

PRICE REDUCTION

FOR SALE: \$5,750,000

OPPORTUNITY ZONE



2033, 2029, 2025, 2021,
2017, 2013 N 7th St
Phoenix, AZ 85006

Prime Redevelopment Opportunity

6 Parcels with Existing Structures
in High-Traffic Phoenix Corridor

 Dignity Health.

PARK X CENTRAL

WITHIN 6MIN DRIVE TO
MID TOWN

7th St



WATCH FULL VIDEO
OF PROPERTY



The Offering

Keyser is pleased to present a unique development opportunity to purchase 6 parcels of improved land with existing structures in a high traffic opportunity zone near downtown Phoenix.



\$5,750,000 SALE PRICE



SUBMARKET

Midtown/Central
Phoenix



**TRAFFIC
COUNTS**

39,000 Vehicles
Pass Daily



**COST PER
PARCEL**

\$958,333



PARKING

5/1,000 SF



ZONING

C-1, C-2



**HIGHWAY
ACCESS**

Minutes within the
I-10, I-17, and SR-51



**# OF
STRUCTURES**

4



**OPPORTUNITY
ZONE**

Yes



**OFFICE/
RETAIL SF**

± 15,000 SF



AMENITIES

High-speed Internet
Connectivity, HVAC



ACRES

1.18 AC



**PUBLIC
TRANSIT**

Light Rail, Bus



**DISTANCE TO
DOWNTOWN**

1 Mile



**DISTANCE TO
SKY HARBOR**

7 Minutes

SUGGESTED POTENTIAL USES

C1 and C2 Zones

C1 ZONING:

Neighborhood Commercial

ALLOWED USES:

- + Retail businesses (e.g., grocery stores, boutiques)
- + Restaurants and cafes
- + Professional offices (e.g., lawyers, accountants)
- + Personal services (e.g., barber shops, beauty salons)
- + Small-scale entertainment venues (e.g., theaters, galleries)

HEIGHT RESTRICTIONS:

Typically, buildings can be up to 3 stories or 35-45 feet, depending on local regulations.

POTENTIAL BEST USES:

- + **Boutique Retail:** Ideal for unique, small-scale retail stores that cater to local shoppers.
- + **Cafes and Restaurants:** Perfect for local dining spots that serve the neighborhood.
- + **Professional Services:** Offices for local professionals like doctors, dentists, and consultants can thrive here.
- + **Mixed-Use Developments:** Combining retail on the ground floor with residential or office space above can maximize the use of the property.

C2 ZONING:

General Commercial

ALLOWED USES:

