



Downtown Phx Boutique Office Bldgs

FOR SALE | 101 & 119 E CORONADO RD, PHOENIX AZ 85024

LEVROSE
COMMERCIAL REAL ESTATE



Investment Overview

LevRose Commercial Real Estate is pleased to present a rare opportunity to acquire 101 & 119 E. Coronado Road, situated on approximately ±1.40 acres in the heart of Central Phoenix. The offering consists of two separately parceled buildings totaling approximately ±14,650 square feet and is available either as a portfolio or the buildings can be purchase separately, providing exceptional flexibility for both owner/users and investors.

Originally constructed in 1950 (119 E. Coronado) and 1966 (101 E. Coronado), the properties showcase character-rich architecture and timeless charm that is increasingly difficult to replicate within Phoenix’s urban core. Strategically positioned just south of McDowell Road between Central Avenue and 7th Street, the site provides immediate access to Interstate 10, State Route 51, and the Valley Metro Light Rail, allowing seamless connectivity to Downtown Phoenix, Midtown, and the greater metropolitan area.

Zoned C-O (City of Phoenix), the site is ideally suited for professional users seeking a boutique office environment with authentic character, offering a compelling alternative to the conventional office product that dominates today’s market. Opportunities to acquire comparable assets within this highly sought-after submarket are exceedingly rare, making this a truly unique opportunity.



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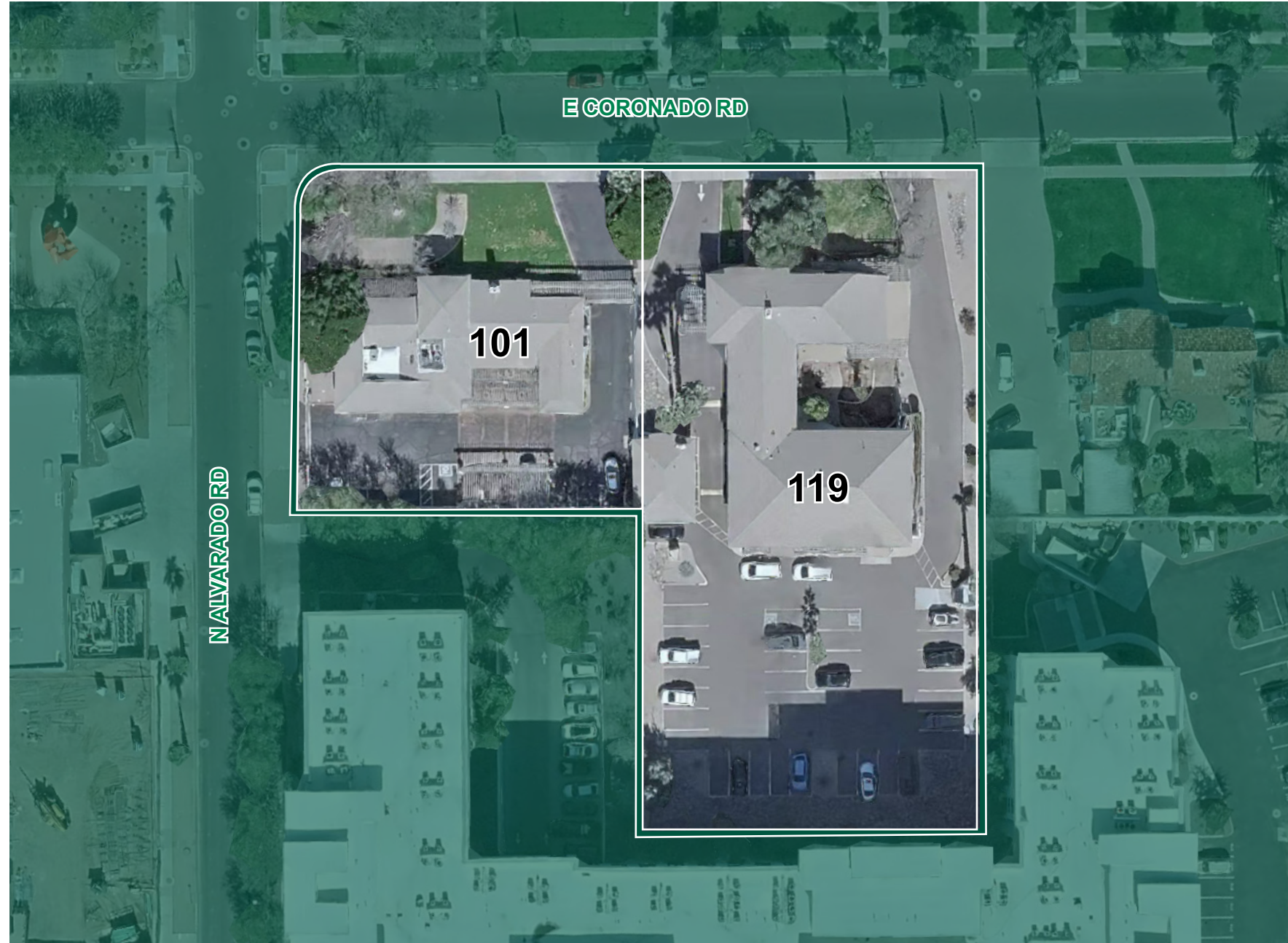
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Property Profile

