

# OWNER/USER FLEX BUILDING

**LEVROSE**  
COMMERCIAL REAL ESTATE

TCN  
WORLDWIDE  
REAL ESTATE SERVICES



**3829 N 3RD ST | PHOENIX, AZ 85012**

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# OFFERING DETAILS



**ASKING PRICE:**  
\$1,800,000  
(\$205/SF)



**BUILDING SIZE:**  
±8,786 SF



**LOT SIZE:**  
±18,100 SF  
(±0.42 AC)



**YEAR BUILT:**  
1974



**PARCELS:**  
118-24-088,  
118-24-089



**ZONING:**  
C-2, Phoenix



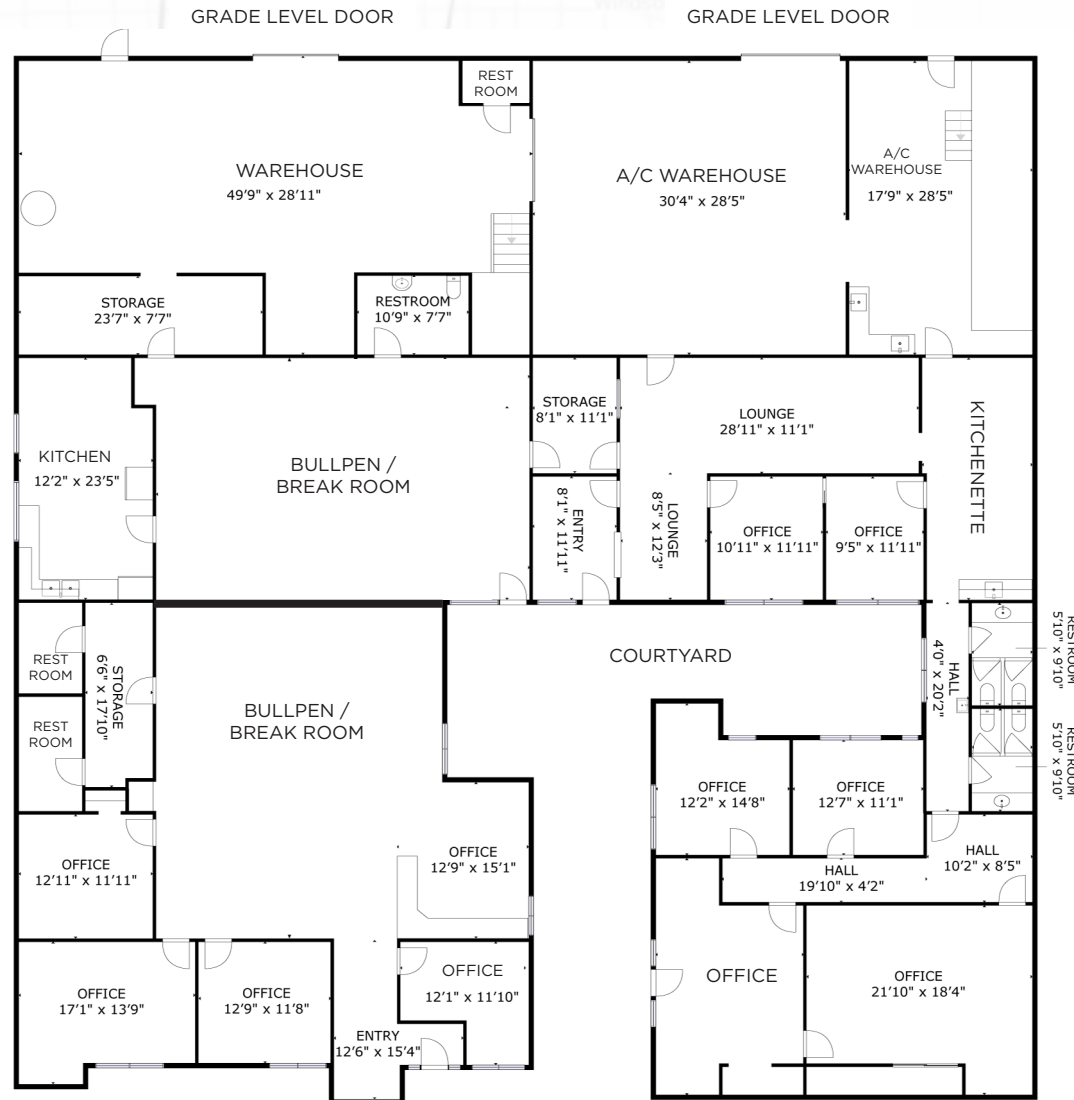
**CLICK TO  
VIEW ZONING  
INFORMATION**

