

±18,744 SF OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpi.az.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.

10.14.25

LISTING CONTACTS:

TYSON BREINHOLT

D: 480.966.7513

M: 602.315.7131

tbreinolt@cpi.az.com

CLIFF JENKINS

D: 480.634.2332

M: 480.888.6017

cjenkins@cpi.az.com

CALEB ALLEN

D: 480.621.3290

M: 480.622.4174

callen@cpi.az.com

±18,744 SF OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



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



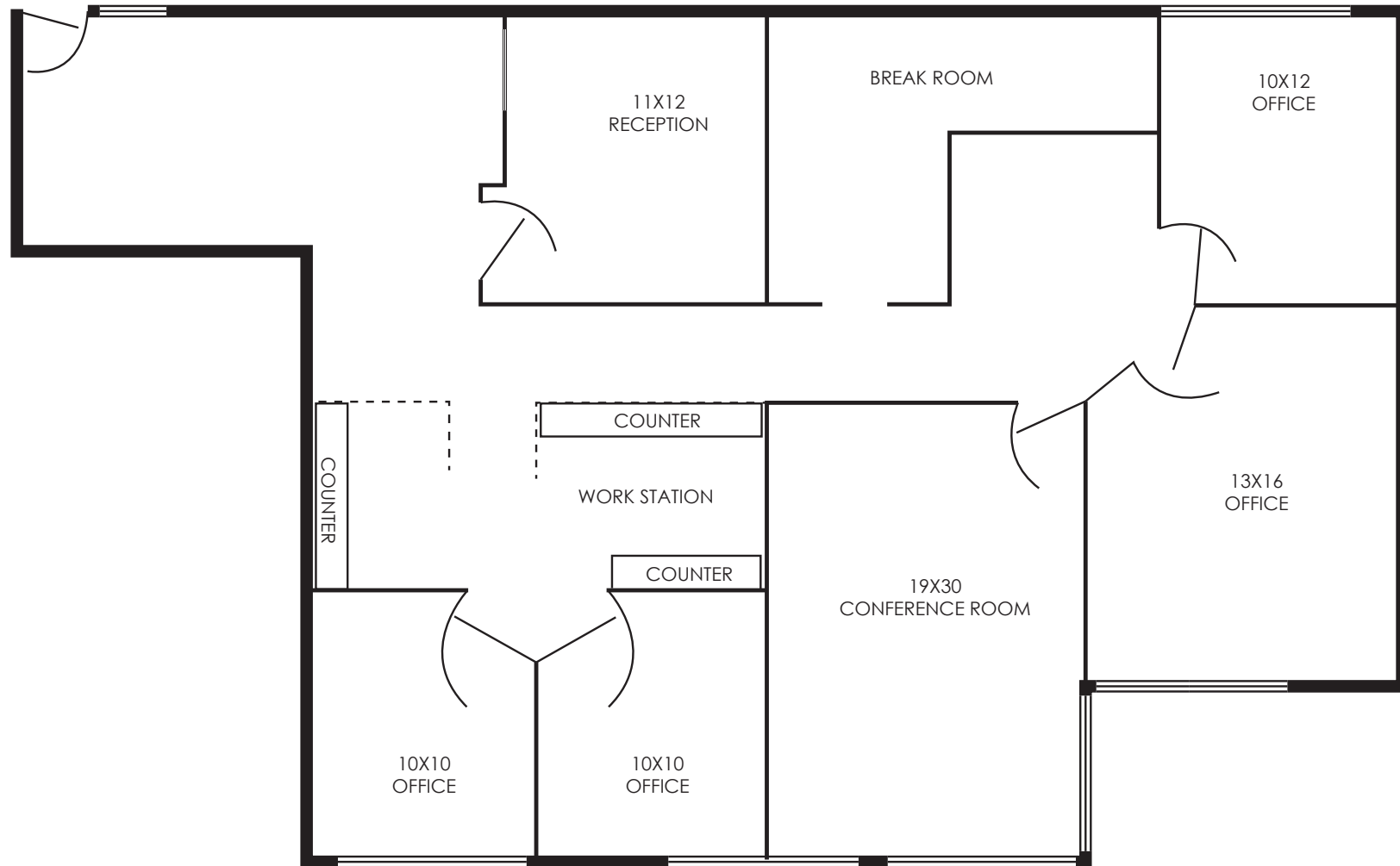
±18,744 SF OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