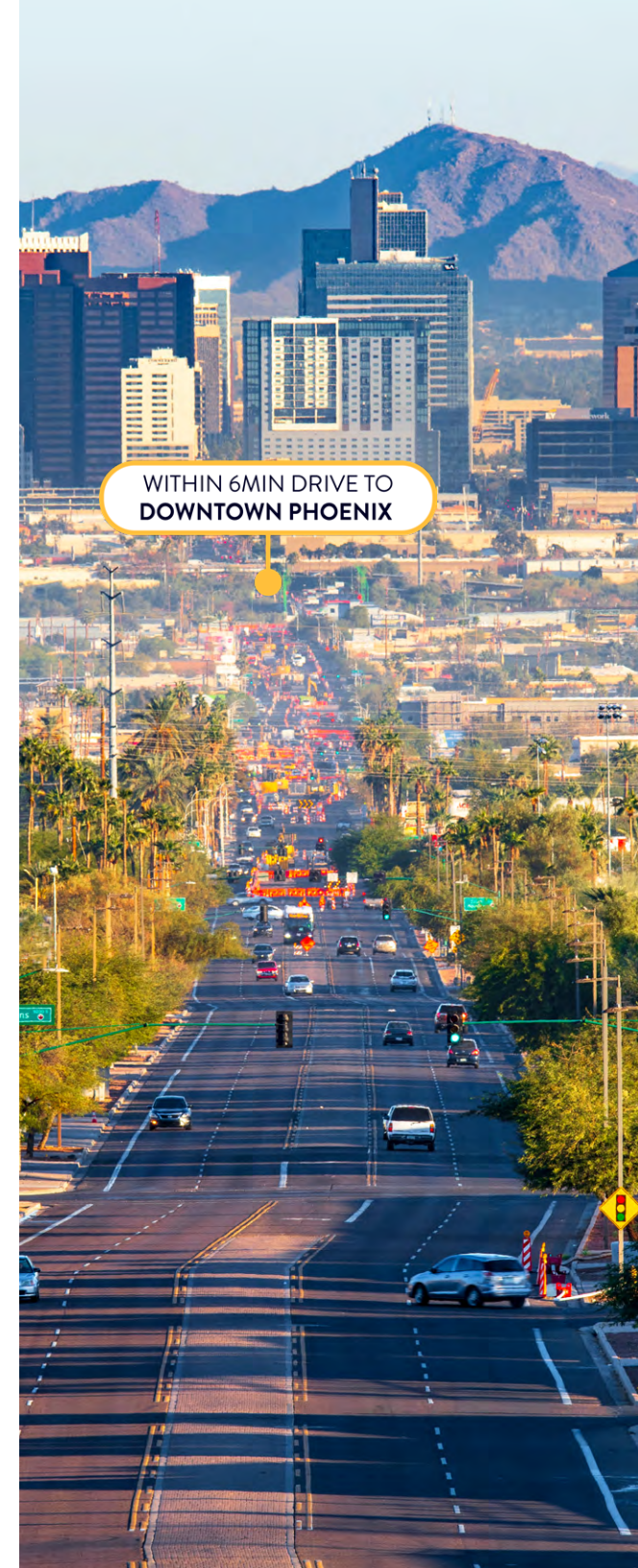
- + Larger retail establishments (e.g., department stores, supermarkets)
- + Auto-related services (e.g., car dealerships, repair shops)
- + Commercial recreational facilities (e.g., gyms, bowling alleys)
- + Financial institutions (e.g., banks, credit unions)
- + Hotels and motels

HEIGHT RESTRICTIONS:

Generally more lenient than C1, often allowing buildings up to 5 stories or 50-65 feet, depending on local regulations.

POTENTIAL BEST USES:

- + **Large Retail Centers:** Shopping centers or big-box stores that draw from a wider area.
- + **Auto Services:** Car dealerships and service centers that require more space.
- + **Entertainment Complexes:** Facilities like cinemas, bowling alleys, or sports centers.
- + **Accommodation:** Hotels or motels catering to travelers and tourists.
- + **Mixed-Use Projects:** Combining large retail spaces with residential or office spaces to create vibrant, multi-functional developments.



Current Buildout and Utilization of Existing Structures

The property currently contains approximately 15,000 square feet of existing structures, providing ample space for a variety of professional uses.

The property resides in a growing market with ample parking. Its strategic location provides easy access to major transportation routes, making it an attractive option for businesses seeking a convenient and professional setting.



Location Overview



PUBLIC TRANSIT

The closest transit station is the METRO Light Rail station at Encanto/Central Ave, accessible within a 2-minute drive or a 14-minute walk. The nearest bus line is a 2 minute walk from the site.



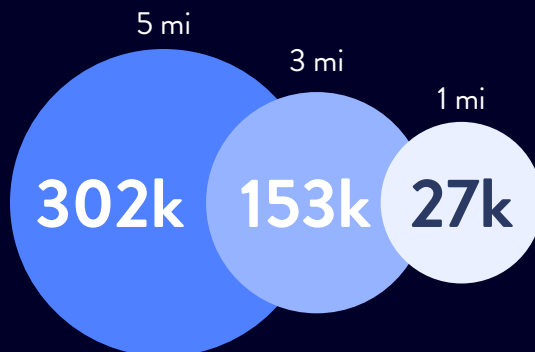
AIRPORTS

Phoenix Sky Harbor International Airport is a 12-minute drive away, while Phoenix Mesa Gateway Airport is approximately a 44-minute drive.