## PROPERTY HIGHLIGHTS

- Owner/user opportunity. Seller may require short leaseback after closing
- Multi or single tenant capable
- 70% office / 30% warehouse
- 9 offices, 6 bathrooms, 1 kitchen
- 14' clear height in warehouse
- Power: 800A 240V (Buyer to confirm)
- Two (2) grade level doors (12' x 10')
- 50% of warehouse is HVAC
- Mezzanine for storage
- Monument signage
- Block construction
- Parking: 18 Spaces

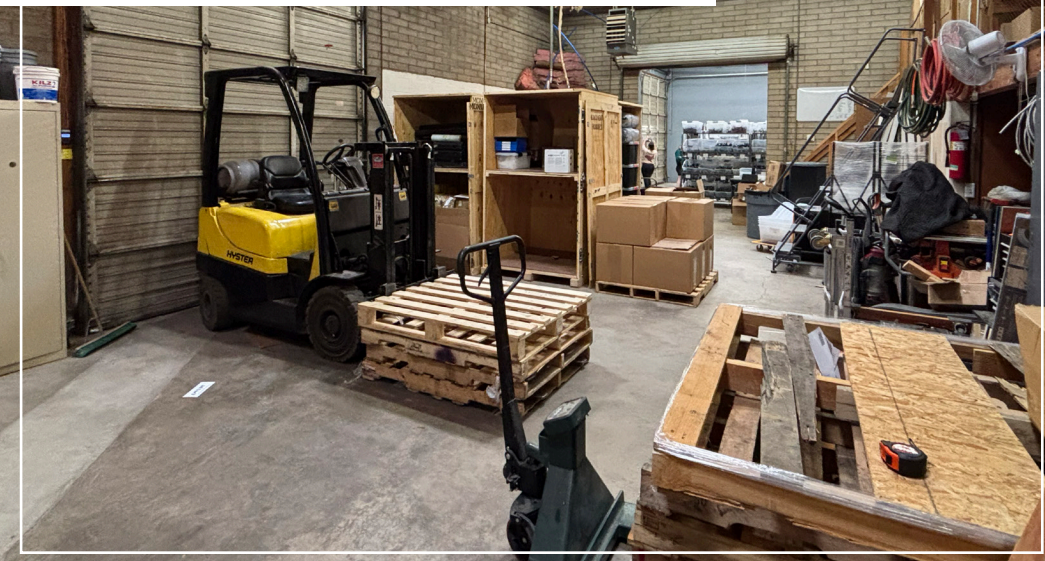


# FLOORPLAN | CLICK TO VIEW VIRTUAL TOUR



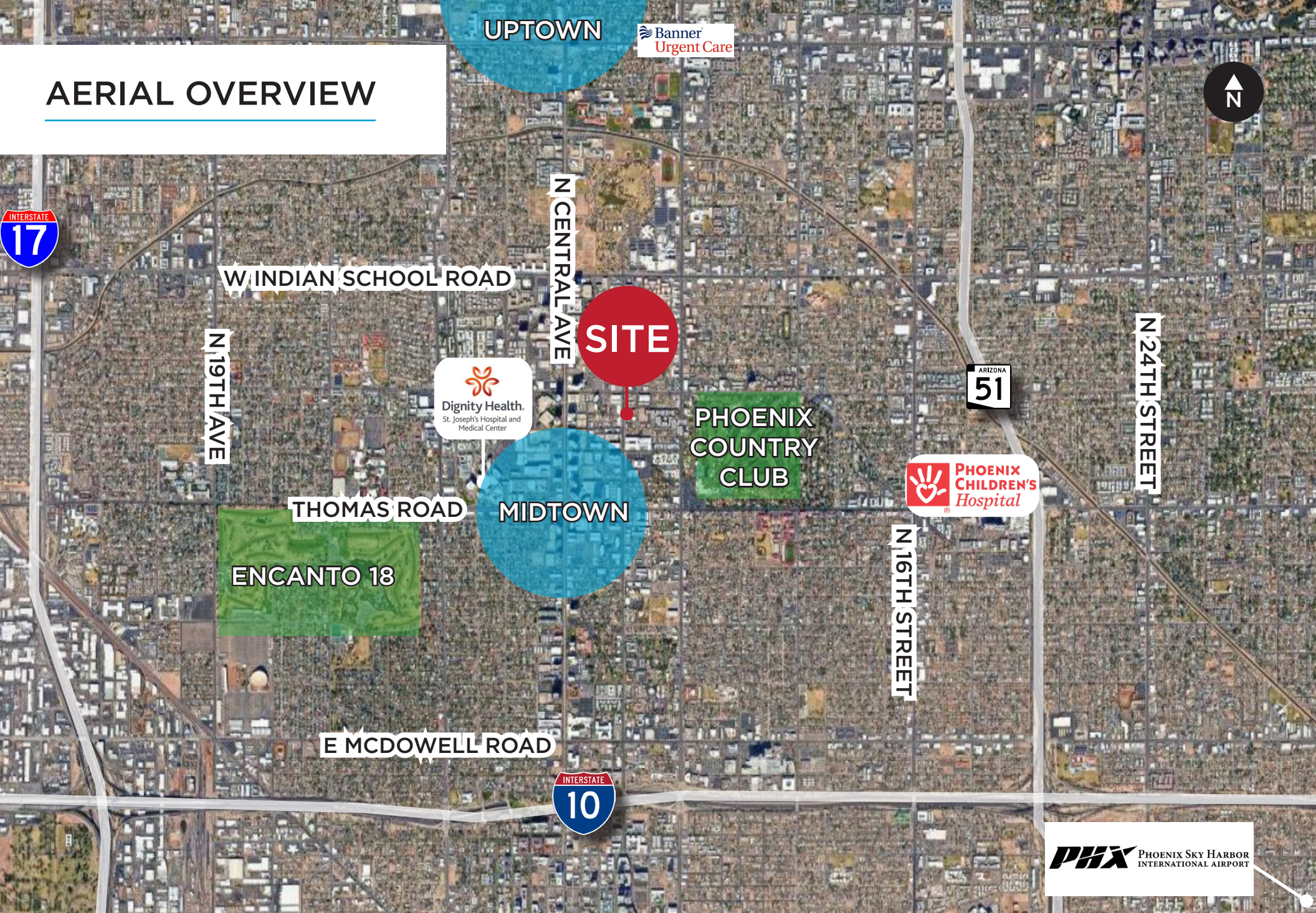