Site Highlights

Property Address	101 & 119 E Coronado Rd, Phoenix AZ 85004	
Pricing	\$3,375,000.00 (\$230.77/SF)	
Building Size	101 Bldg. ±3,975 SF 119 Bldg. ±10,650 SF	Total ±14,625 SF (Buildings can be sold seperately)
Lot Size	101 Bldg. ±0.48 AC 119 Bldg. ±0.92 AC	Total ±1.40 AC
Zoning	C-O, City of Phoenix 	
Parking	101 Bldg. ±3.27/1,000 SF (13 Spaces) 119 Bldg. ±3.10/1,000 SF (33 Spaces)	Total ±3.15/1,000 SF (46 Spaces)
Parcel Numbers	101 Bldg. 118-55-011 119 Bldg. 118-55-009A	



Building Highlights

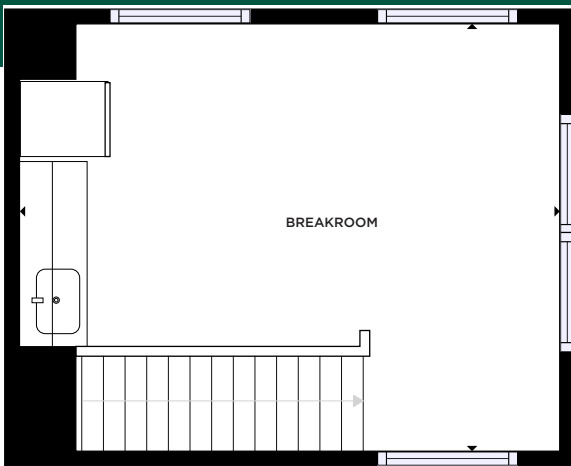
- Unique Multi-Building Opportunity That Allows An Owner-User To Occupy What They Need While Leasing Out Overflow Space To Offset Holding Costs
- Prominent Building Signage Opportunity With Strong Visibility And Presence
- Set On A Corner Lot With Multiple Points Of Ingress/Egress, Offering Ease Of Access
- Each Building Features Activated Outdoor Space Centered On A Charming Courtyard.
- Effortless Pull Up Parking Throughout the Property
- Both Buildings Have Bonus Basement Space, not Included in the Stated Square Footage, that can be used for Storage

Location Highlights

- Excellent Freeway Access Via SR-51, I-10, And Loop 202, Allowing Efficient Travel Throughout The Valley
- Located Within The Highly Desirable Coronado Neighborhood, Known For Its Historic Charm, Walkability, And Strong Surrounding Demographics
- Minutes From A Wide Variety Of Dining, Retail, Hospitality, And Entertainment Amenities Along Central Avenue And Downtown Phoenix

101 E Coronado Rd

Building Size	±3,975 SF
Lot Size	±0.48 AC (±20,847 SF)
Year Built	1966
Zoning	C-O, City of Phoenix
Parking	±3.27/1,000 SF (13 Spaces)
Parcel Number	118-55-011



[VIEW VIRTUAL TOUR](#)

