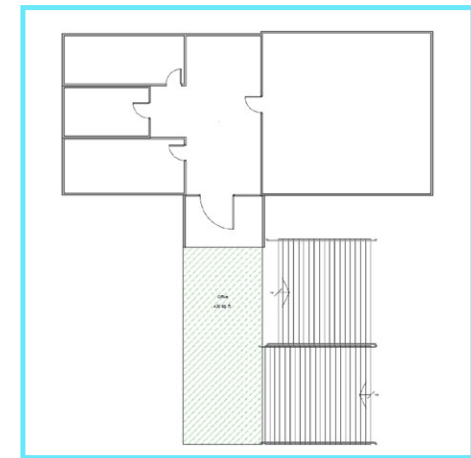
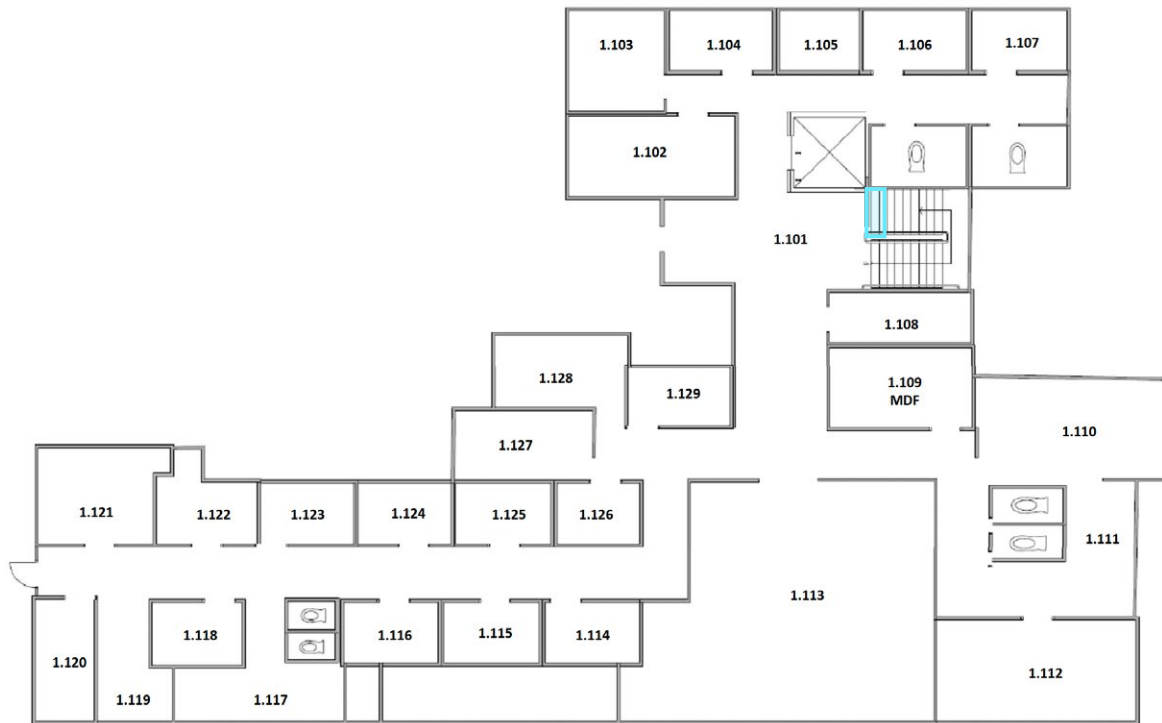
**Community & Institutional Uses** (educational, training centers, nonprofit or community service organizations, & preschool facilities)

C-1 and C-2 (Intermediate Commercial) zoning provide a diverse array of commercial and retail opportunities aimed at establishing a bustling and engaging community environment.