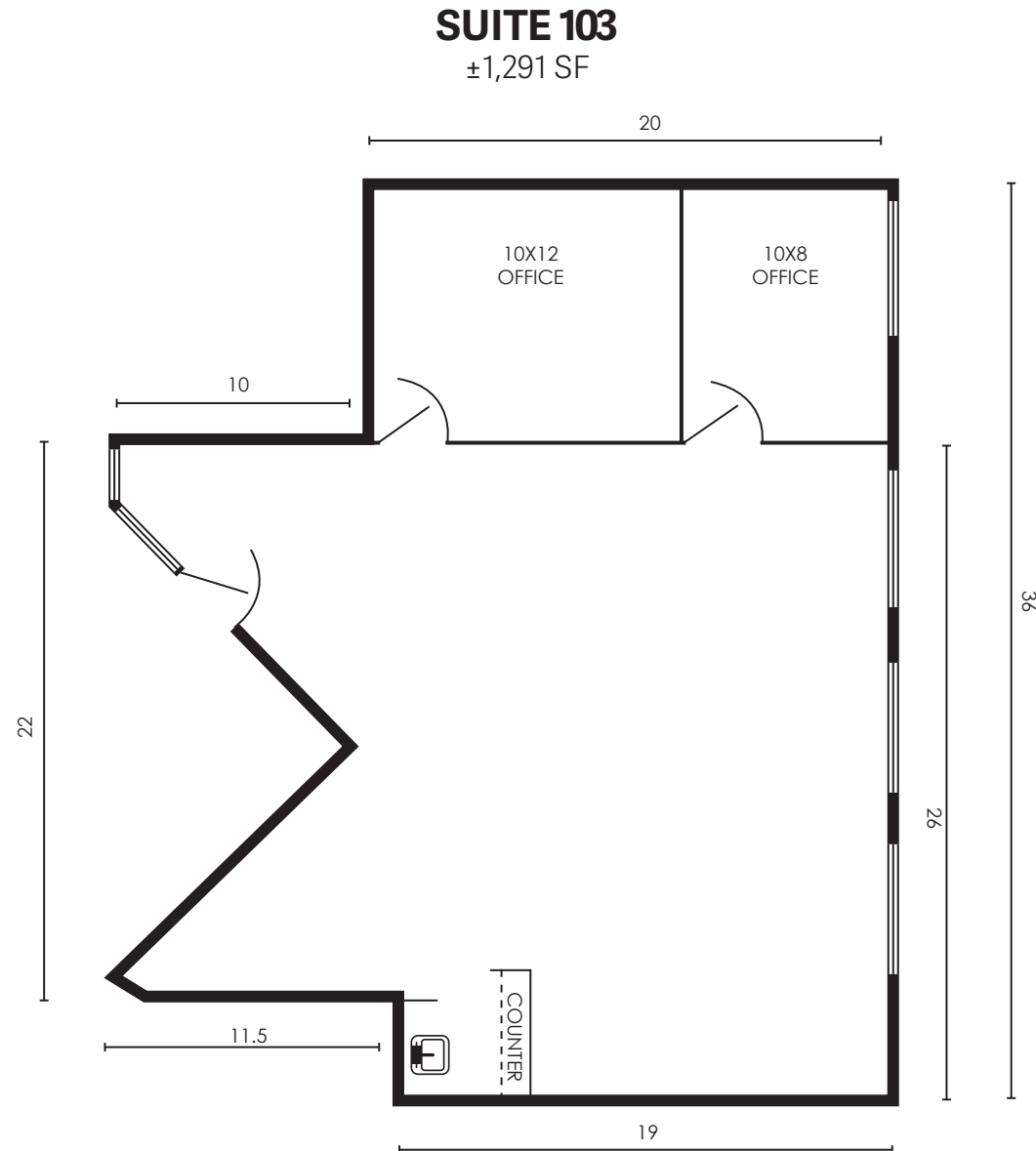
SUITE 102

±1,604 SF



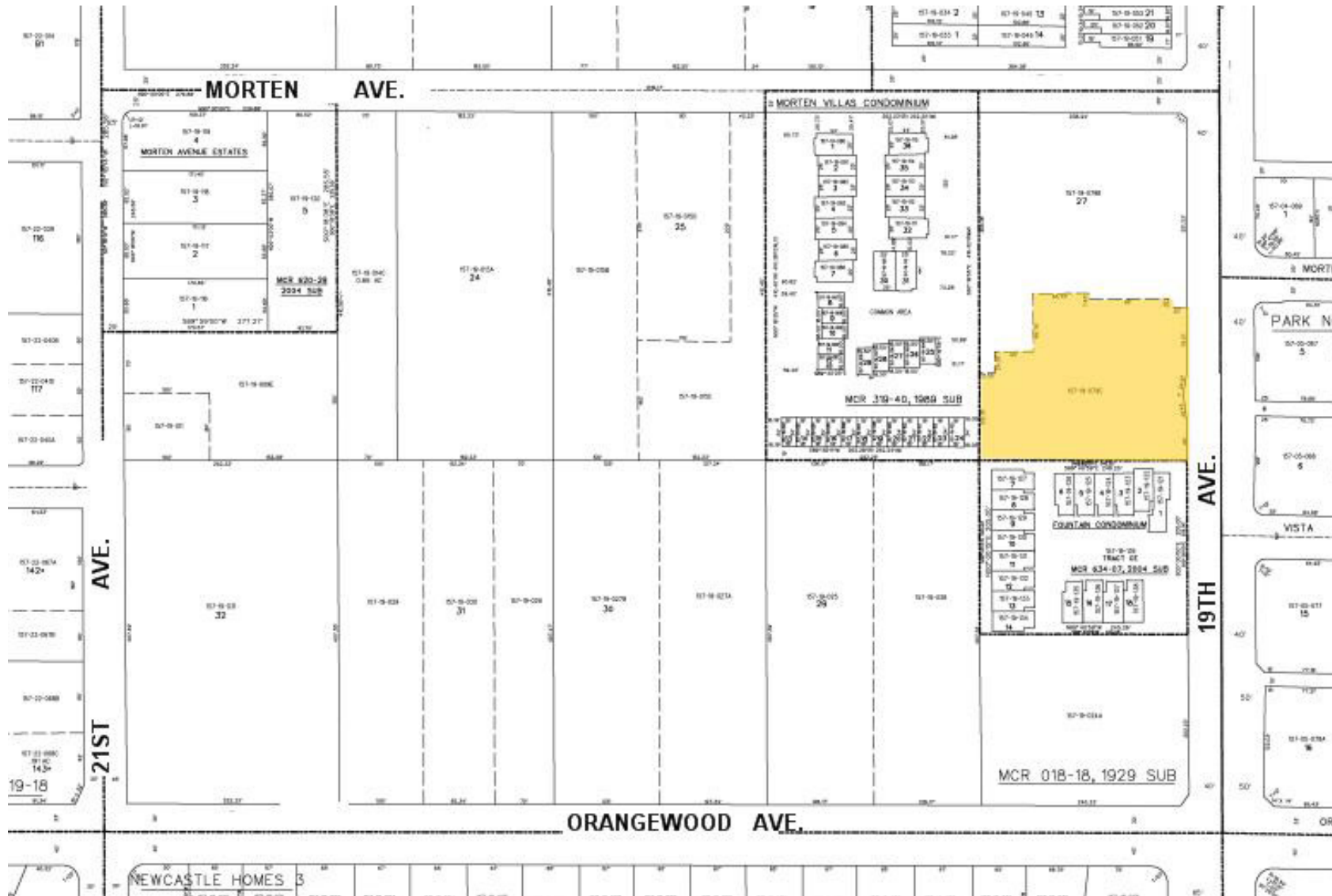
±18,744 SF OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