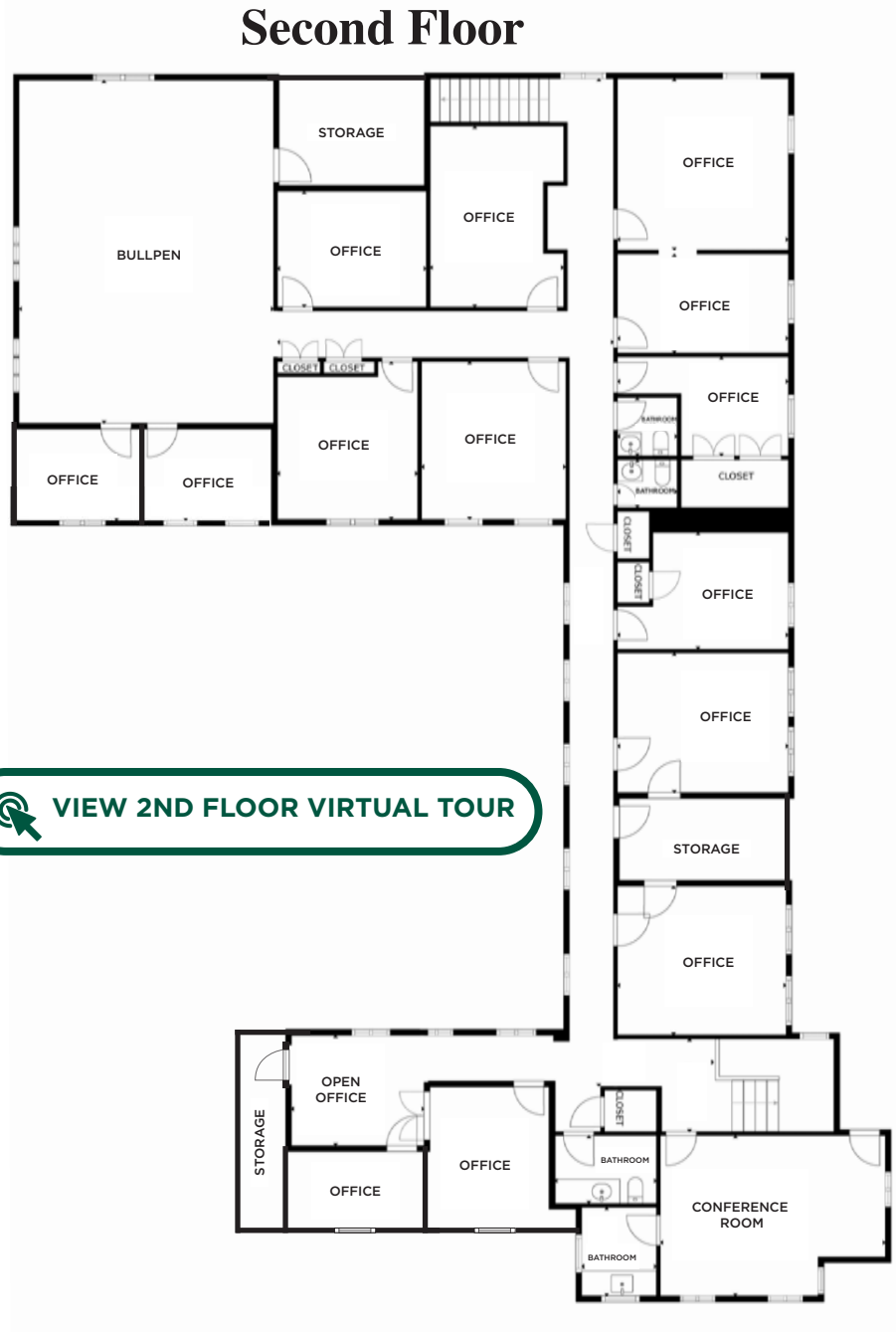
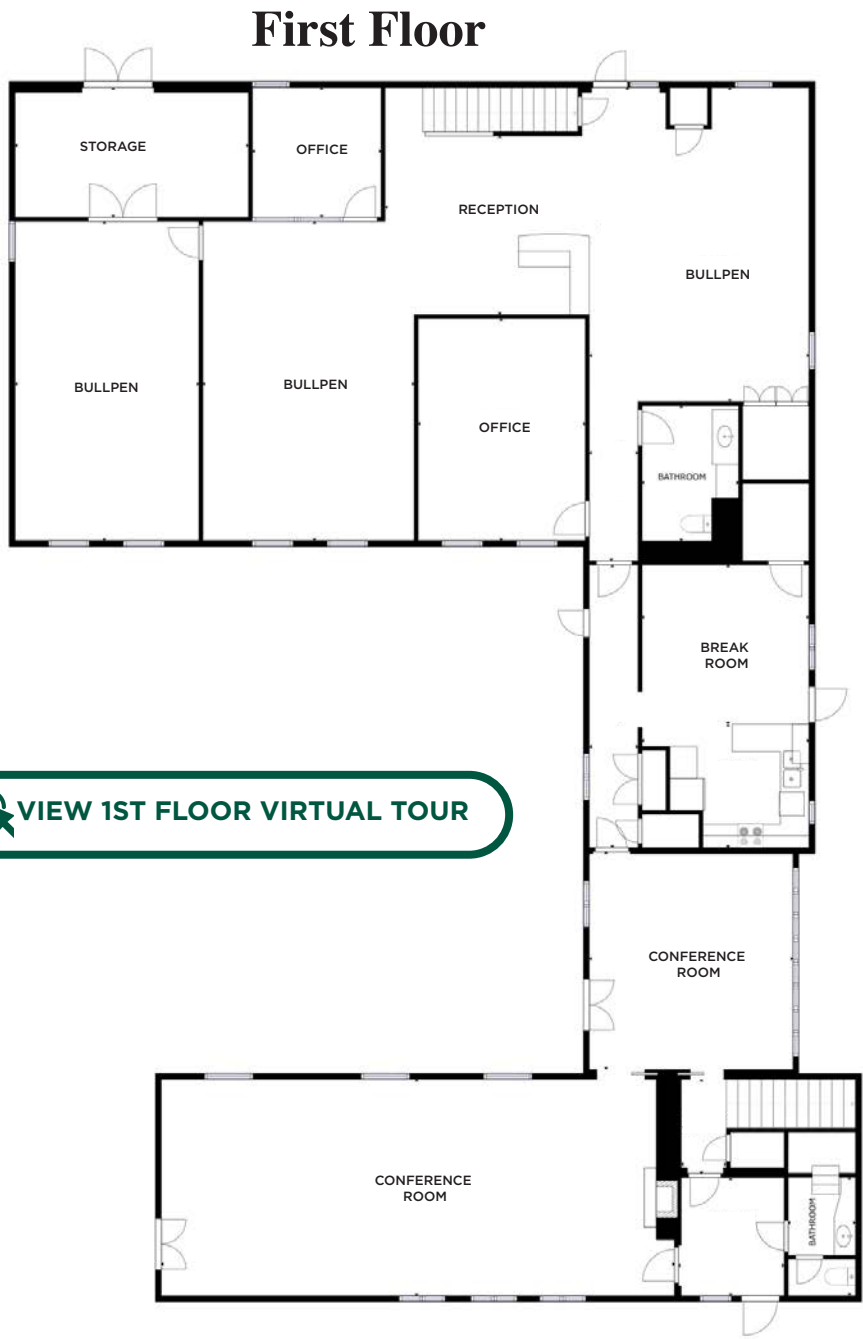
