

±18,744 SF OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC INTERNATIONAL

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Comercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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.

101425

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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 |
| LEASE RATE | CONTACT BROKER |



AVAILABILITY

| SUITE NUMBER | SIZE | LEASE RATE |
|--------------|-----------|----------------|
| 102 | ±1,604 SF | CONTACT BROKER |
| 103 | ±1,291 SF | CONTACT BROKER |
| SECOND FLOOR | ±9,372 SF | CONTACT BROKER |



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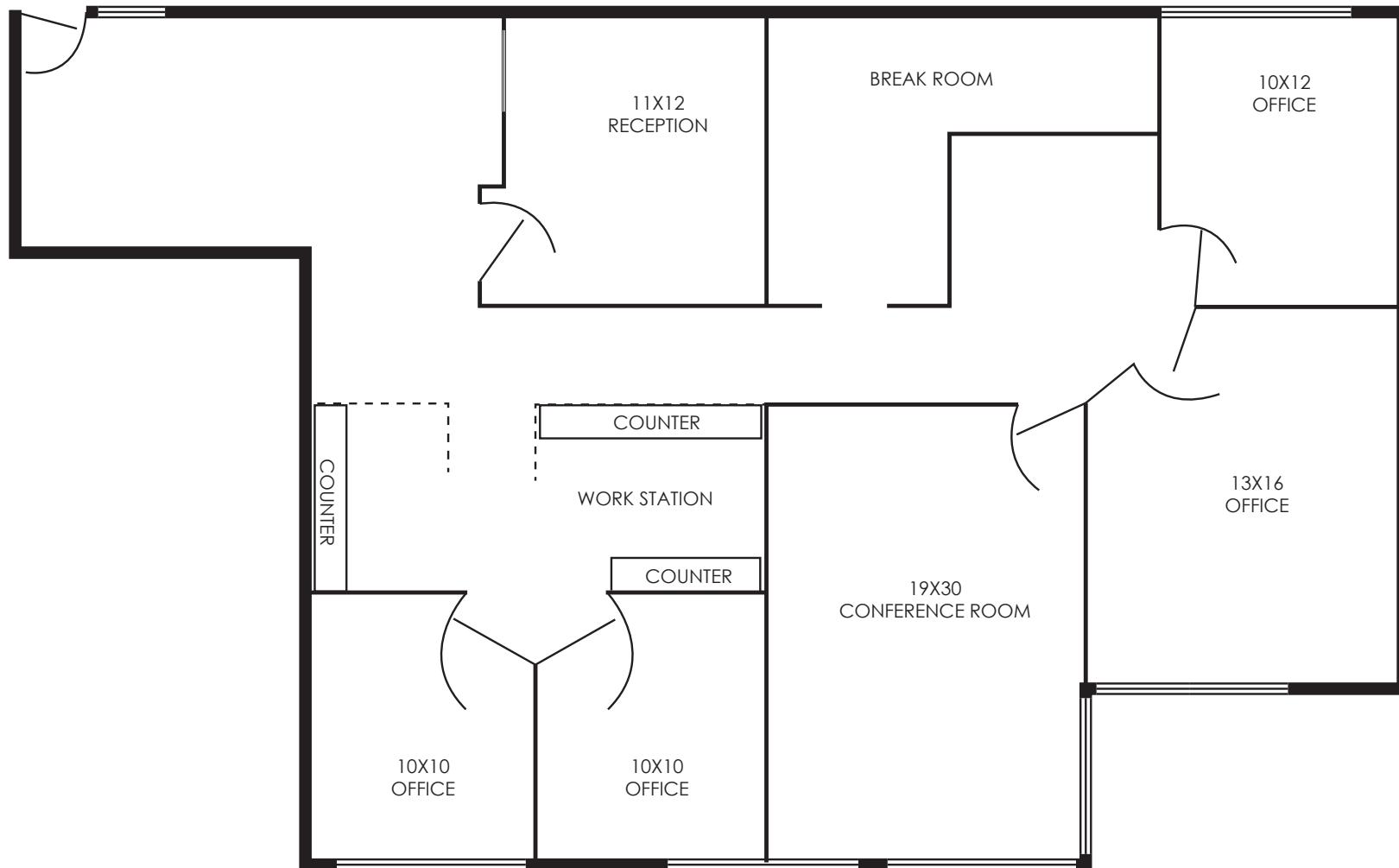
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SUITE 102

