



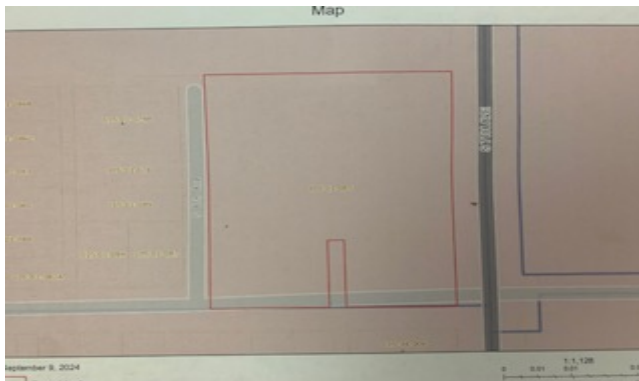
Downtown Phoenix Redevelopment Site

Rare 2.1 Acre NNN Ground Lease

Intersection:
NW Corner of Pima & 7th Ave

Address:
1450 South 7th Ave
Phoenix, AZ 85007

Principals ONLY. Don't Contact Tenants



Lot Size

- Lot Size: +- 91,305 sq ft
- Ac/Zone: +- 2.1 ac/ C2
- Rental: \$6.50
- Add'l 12,700 sq ft

Contact Info

Zeek Ojeh
602-539-7889
ZALMAR, INC
PO Box 20812
Phoenix, AZ 85036
ZMANL@YAHOO.COM

Population

	1 mile	3 miles	5 miles
Projected	30,576	132,881	424,504
2023	24,656	118,818	395,651
Day Pop	43415	173,994	389,418
Av Age	33	33.9	32.6

Businesses

	1 mile	3 miles	5 miles
Businesses	2,591	10,859	24,338
Employees	78,261	220,758	396,735

Income Per Household

	1 mile	3 miles	5 miles
2023	\$44,579	\$45,984	\$45,404

- Whole City Block located in Downtown Phoenix
- Within City of Phoenix Redevelopment Core
- Inside the Federal & Local Opportunity Zone
- 0.25 mile to Freeway I-17/US-60
- 1.6 mi to Suns & Dbacks Arenas with 5.3 mil visitors
- 4.4 Miles to Sky Harbor Int'l Airport
- 25 mins to Mesa, Scottsdale, Peoria, Glendale, etc.
- 1.8 mi to ASU Downtown with 14,000 Students
- \$5.03B Invested in Downtown Phoenix
- Rare Infill Opportunity & Below Mkt Lease Rates

The information contained herein was obtained from third parties and are believed to be accurate. However, the recipients of this information should have their experts conduct due diligence to verify any and all information provided.