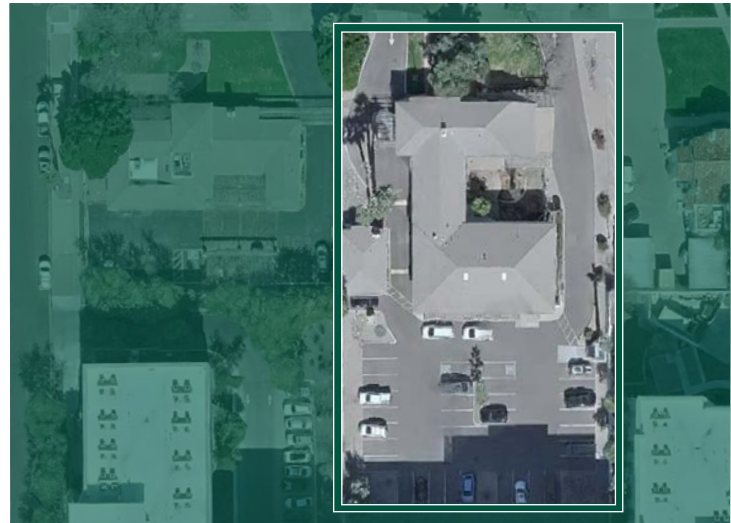


