

4 W CAMELBACK ROAD
3 PHOENIX, AZ 85015
15 FOR SALE & LEASE



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REAL ESTATE SERVICES

PROPERTY OVERVIEW



PRICING DETAILS:

Sale Price: \$2,350,000
Lease Rate: \$28/SF NNN



PARCEL:

156-38-039A



LOT SIZE:

±0.67 AC



BUILDING SIZE:

±4,122 SF



AVAILABLE SIZE:

±4,122 SF GLA



ZONING

C-2

PROPERTY HIGHLIGHTS

- Freestanding Restaurant Building
- Camelback Rd Frontage
- Available July 2025
- Do not disturb tenant

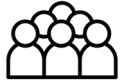
AERIAL OVERVIEW



PHOENIX CITY OVERVIEW

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1.6M +
TOTAL POPULATION



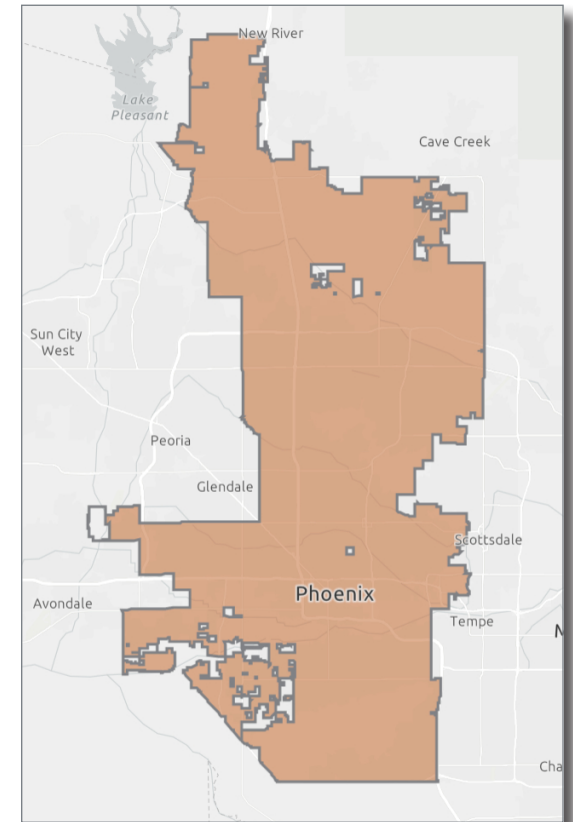
\$70K +
AVG HH INCOME

GROWING POPULATION

The City of Phoenix is a fast-paced and dynamic city with a welcoming attitude towards its residents and businesses. Phoenix is the 5th largest city in the United States, and currently houses more than 1.6M residents with the median age being 34 years old. The population grew 11.2% in between 2010-2020, and the city is still seeing businesses and families alike relocating to the city. Phoenix has plenty to offer its residents and visitors, including more than 185 golf courses, 10 luxurious resorts, the finest dining in the state, and more than 50 miles of hiking, biking, and horseback riding trails.

BUSINESS IN PHOENIX

There are currently close to 50,000 businesses in Phoenix and over 750,000 employees. Entertainment, travel, and apparel are the most popular business sectors residents spend their income on. Phoenix is home to corporate headquarters of five Fortune 500 companies: Avnet, Freeport-McMoRan, Republic Services, Magellan Health and Sprouts Farmers Market (2021).



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.

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WORLDWIDE
REAL ESTATE SERVICES

HAN KOREAN BBQ