

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

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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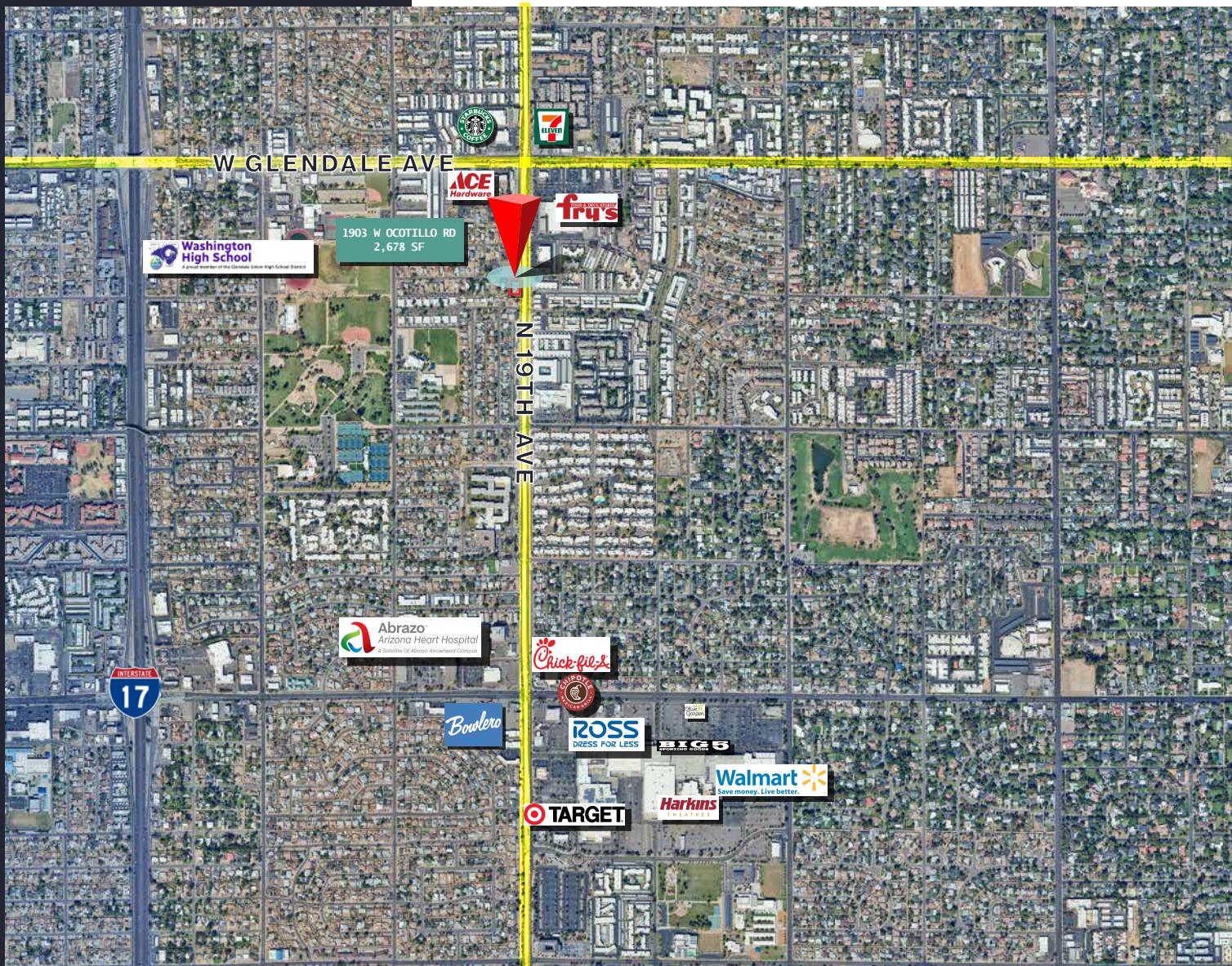
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TEMPE: 2223 W University Drive, Tempe, AZ 85281 | 480.966.2301

SCOTTSDALE: 8767 E Via de Comercio, 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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