Second Floor

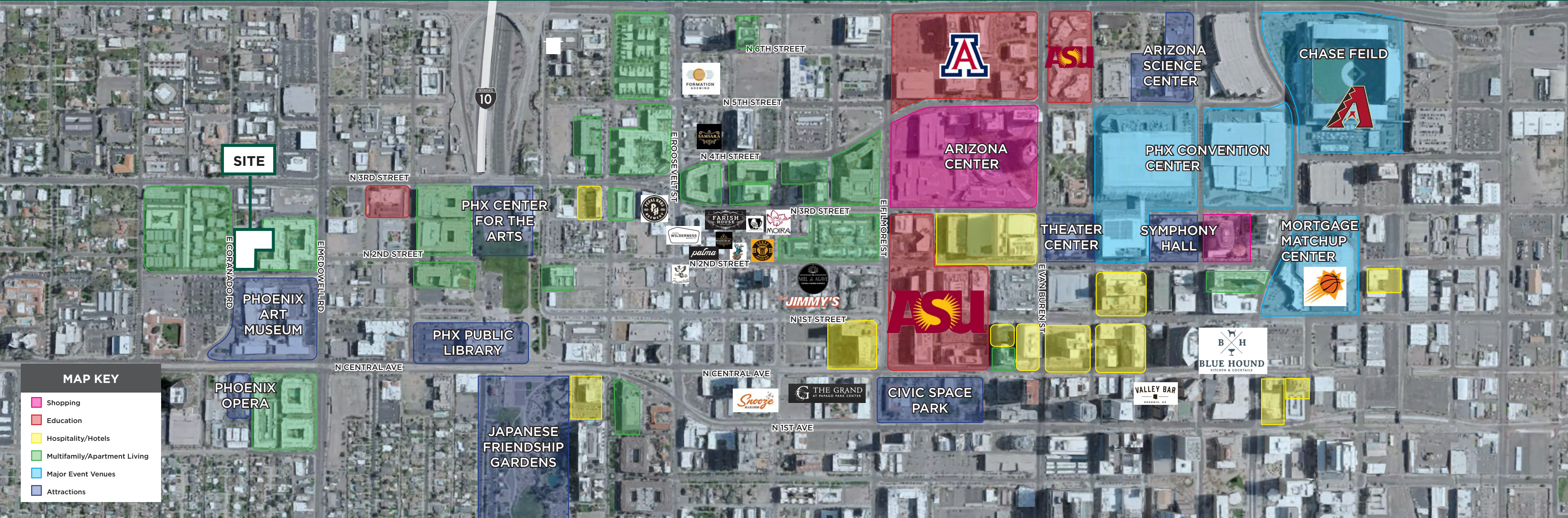


119 E Coronado Rd

Building Size	±10,650 SF
Lot Size	±0.92 AC (±39,958 SF)
Year Built	1950
Zoning	C-O, City of Phoenix
Parking	±3.10/1,000 SF (33 Spaces)
Parcel Number	118-55-009A



Downtown Amenities



MAP KEY

- Shopping
- Education
- Hospitality/Hotels
- Multifamily/Apartment Living
- Major Event Venues
- Attractions

SITE

PHOENIX ART MUSEUM

PHOENIX OPERA

PHX CENTER FOR THE ARTS

PHX PUBLIC LIBRARY

JAPANESE FRIENDSHIP GARDENS

FORMATION BREWING

SAMSARA

WILDERNESS BREWING

PARISH HOUSE

palma

Chuchilli

MOIRA

MIL AGAVE

Red JIMMY'S

Snooze

THE GRAND AT PAPAGO PARK CENTER



ARIZONA SCIENCE CENTER

ARIZONA CENTER

CIVIC SPACE PARK

PHX CONVENTION CENTER

THEATER CENTER

SYMPHONY HALL

CHASE FEILD



MORTGAGE MATCHUP CENTER



B X H BLUE HOUND KITCHEN & COCKTAILS

VALLEY BAR PHOENIX, AZ

Demographics

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	22,016	154,900	400,362
2030	23,533	162,791	418,036