# Floor Plans

Building One | 2033 N 7th St

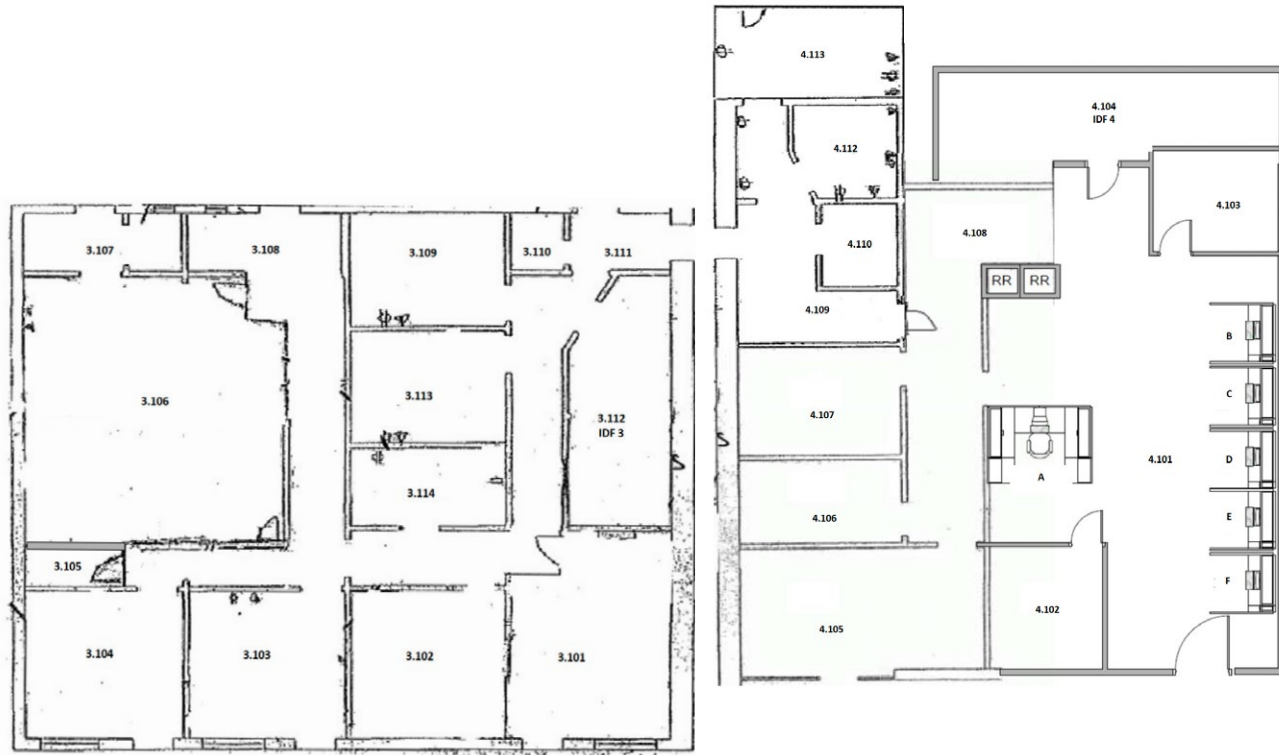


SECOND FLOOR



# Floor Plans

Buildings 2 & 3 | 2025 & 2021 N 7th St



# Location Overview



## PUBLIC TRANSIT

The closest transit station is the METRO Light Rail station at Encanto/Central Ave, accessible within a 2-minute drive or a 14-minute walk. The nearest bus line is a 2 minute walk from the site.



## AIRPORTS

Phoenix Sky Harbor International Airport is a 12-minute drive away, while Phoenix Mesa Gateway Airport is approximately a 44-minute drive.



## HIGHWAY ACCESS

The property enjoys convenient access to major highways, with a 3-minute drive to the I-10, 8-minute drive to the 51, and a 9-minute drive to the I-17.

## DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2028 Population Growth Projections	2.9%	2.1%	1.4%
Households	10,865	70,920	154,929
Total Employees	27K	153K	302K



# Nearby Amenities



## ENTERTAINMENT

- AMC
- Orpheus Theater
- Peter Piper Pizza
- Arizona Science Center
- Arizona Children's Museum
- Arizona Federal Theater
- Phoenix Convention Center and Venues
- Footprint Center
- Chase Fields

## HOTEL

- Hampton
- Springhill Suites Marriott
- Hampton Express
- Marriott
- Homes Suites by Hilton
- Courtyard
- Kimpton Hotel and Restaurants
- Hyatt Regency
- Hyatt Place
- Westin Hotels and Resorts
- Renaissance
- Cambrian
- FairField by Marriott
- Embassy Suite

## RESTAURANTS

- Hard Rock Cafe
- Benihanna
- Five Guys
- Cold Stone Creamery
- Chipotle
- Jersey Mikes
- Mancuso's Restaurant
- Blue Hound Kitchen & Cocktails
- The Compass
- Durant's

## EDUCATION

- Arizona State University
- ASU
- Arizona School of the Arts
- Rio Salado College Downtown
- University of Phoenix
- GateWay Community
- Watts College of public Services and Community Solution

# Downtown Phoenix

Explore the heart of the Valley of the Sun! Phoenix, Arizona, is a city of dynamic neighborhoods, each with its own unique charm and attractions. From the bustling downtown area with its eclectic mix of restaurants, shops, and cultural hotspots, to the historic streets of Roosevelt Row filled with art galleries and street murals, Phoenix offers a diverse array of experiences.



Roosevelt Row | 4 min Drive



Chase Field | 7 min Drive



Footprint Central | 8 min Drive



Park Central | 6 min Drive

## Contact

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# Thank You

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