

# ±18,744 SF OFFICE AVAILABLE FOR SALE

7540 N 19<sup>TH</sup> AVE | PHOENIX, AZ 85021



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
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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.

10.8.25

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## PROPERTY DETAILS

### ADDRESS

7540 N 19TH AVE  
PHOENIX, AZ 85021

### BUILDING SIZE

±18,744 SF

### PARCEL

157-19-079D

### ZONING

C-O, CITY OF PHOENIX

### TENANCY

MULTI-TENANT

### ASKING PRICE

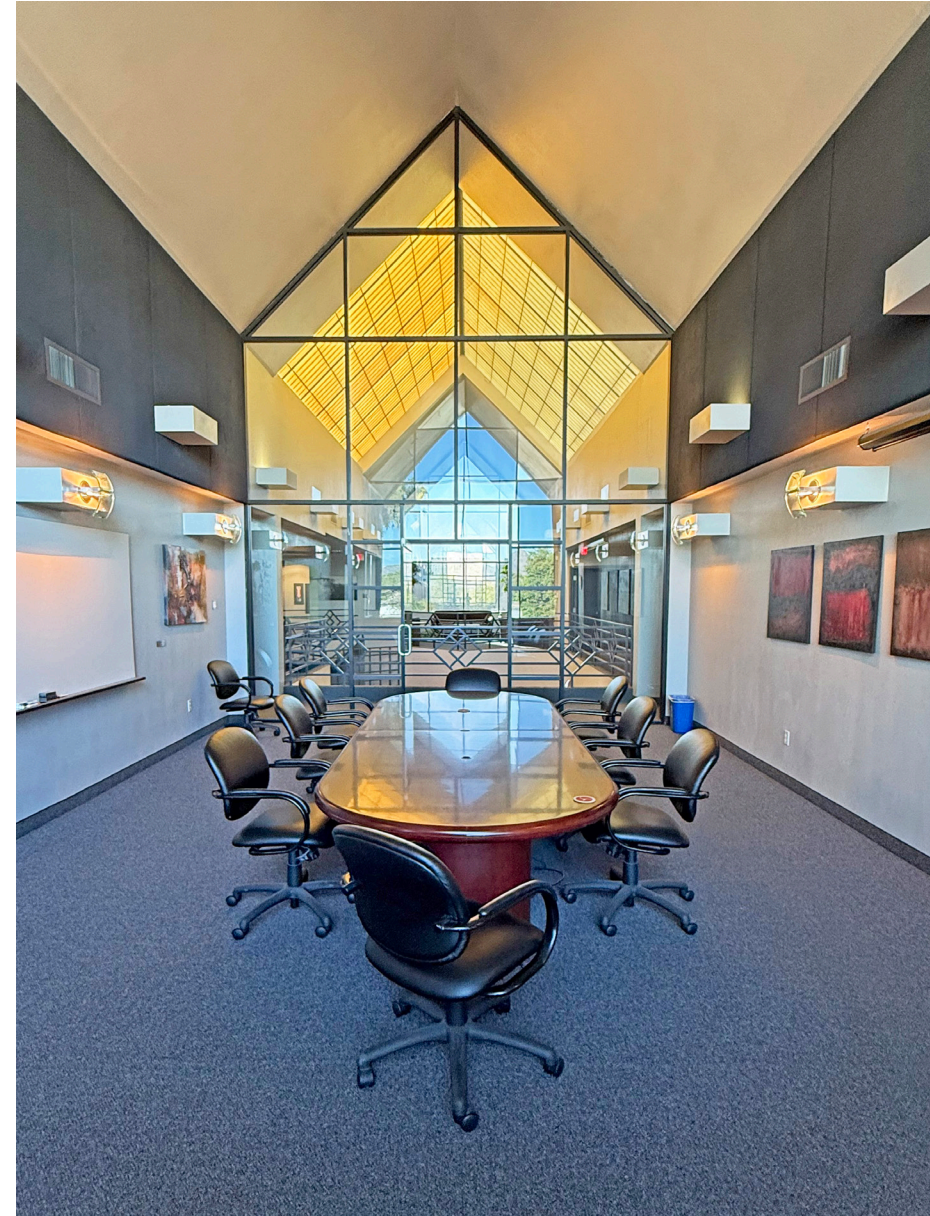
\$2,995,000 (\$159 PSF)