±1,604 SF



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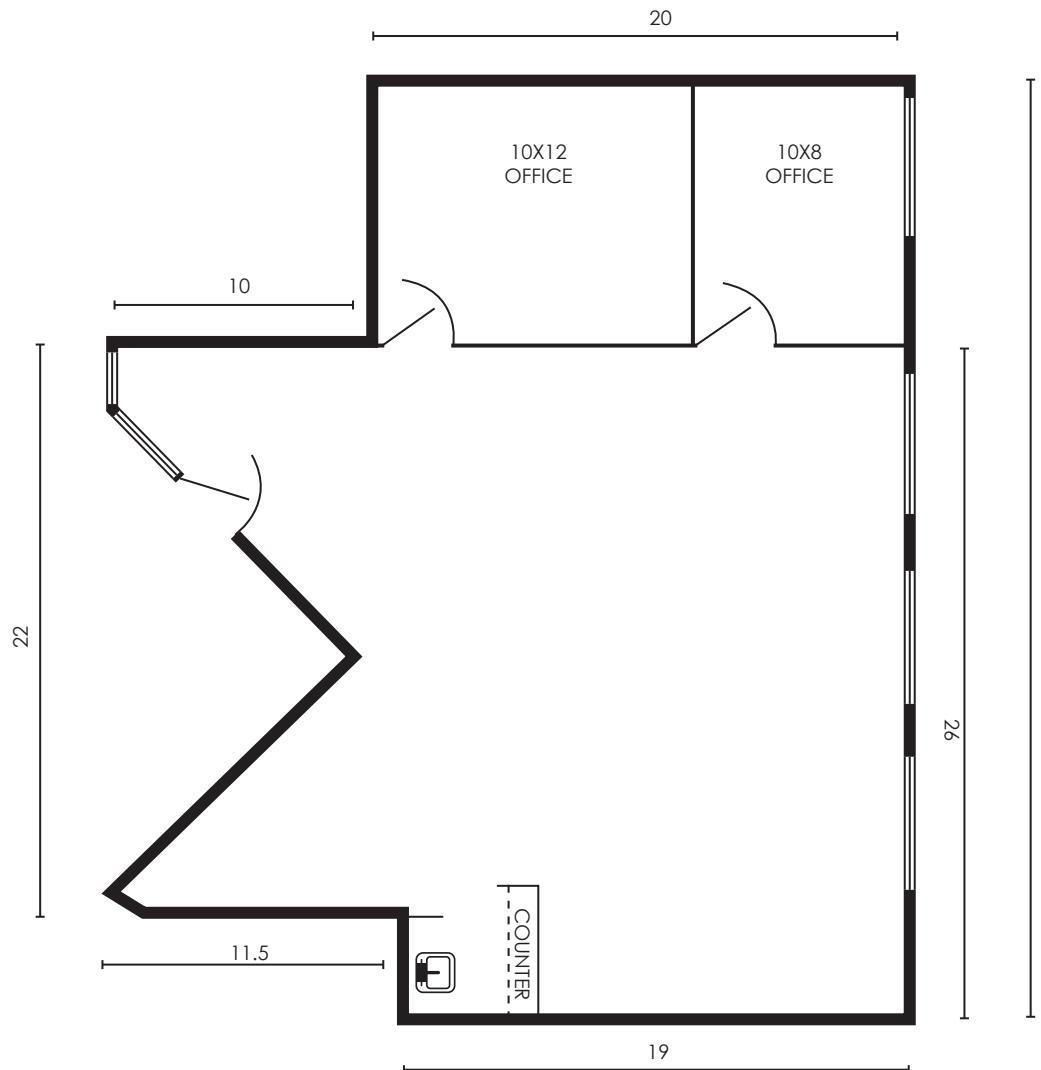
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SUITE 103