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	12,103	66,626	155,287
2030	12,988	70,164	162,646

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$102,330	\$85,624	\$89,944

MEDIAN HOME VALUE

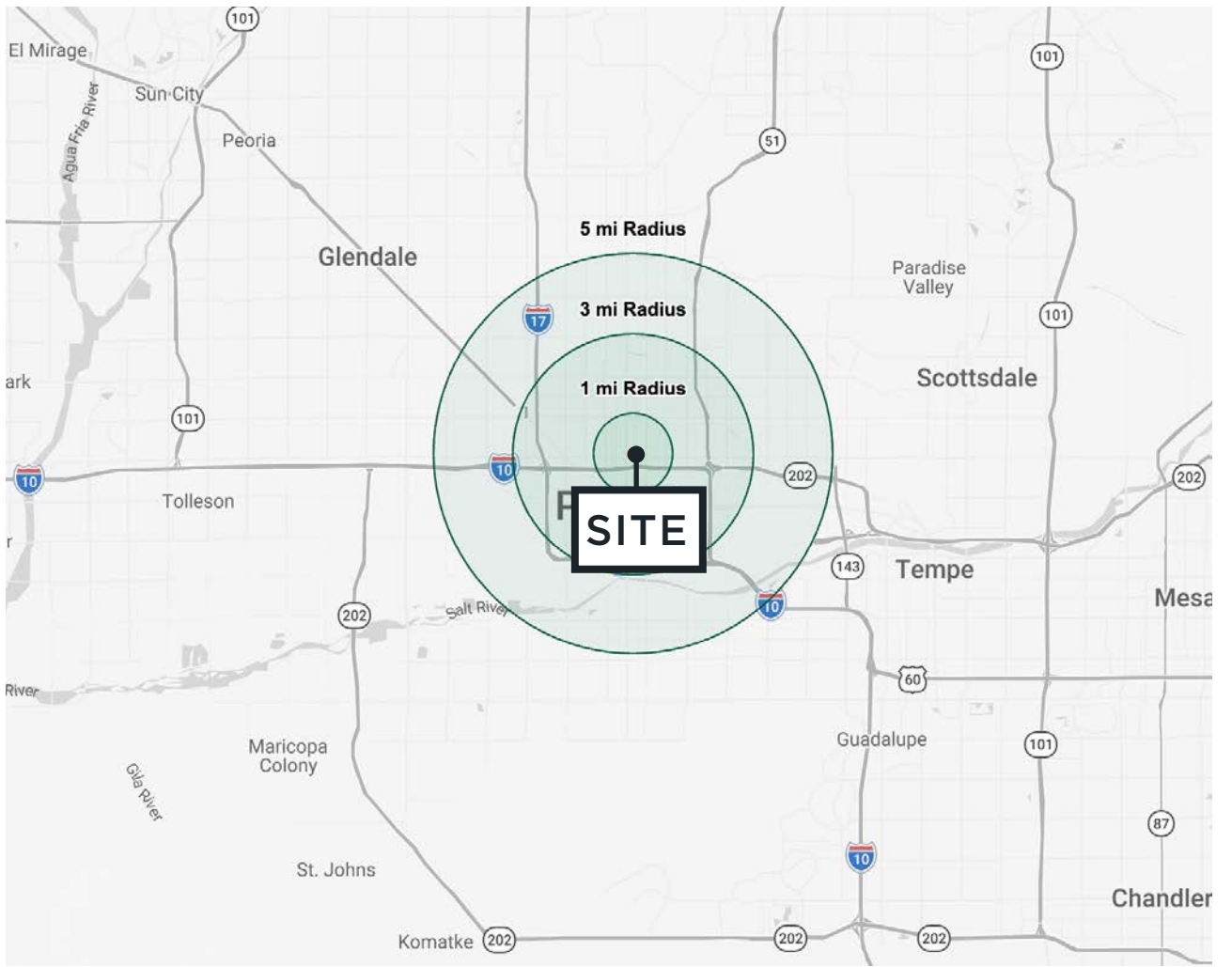
YEAR	1 MILE	3 MILES	5 MILES
2025	\$639,225	\$465,867	\$442,578