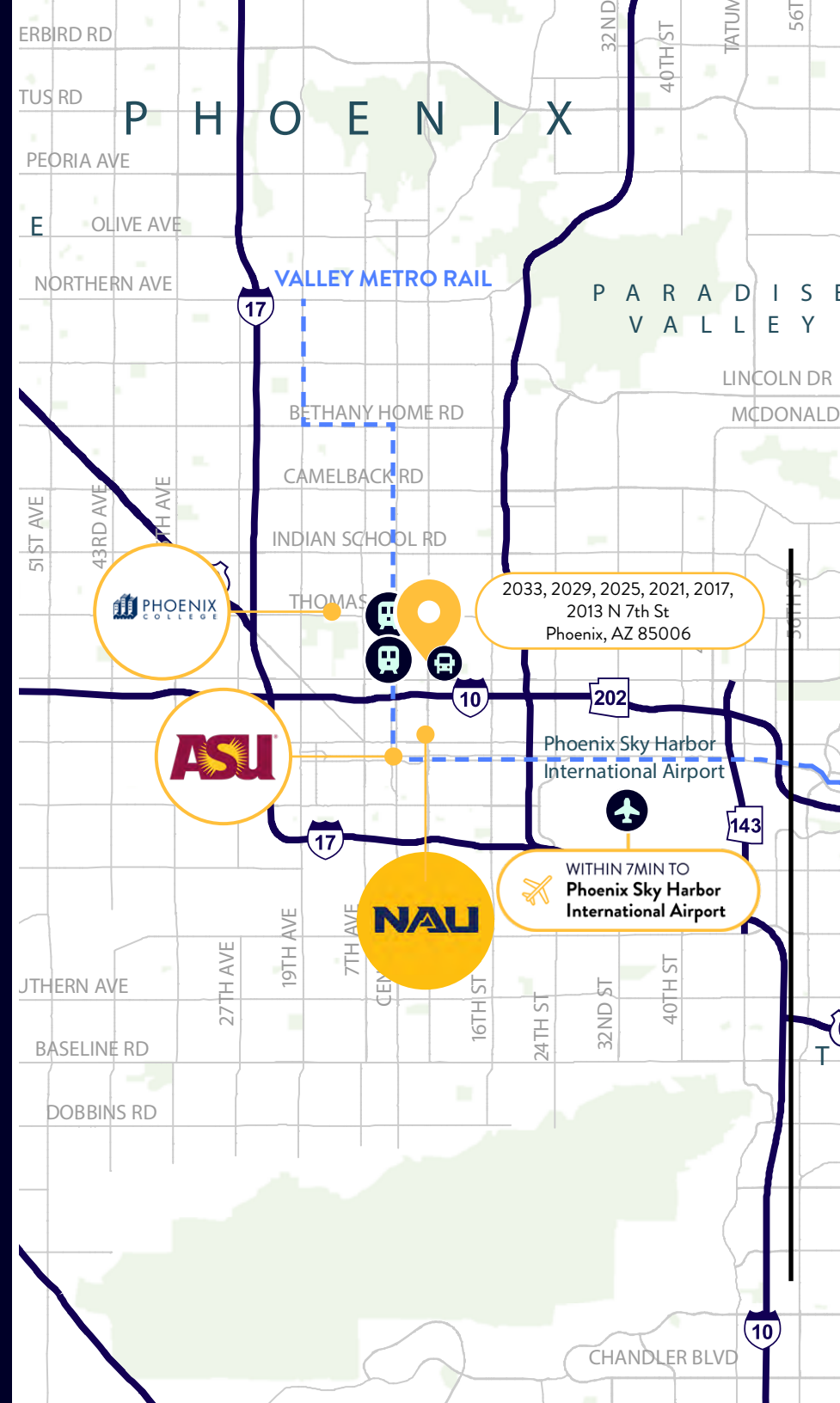


HIGHWAY ACCESS

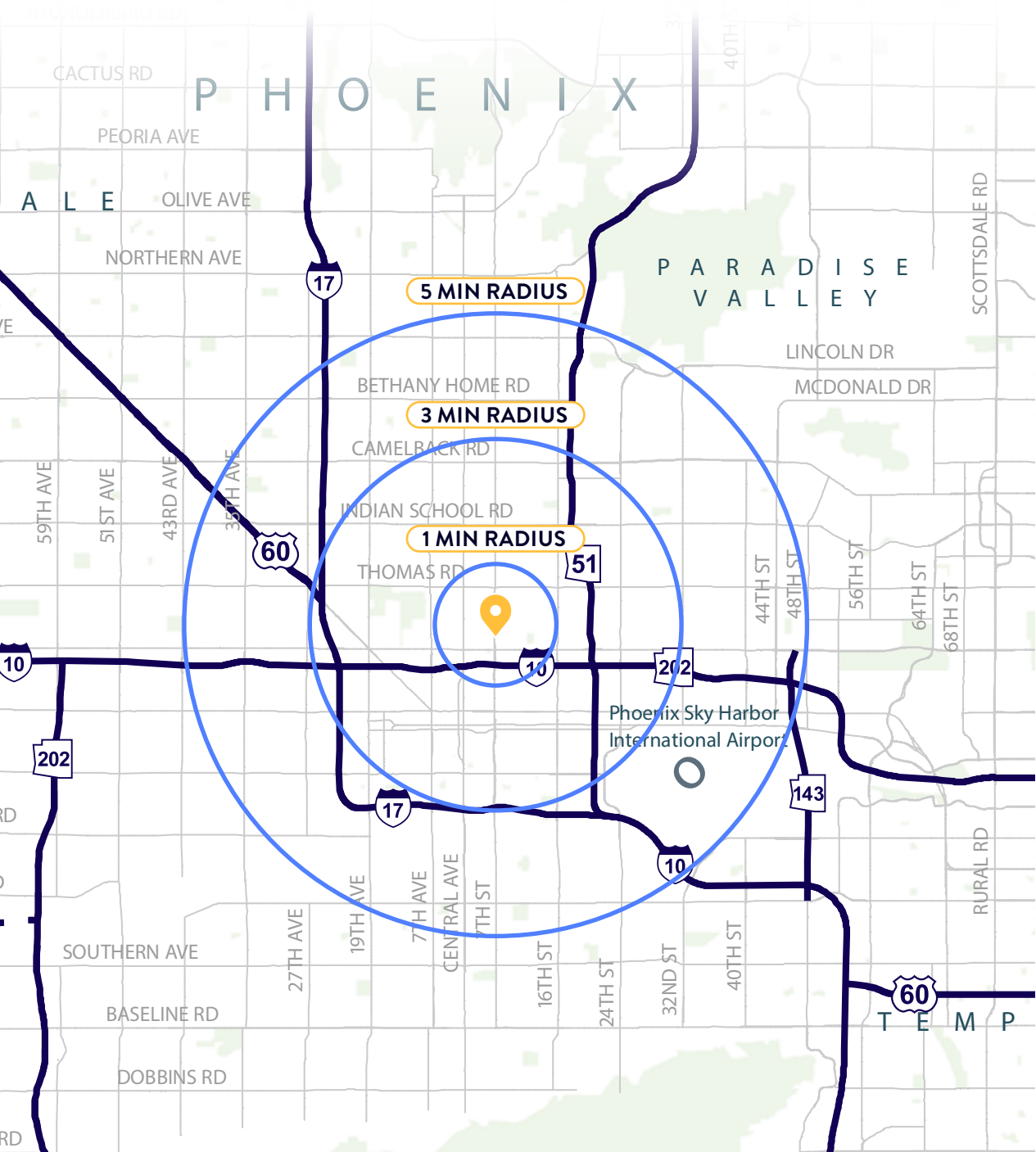
The property enjoys convenient access to major highways, with a 3-minute drive to the I-10, 8-minute drive to the 51, and a 9-minute drive to the I-17.



