

# FOR SALE

10,310 SF RETAIL/OFFICE  
C-2 ZONING | 1.01 AC

4023-4033 N 19TH AVE  
PHOENIX, AZ 85015



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COMMERCIAL REAL ESTATE

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# OFFERING DETAILS



**SALE PRICE:**  
\$1,750,000 (\$170/sf)



**PARKING:**  
+/- 65 Spaces



**TOTAL BUILDING SIZE:**  
±10,310 SF



**ZONING:**  
C-2, City of Phoenix



**TOTAL LOT SIZE:**  
±1.01 AC



**PARCELS:**  
110-07-089A,  
110-07-086 , 110-07-081,  
110-07-080A

## PROPERTY HIGHLIGHTS

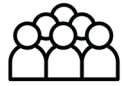
- Two (2) Freestanding Buildings
- Four (4) Separate Land Parcels
- 315' Frontage on 19th Ave
- Gated Storage Area
- Grade Level Doors
- Two (2) Monument Signs on 19th Ave
- Large Fenced and Gated Parking Area



# PHOENIX CITY OVERVIEW

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**1.6M +**  
TOTAL POPULATION



**\$77K +**  
AVG HH INCOME

## SOUTHWEST MEGACITY POWERING ARIZONA'S ECONOMY

Phoenix, the fifth largest city in the U.S. with a 2025 population of 1,673,164, continues to grow as a major regional anchor. With robust infrastructure, a diversified employer base, and access to global markets, Phoenix is consistently ranked among the top metros for business expansion. New developments and population inflows are fueling growth in nearly every asset class.

## MEGAPROJECTS & INSTITUTIONAL CAPITAL INFLOW

Phoenix is undergoing a surge of marquee development. TSMC's \$7 billion "Halo Vista" semiconductor complex is expected to generate 10,000 new jobs, while the Central Station mixed use tower will redefine Downtown by late 2025. Phoenix also continues to see strong home-buyer activity, with the median home price reaching \$457,998 in April 2025.

W INDIAN SCHOOL RD

W AMELIA AVE

SITE

110-07-089A

110-07-086

110-07-081

110-07-080A

N 19TH AVE

N 18TH AVE

N 20TH AVE

This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



# LEV ROSE

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