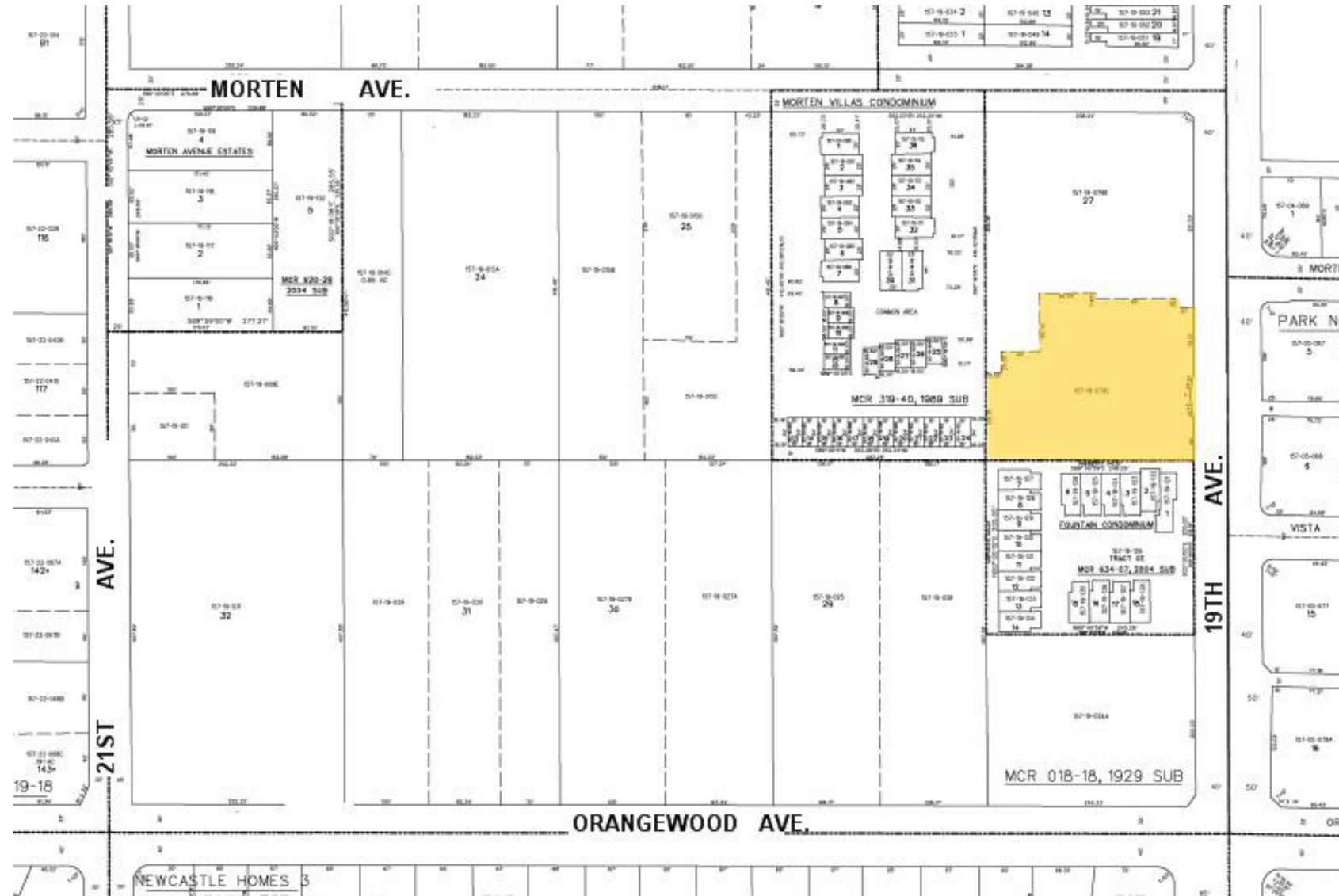
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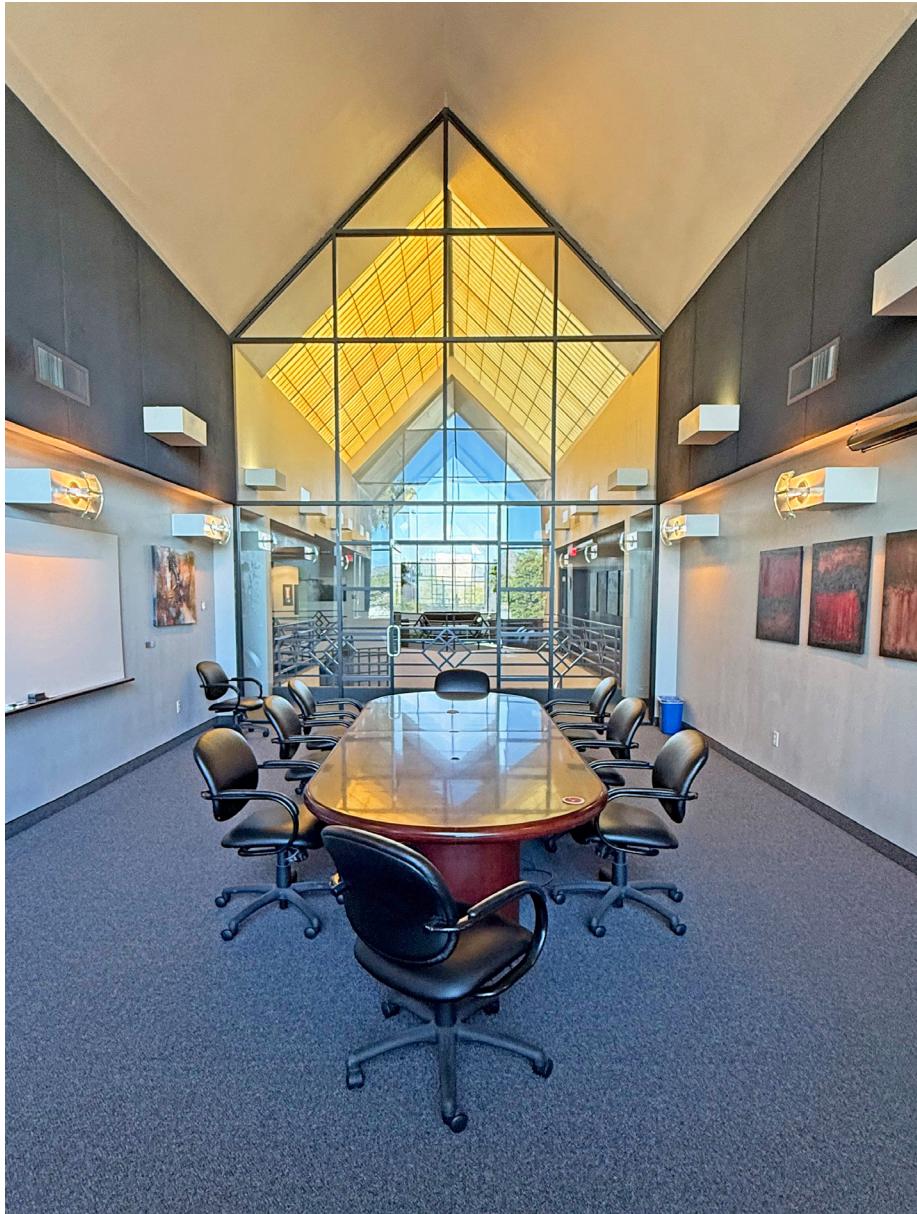