# INTERIOR PHOTOS






# AERIAL OVERVIEW






# DEMOGRAPHICS

## 3829 N. 3RD ST



POPULATION

	1 MILE	3 MILES	5 MILES
2024	22,377	185,400	437,161
2029	24,766	202,327	474,428



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2024	11,875	85,285	174,166
2029	13,154	93,363	189,806



AVERAGE H.H. INCOME

	1 MILE	3 MILES	5 MILES
2024	\$78,716	\$84,952	\$83,504



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
2024	33,617	164,284	342,572



BUSINESSES

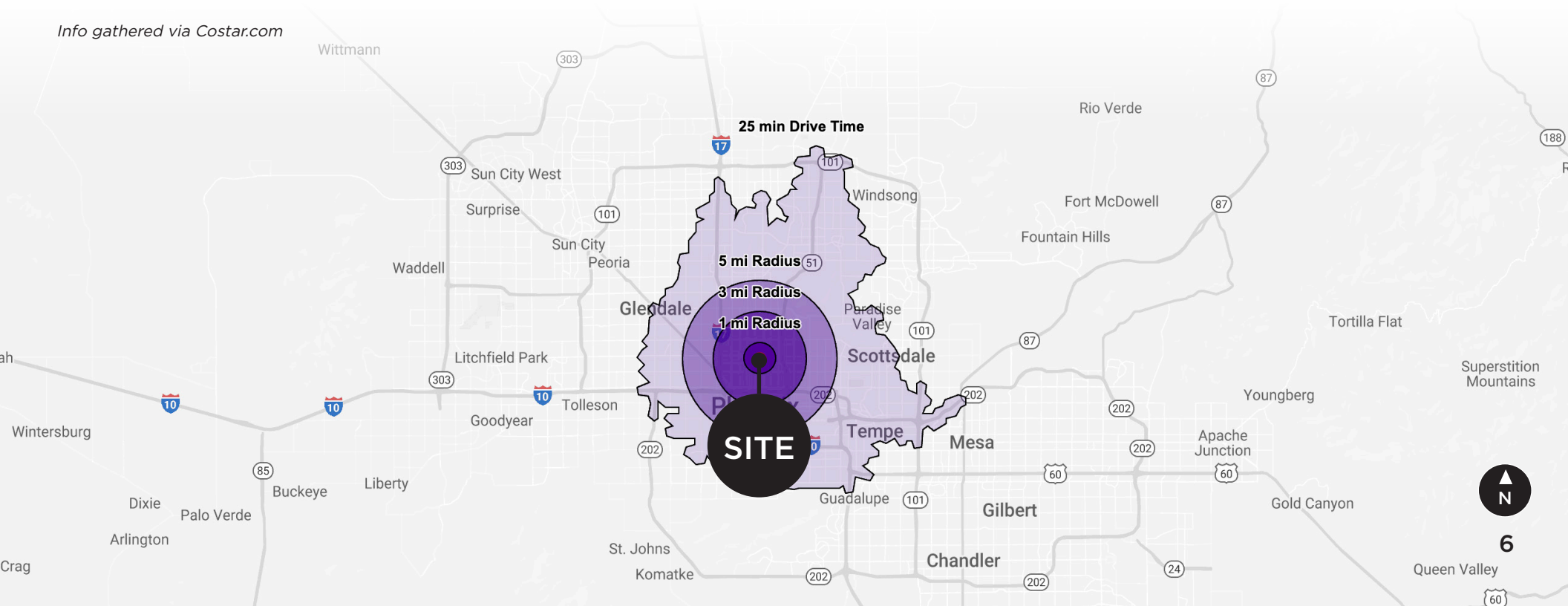
	1 MILE	3 MILES	5 MILES
2024	4,411	21,155	34,679



