

4334-4344 N 7TH AVE | PHOENIX, AZ 85013



*Prime Retail
Available
For Lease!*

in the heart of the

**MELROSE
DISTRICT**

Dallin Pace

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TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

STOREFRONT RETAIL SPACE AVAILABLE FOR LEASE

NEW REFRESHED LOOK!

The building has recently undergone significant renovations, boasting a sleek and modern aesthetic. With updated interiors and exteriors, your business will stand out in a space that exudes professionalism and style.

Property Address 4334-4344 N 7th Ave
Phoenix, AZ 85013

Building Size ±8,194 SF

Year Built 1949

Tenancy Multiple

Zoning C-C, City of Phoenix

Frontage N 7th St

Parking 23 Surface Spaces

*Discover the perfect opportunity to establish your business in the vibrant and eclectic **Melrose District** of Phoenix. This newly refreshed commercial building offers a modern and inviting space, ideal for retail businesses looking to thrive in a dynamic community.*

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.

09.19.24



The property is adjacent to the brand new **The Lyceum** park, which finished construction February 2024



Welcome to the

MELROSE DISTRICT

The **Melrose District** is a hotspot for innovation and creativity, attracting a diverse and engaged community. With its pedestrian-friendly streets, regular events, and cultural attractions, the area offers a lively and inviting environment for both businesses and customers.

Position your business at 4340 N 7th Ave and become a part of the Melrose District's exciting growth story. This is more than just a retail space; it's an opportunity to be part of a vibrant, forward-thinking community.



Join the amazing group of businesses already thriving in the Melrose District!





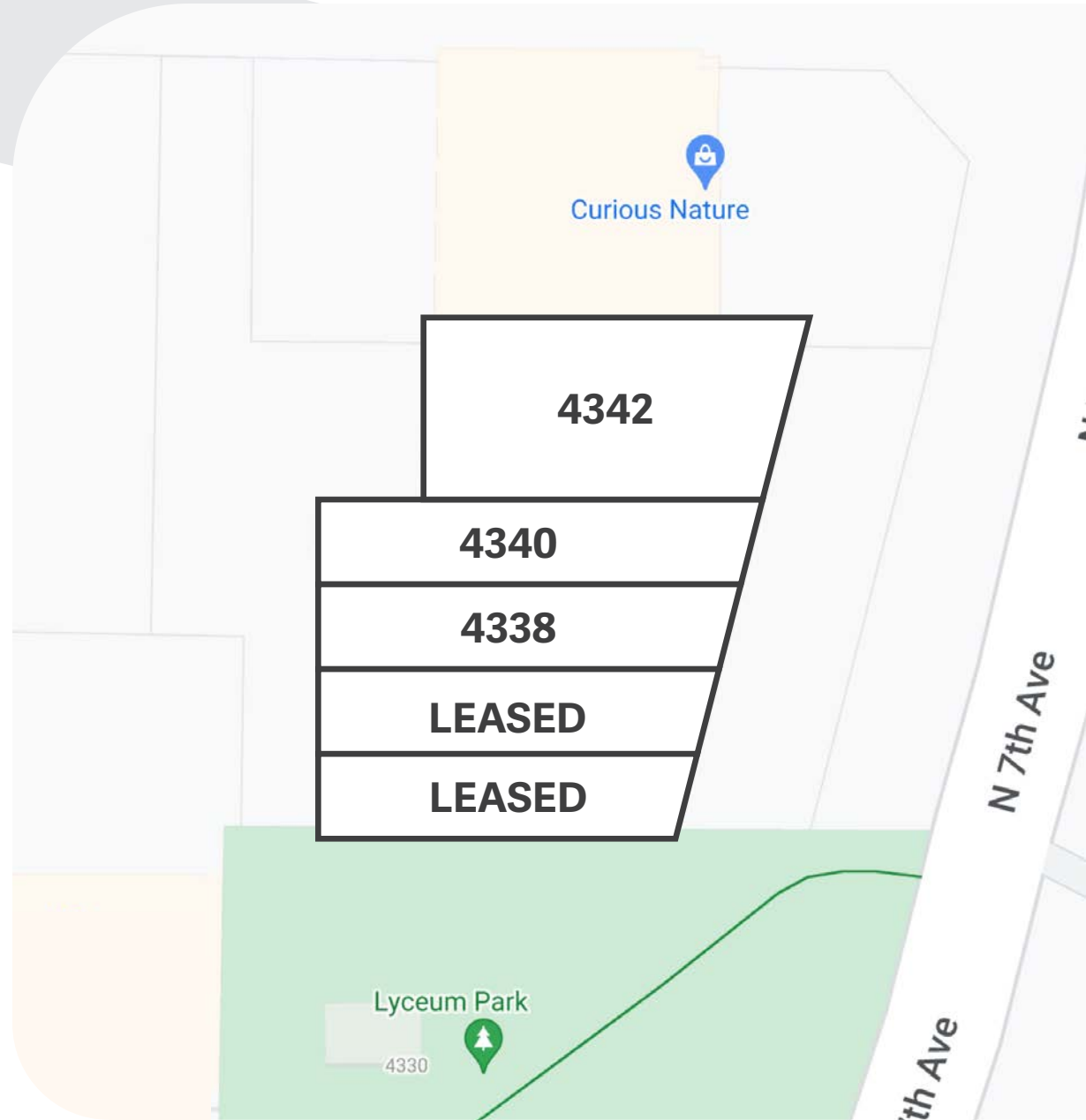
AVAILABLE FOR LEASE

4338 N 7th Ave
±1,410 SF | \$26.00 MG

4340 N 7th Ave
±1,490 SF | \$26.00 MG

4342 & 4344 N 7th Ave
±2,714 SF | \$26.00 MG

Suites are contiguous up to
±5,614 SF



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PRIME LOCATION

Nestled on the iconic Melrose Curve, renowned for its unique blend of vintage charm and contemporary flair. This area attracts a diverse crowd of shoppers, food enthusiasts, and art lovers, ensuring a steady stream of potential customers.

COMMUNITY VIBES

Join a thriving network of successful businesses and passionate entrepreneurs. The Melrose District is known for its supportive community atmosphere, fostering collaborations and shared success among local businesses.

AMPLE AMENITIES

Benefit from the district's rich array of amenities, including trendy cafes, renowned restaurants, eclectic boutiques, and vibrant nightlife. Your business will be in good company, surrounded by establishments that draw a loyal and enthusiastic customer base.

Seize this chance to elevate your business in one of Phoenix's most exciting neighborhoods!

Contact us today to learn more and schedule a tour.



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