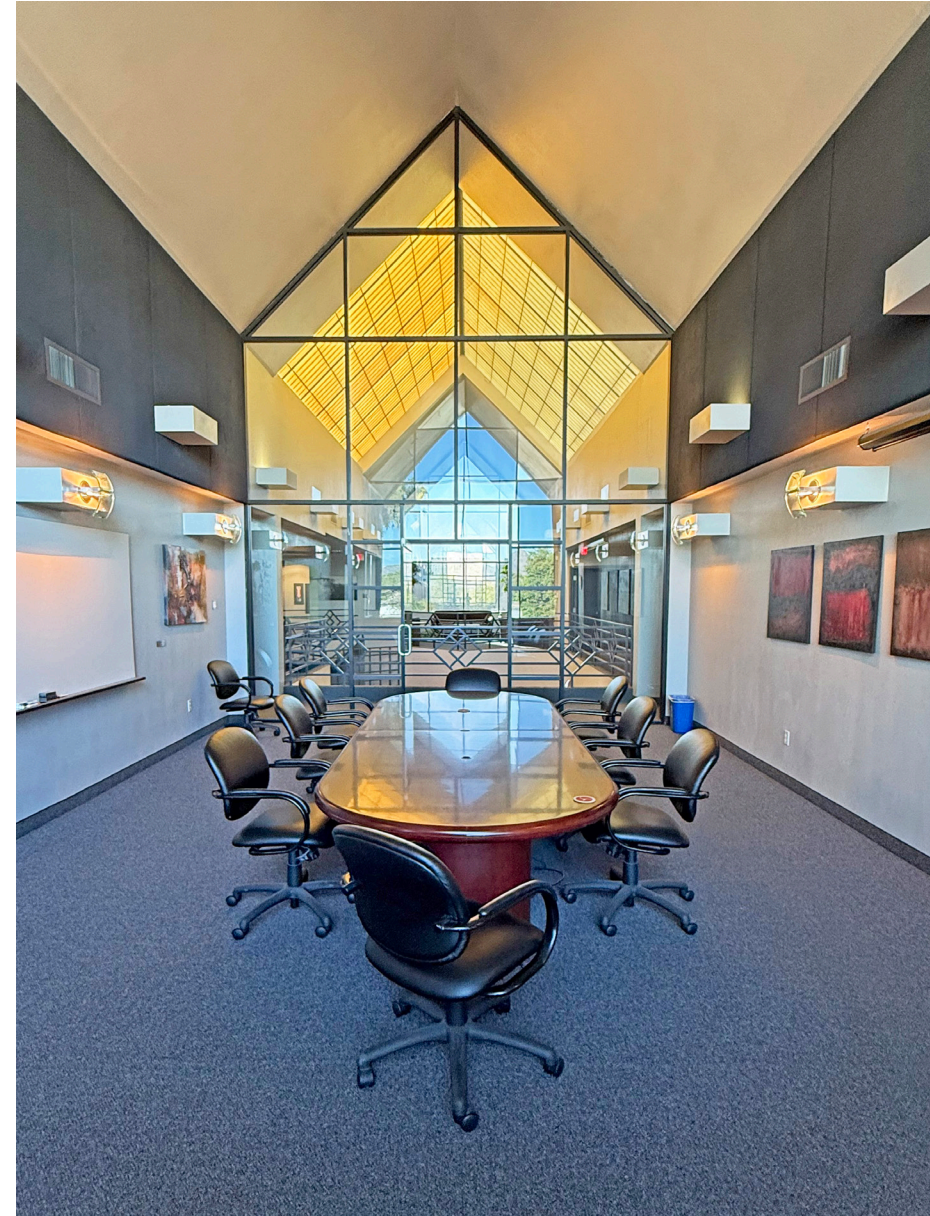
±18,744 SF OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



±18,744 SF OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



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.

