

FOR SALE

# VALLEY COMMERCE CENTER

*A lender-owned 216,273 SF, two-  
building office campus located in the  
Camelback Corridor.*



4745 & 4747 N 7TH ST, PHOENIX, AZ 85014

**km** Kidder  
Mathews

*Prepared By*

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# PREMIER OFFERING IN *THE CAMELBACK CORRIDOR*

*Kidder Mathews is pleased to offer for sale Valley Commerce Center, a 216,273 SF, two-building office project in Phoenix, Arizona.*

Located at 4745 & 4747 North 7th Street, Valley Commerce Center offers tenants a highly sought-after Camelback Corridor address, a vibrant mixed-use area featuring upscale boutiques, luxury hotels, and a strong collection of restaurants, bars, and retail. The Property's timeless architecture and recent capital improvements allow an investor to focus capital on tenant improvements. Valley Commerce Center is currently 51% occupied, providing predictable cash flow with upside through lease-up of the vacant suites.

Beyond its prime location, the Property is well-positioned to meet current tenant demand at rents below Class A properties in the Corridor. The average office lease in Phoenix in 2025 was 5,000 SF, while the average vacancy at Valley Commerce Center is 4,200 SF, aligning well with today's smaller tenant requirements. As Class A rents in the Corridor approach \$50/SF, Valley Commerce Center's rents at \$26.50/SF offer a compelling value for tenants seeking economical space while still benefiting from a premier Camelback Corridor address.

## PROPERTY OVERVIEW

PROPERTY ADDRESS	4745 & 4747 N 7th St Phoenix, AZ 85014
SF	216,273
YEAR OF CONSTRUCTION	1984
OCCUPANCY	51%
PROJECTED NOI (YEARS 1 & 3)	\$1,012,299   \$2,827,730
PRICING	Market
CALL FOR OFFERS	TBD

## TIMING

Interested parties will be notified of any date-specific offer deadline, if established. In the interim, prospective purchasers are encouraged to review the marketing material and associated property-level information (website link). Seller reserves the right to respond as offers are received, or not at all, and shall not be obligated unless and until a fully executed sale agreement is delivered to escrow.

## FINANCING

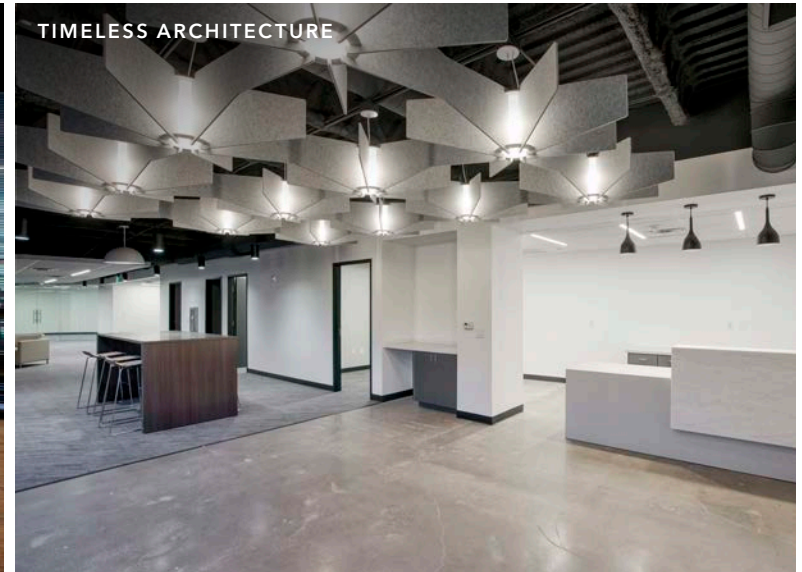
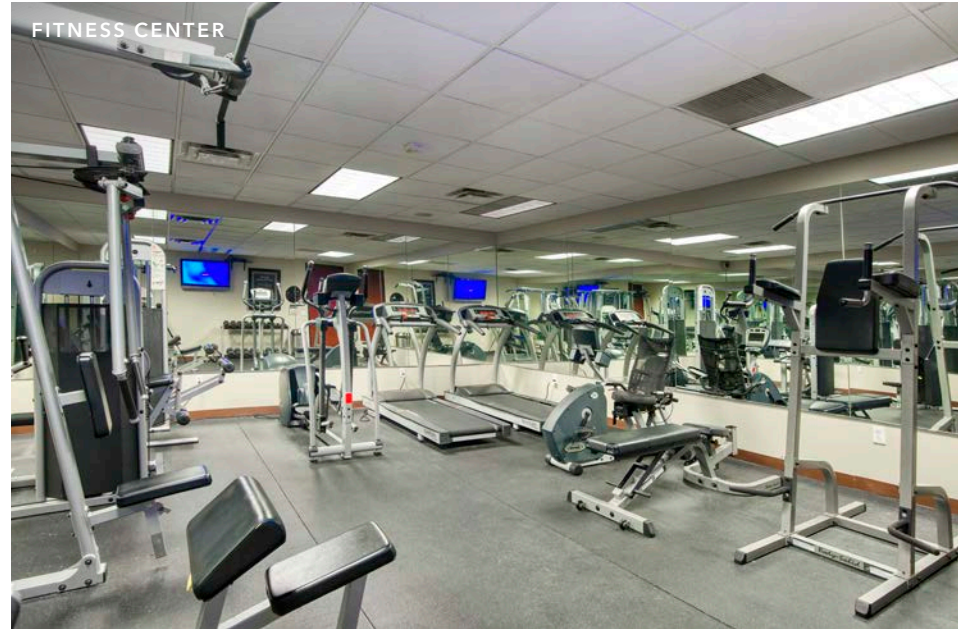
The Property is being offered unencumbered/free and clear of debt.