MEDIAN H.H. INCOME

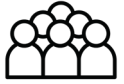
	1 MILE	3 MILES	5 MILES
2024	\$62,021	\$59,644	\$57,785

Info gathered via Costar.com





# PHOENIX CITY OVERVIEW



**1.6M +**  
**TOTAL POPULATION**



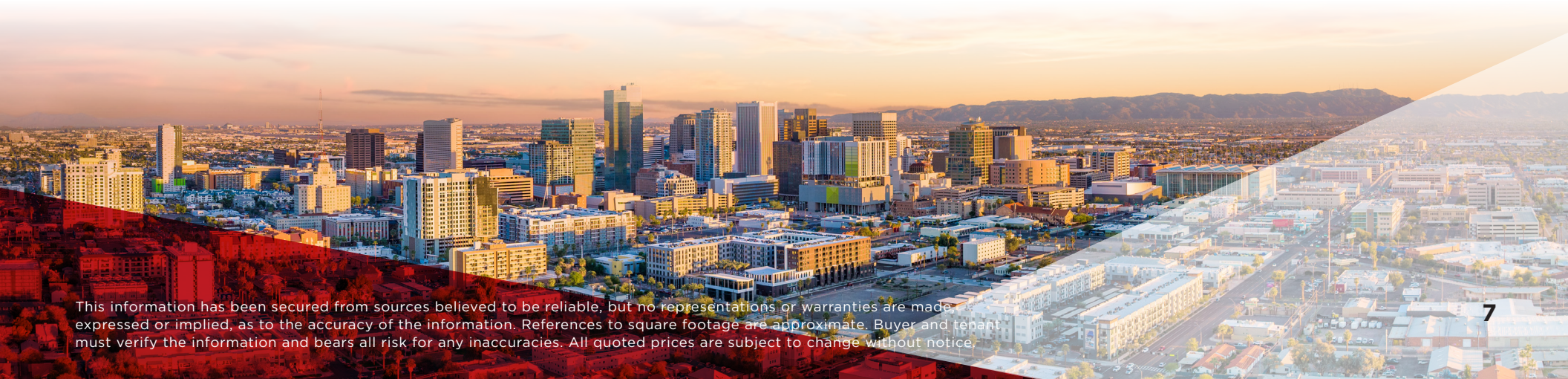
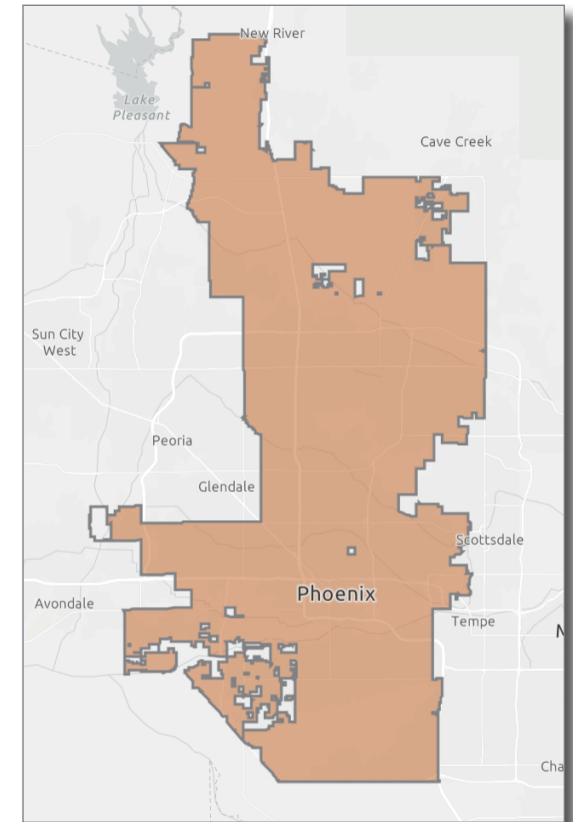
**\$70K +**  
**AVG HH INCOME**

## 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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3rd St

STOP