±18,744 SF OFFICE AVAILABLE FOR LEASE

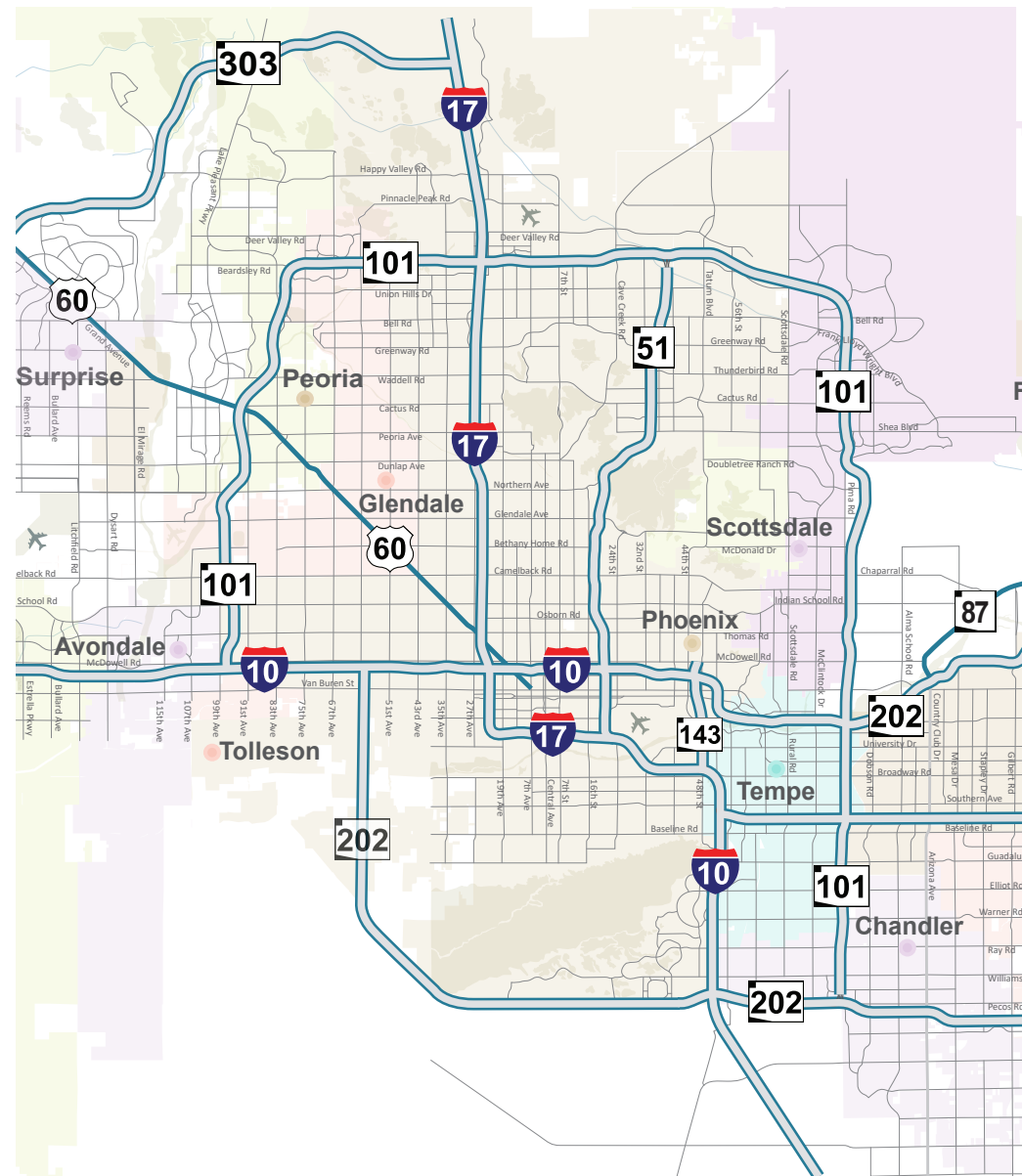
7540 N 19TH AVE | PHOENIX, AZ 85021



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.

±18,744 SF OFFICE AVAILABLE FOR LEASE

7540 N 19TH AVE | PHOENIX, AZ 85021



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

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.