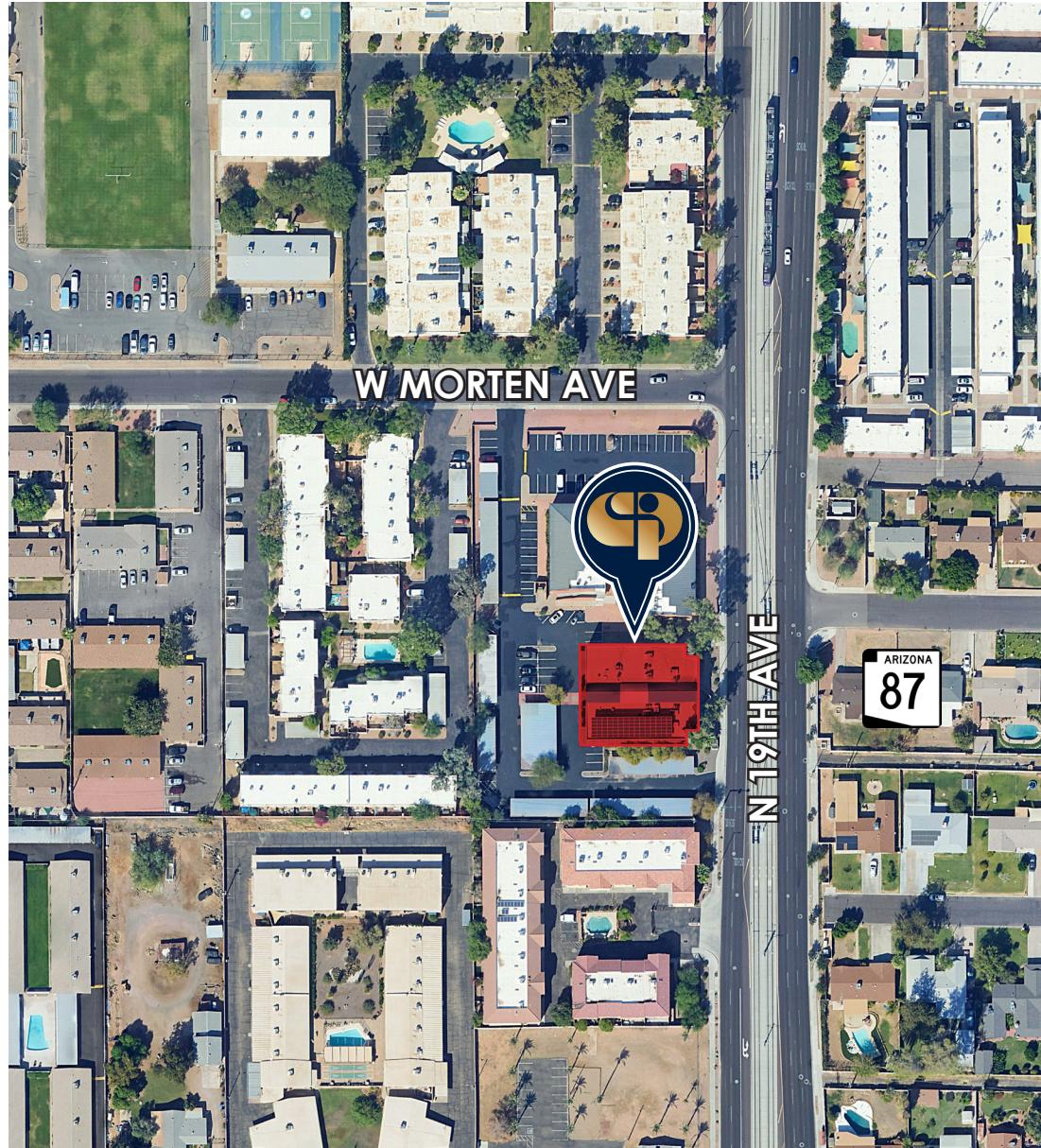
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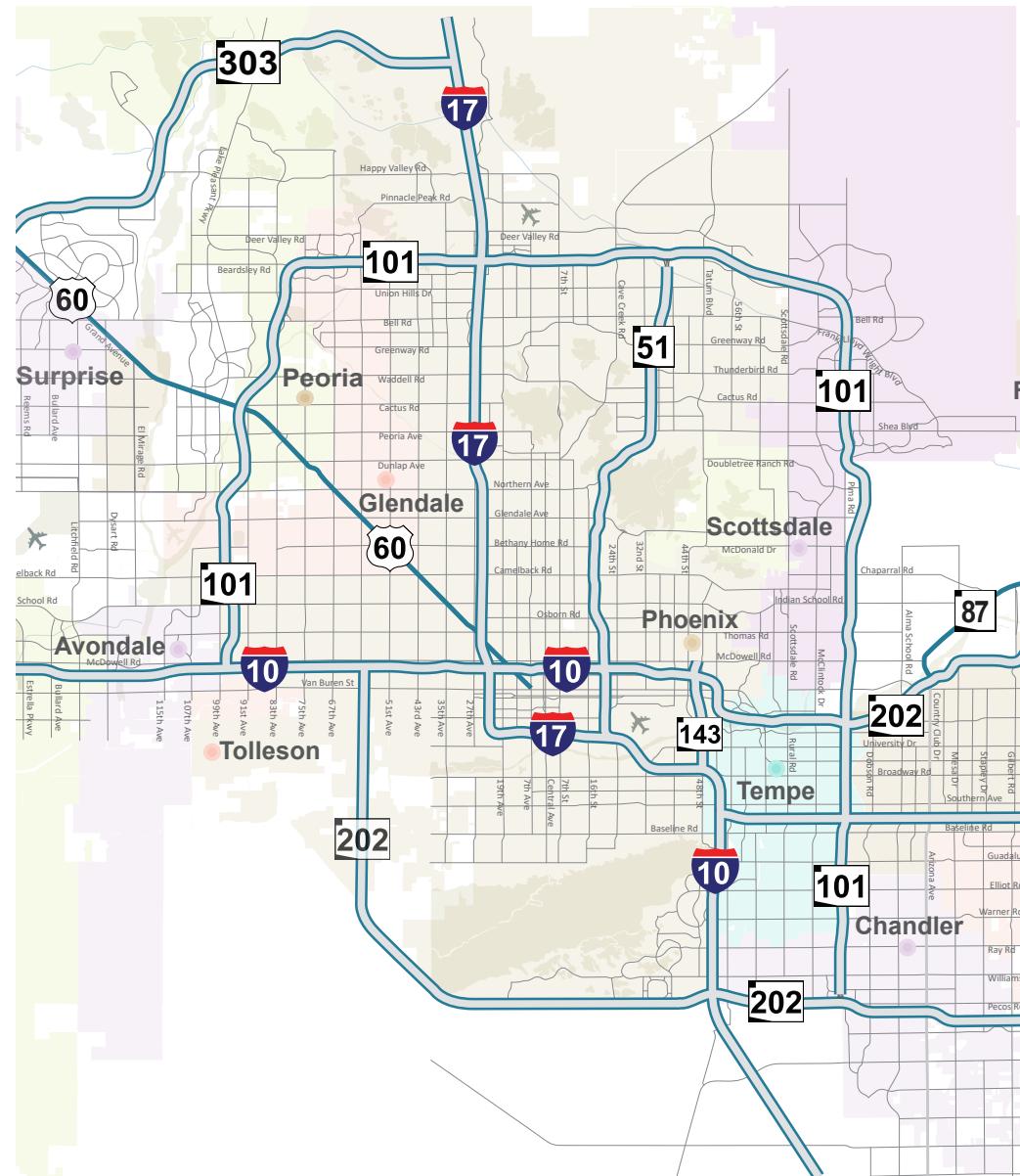
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DEMOGRAPHICS

| | | | |
|----------------------------|-----------|-----------|-----------|
| 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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