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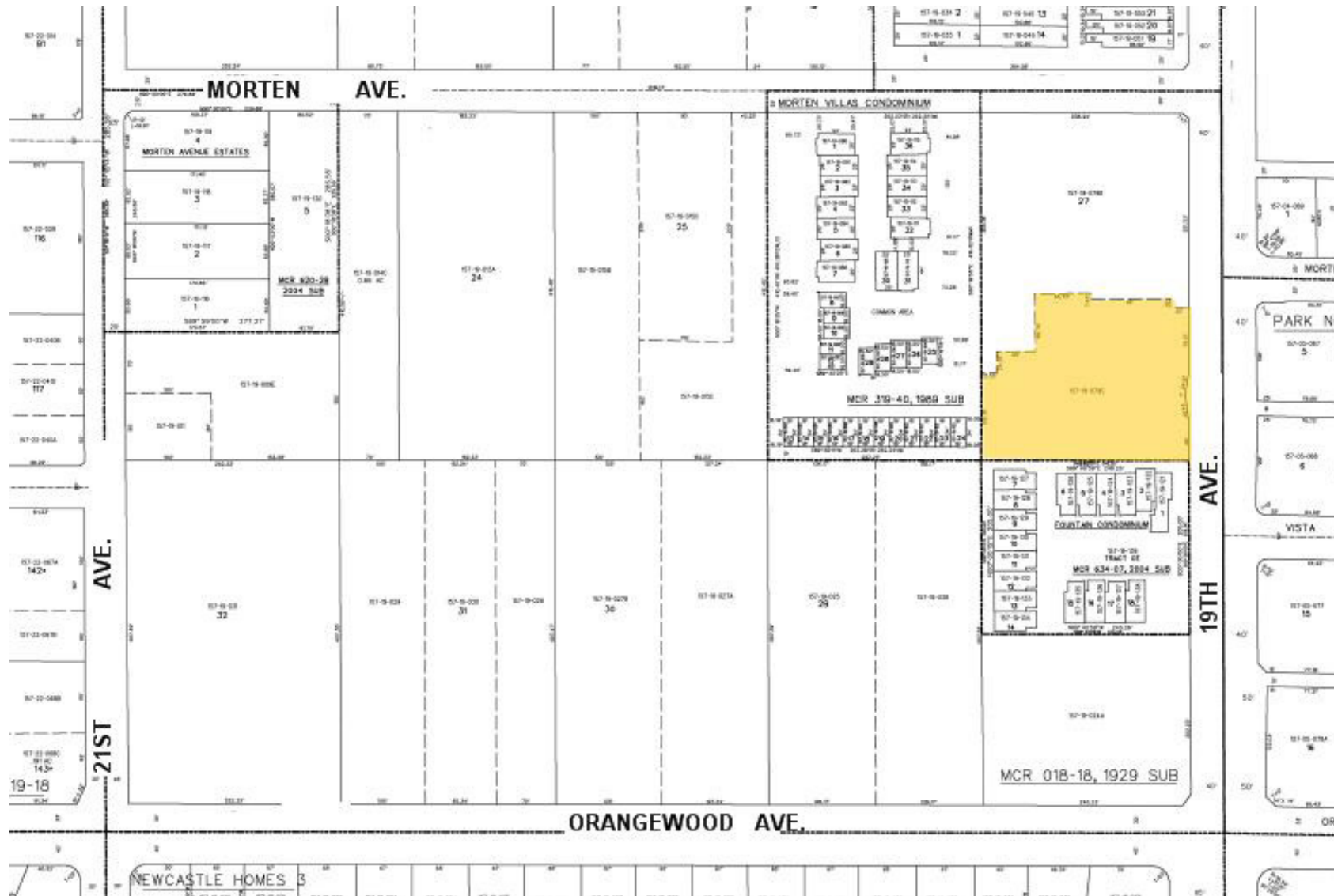


