

**325**  
**W. MELINDA LN**  
**PHOENIX, AZ 85027**

**PRICE REDUCTION!**

**FOR SALE**

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**LEVROSE**  
COMMERCIAL REAL ESTATE

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# OFFERING DETAILS

<b>SALE PRICE</b>	<del>\$1,492,470 (\$315/SF)</del> \$1,375,000 (\$290.20/SF)
<b>BUILDING SIZE</b>	±4,738 SF
<b>LOT SIZE</b>	±9,975 SF
<b>PARCEL</b>	209-10-816
<b>ZONING</b>	A-1, City of Phoenix
<b>PARKING</b>	5 Reserved Covered Parking Spaces

## PROPERTY HIGHLIGHTS:

- Freestanding Building
- Building Signage
- Covered Parking
- A-1 Zoning
- AC Cooled Warehouse
- 14' Clear Height
- 10' x 10' Automatic Grade Level Door
- 600 Amp 3ph Power

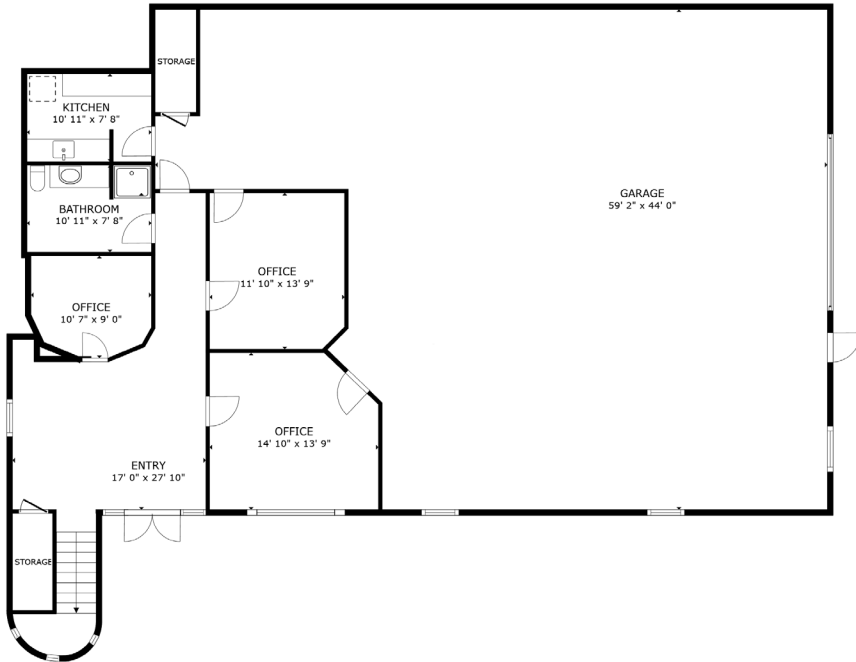
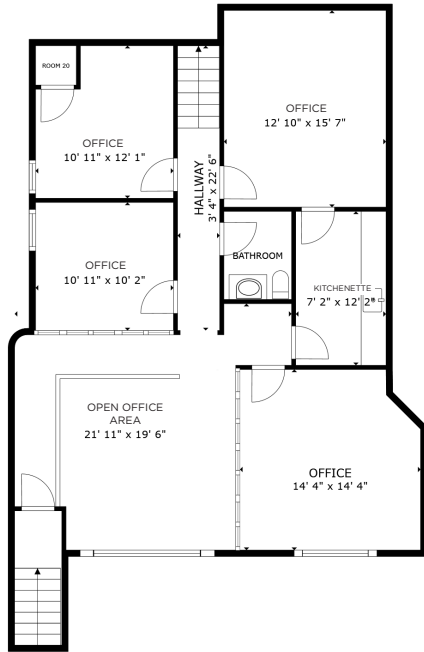


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# PROPERTY PHOTOS



# FLOORPLAN | CLICK TO VIEW VIRTUAL TOUR



# AERIAL OVERVIEW



Hilton Garden Inn  
five BELOW  
Fry's  
Harkins THEATRES  
Saja AND Go  
WORLD MARKET  
COST PLUS  
SHERWIN WILLIAMS  
HomeGoods  
LOWE'S  
WELLS FARGO

amazon

CENTRAL ARIZONA PROJECT

DHL

Angie's LOBSTER  
THE WATERMARK HOTEL

FedEx

PHOENIX DEER VALLEY AIRPORT

U-HAUL  
COSTCO WHOLESALE  
CHASE  
QT

Shell  
U-HAUL  
ARCO  
CIRCLE K

COX

SITE

Honeywell

# DEMOGRAPHICS



## POPULATION

	1 MILE	3 MILES	5 MILES
<b>2024</b>	3,212	89,575	246,332
<b>2029</b>	3,443	96,892	266,670



## HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
<b>2024</b>	1,337	37,738	98,291
<b>2029</b>	1,434	40,882	106,532



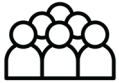
## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
<b>AVERAGE</b>	\$78,002	\$84,850	\$95,851
<b>MEDIAN</b>	\$60,542	\$68,013	\$73,986



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# PHOENIX CITY OVERVIEW



**1.6M +**  
TOTAL POPULATION



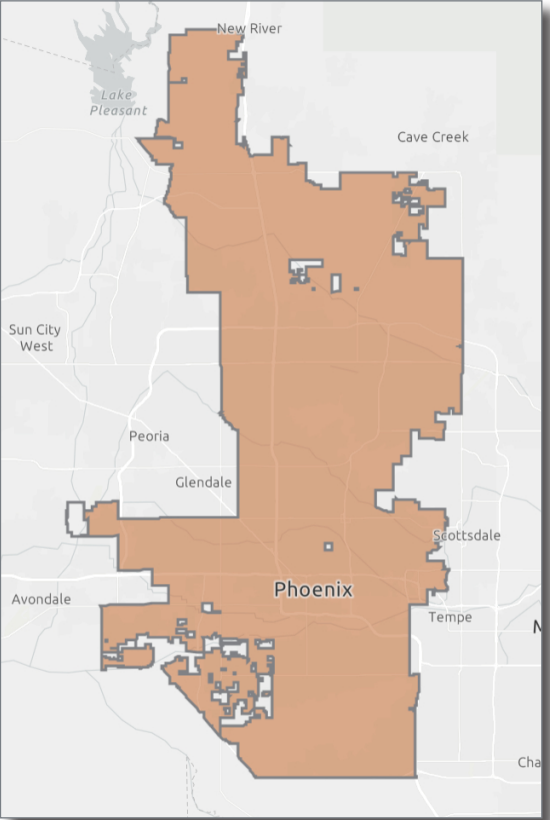
**\$70K +**  
AVG HH INCOME

## GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

## BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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# LEV ROSE

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