

OFFICE BUILDING AVAILABLE FOR SALE OR LEASE

1903 W OCOTILLO RD | PHOENIX, AZ 85015

ASKING PRICE

\$600,000.00

LEASE RATE

\$15 SF/YR NNN



PROPERTY DETAILS

- Freestanding Office • 11,207 SF Land
- Former Daycare Use • 2,678 SF building
- Former Church Use • 100% HVAC
- Zoning R-3 • Large open area
- APN: 156-16-080A • 2 Private Offices
- 19th Ave Frontage • 2 restrooms
- Opportunity Zone • 1 break room
- Lightrail Frontage

contact :



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The information contained herein has been obtained from various sources. We have no reason to doubt its accuracy; however, J & J Commercial Properties, Inc. has not verified such information and makes no guarantee, warranty or representation about such information. The prospective buyer or lessee should independently verify all dimensions, specifications, floor plans, and all information prior to the lease or purchase of the property. All offerings are subject to prior sale, lease, or withdrawal from the market without prior notice.

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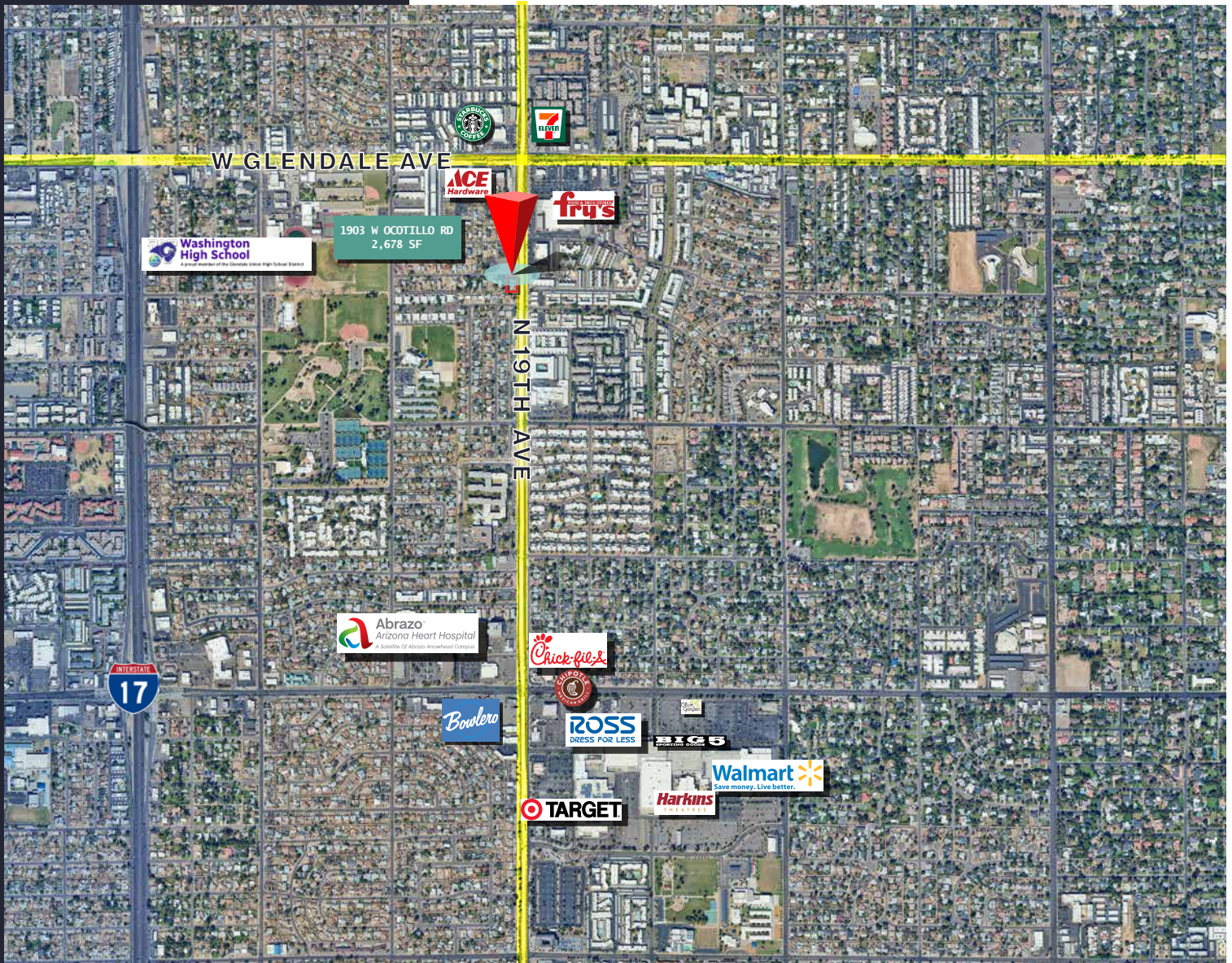
COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CONTACT

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

OFFICE SPACE AVAILABLE FOR SALE OR LEASE

1903 W. OCOTILLO RD | PHOENIX AZ



DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2020 Population:	25,072	203,576	448,427
2024 Population:	26,218	206,431	457,154
2024 Households:	10,475	75,921	175,765
Median HHI:	\$49,122	\$55,827	\$57,713

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