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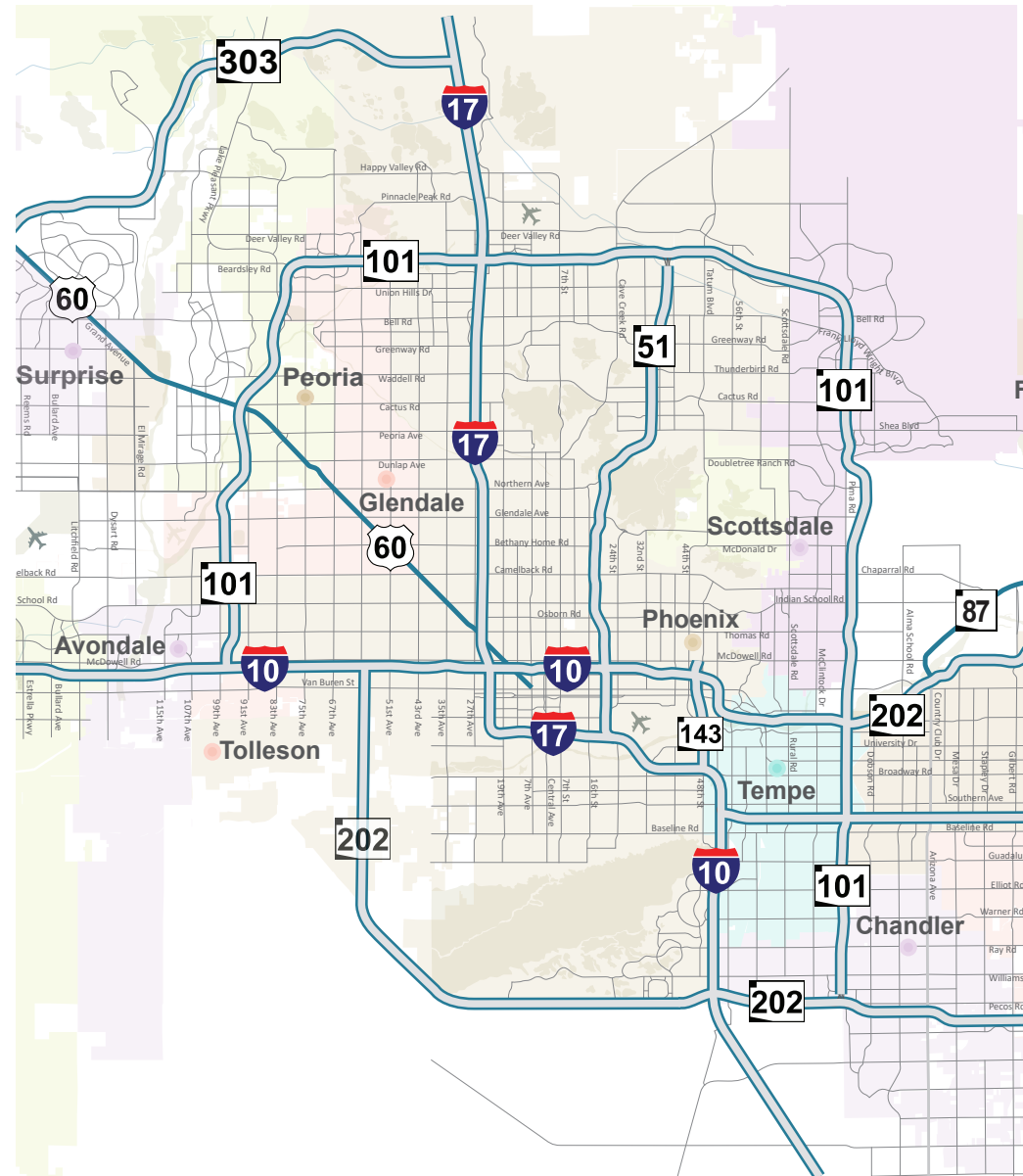


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## DEMOGRAPHICS

2024 POPULATION	25,418	193,310	449,685
2029 POPULATION PROJECTION	27,668	208,506	486,201
2024 HOUSEHOLDS	10,716	70,849	173,307
AVG HOUSEHOLD SIZE	2.3	2.5	2.5
AVERAGE HHI	\$68,777	\$78,566	\$78,920
AVERAGE AGE	37.1	36.1	36.8
MEDIAN HOME VALUE	\$337,261	\$347,655	\$325,804
TOTAL CONSUMER SPENDING	\$269M	\$2B	\$4.9B

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