EMPLOYEES

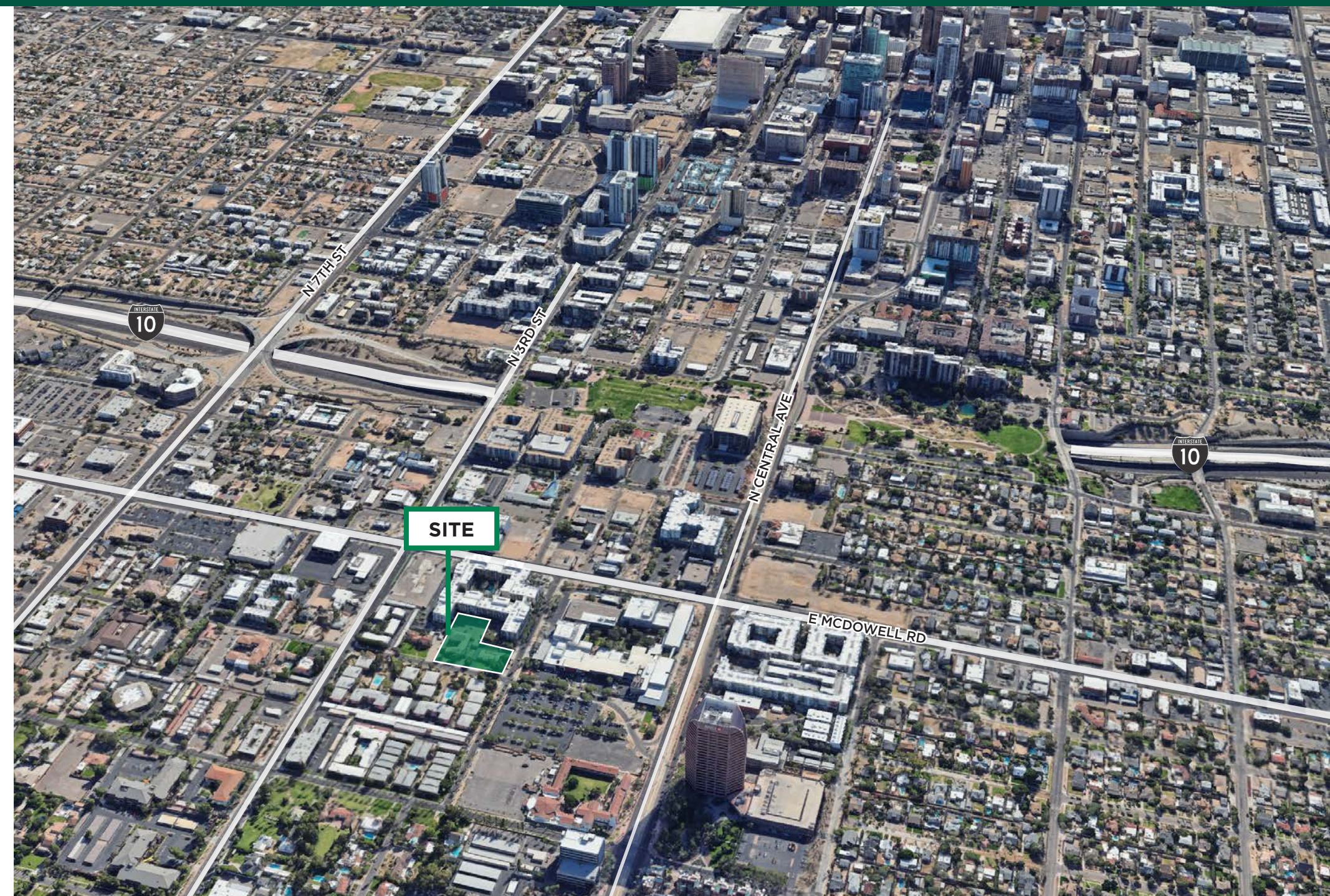
YEAR	1 MILE	3 MILES	5 MILES
2025	28,200	187,660	333,261

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2025	4,734	19,186	33,340



*2025 Statistics from Costar.com



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