## PROPERTY TOURS

Property tours will be available upon request. Interested parties are encouraged to contact the listing brokers for additional information and to schedule a tour.

→ [VIEW OFFERING](#)

# EXECUTIVE SUMMARY



## INVESTMENT HIGHLIGHTS



### IDEAL SUITE SIZES MATCH TENANT DEMAND

The average vacancy at VCC is 4,200 SF while the average size lease in Phoenix in 2025 was 5,000 SF.



### CURB APPEAL

Recent capital improvements include remodeled monument signs, resurfaced parking lots and new shade sails.



### COST EFFECTIVE OPTION IN PREMIER SUBMARKET

Located within the Camelback Corridor, VCC should be able to capture tenants looking for rent relief from the more expensive Class A buildings in the area.



### ADDITIONAL REVENUE

Additional revenue could be generated with the installation of additional parking canopies.



### ABUNDANT NEARBY AMENITIES

The 7th Street corridor north of Camelback Road offers users an abundant amount of dining and retail options.



### EASY ACCESS

Easy building access from the surface parking lot on all sides of the property allow tenants and visitors to quickly gain access to their space vs traveling in and through larger parking structures.



### ADJACENT STARBUCKS

A freestanding Starbucks building is adjacent to the south end of the parking lot of the property.



### ONSITE AMENITIES

Existing tenant lounge with large training room, shared conference room and fitness facility have been well received by existing tenants and potential tenants while touring the asset.



### TIMELESS ARCHITECTURE

Enduring design of the buildings allows investors to focus their capital on the interior of the property, specifically spec suites and TI offerings for tenants.



### CENTRAL COURTYARD

Relaxing courtyard with abundant landscaping and shaded seating areas offer a nice park-like setting for tenants to enjoy in the central courtyard.

## PROPERTY OVERVIEW



<i>Address</i>	4745 & 4747 N 7th St, Phoenix, AZ 85014
<i>Type</i>	Multi-Tenant Office
<i>NRSF/Site Area</i>	216,273 SF / 8.22 AC
<i>Occupancy</i>	51%
<i># of Occupied Suites</i>	30
<i># of Vacant Suites</i>	29
<i>WALT</i>	4.3 Years
<i># of Stories</i>	4
<i># of Buildings</i>	2
<i>APNs</i>	155-21-048, -052, -055B, -055C, -058, -060
<i>Year Built</i>	1984
<i>Zoning</i>	C-2

# LOCATION OVERVIEW

SHAKE SHACK	Scoopwell's DOUGH BAR	HUSS BREWING CO. OF ARIZONA
LOCAL NOMAD	CLOVR. LIFE SPA	néktar JUICE BAR
FLOWER CHILD	Los Mahatitas PIZZERIA	west elm

UPTOWN PLAZA



THE YARD

CULINARY DROPOUT	FAMOUS PIZZA FLY BYE CRISPY CHICKEN
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RESTAURANT ROW

COLD BEERS & CRAFT BEER GARDEN	Mona ITALIAN	NEIGHBORLY PUBLIC HOUSE
OTRO cafe	PITA JUNGLE	PUBBLICO ITALIAN BISTRO
REVOLU modern taqueria + bar	VERDURA	The Womack COCKTAIL LOUNGE

**VELA ON CAMELBACK APTS**  
237 Total Units

**46,895+ CARS**  
E Camelback Rd

**VALLEY COMMERCE CENTER**

**35,799+ CARS**  
N 7th St



**RESTAURANT RENAISSANCE ON 7TH STREET**

Valley Commerce Center is located along 7th Street, in the heart of Phoenix's hottest area for hip new restaurants, retail, coffee, and bars, known as "Restaurant Row." A revitalization effort led by savvy developers and restaurateurs to transform many of the street's older midcentury buildings, the half-mile stretch along 7th houses a mix of venues that include family-friendly eateries, chef-driven restaurants, trendy cocktail bars, and late-night stops.

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