**TOTAL EMPLOYEES
PER MILE RADIUS**



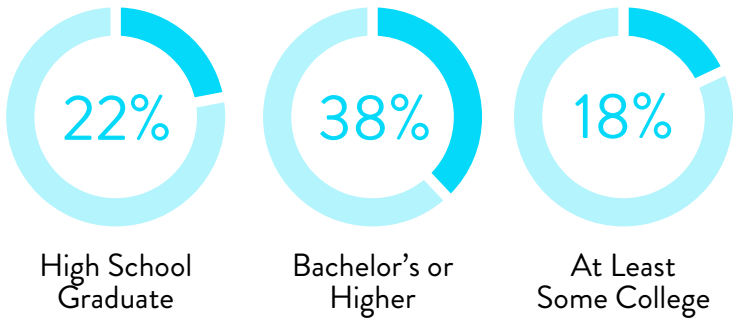
Demographic Report



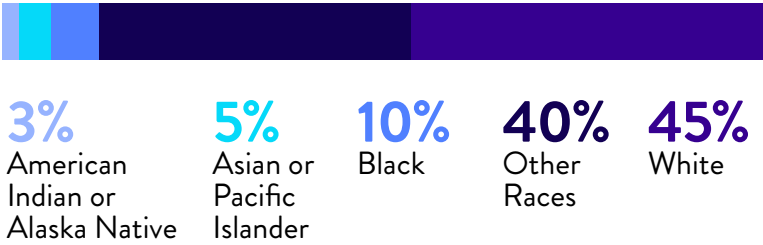
LOCATION DATA

	1 Mile	3 Miles	5 Miles
Current Population	20,485	163,118	401,630
2028 Population Projections	2.9%	2.1%	1.4%
Households	10,865	70,920	154,929
Medium HH Income	\$81,990	\$68,867	\$73,630
Total Business	2,627	13,057	27,304
Total Employees	27,444	153,914	302,156

EDUCATION DATA

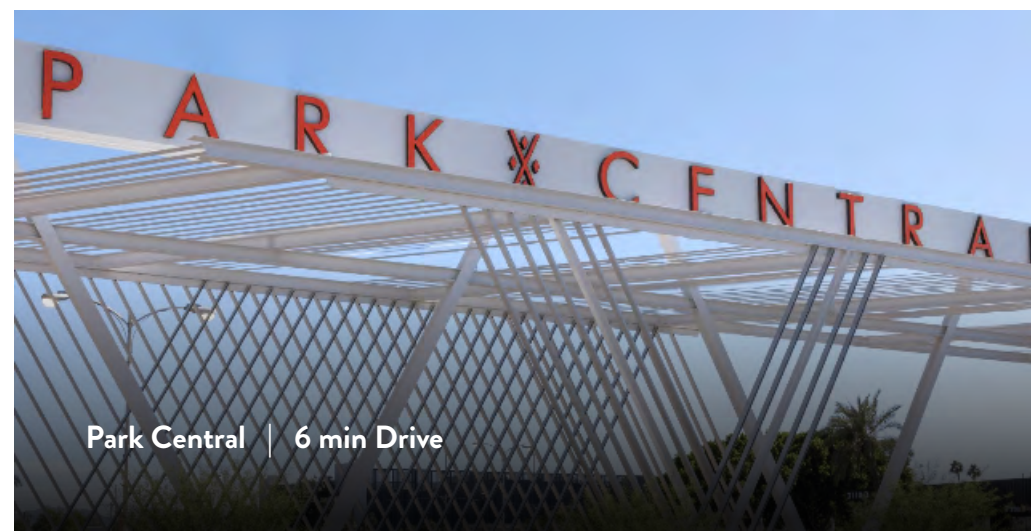
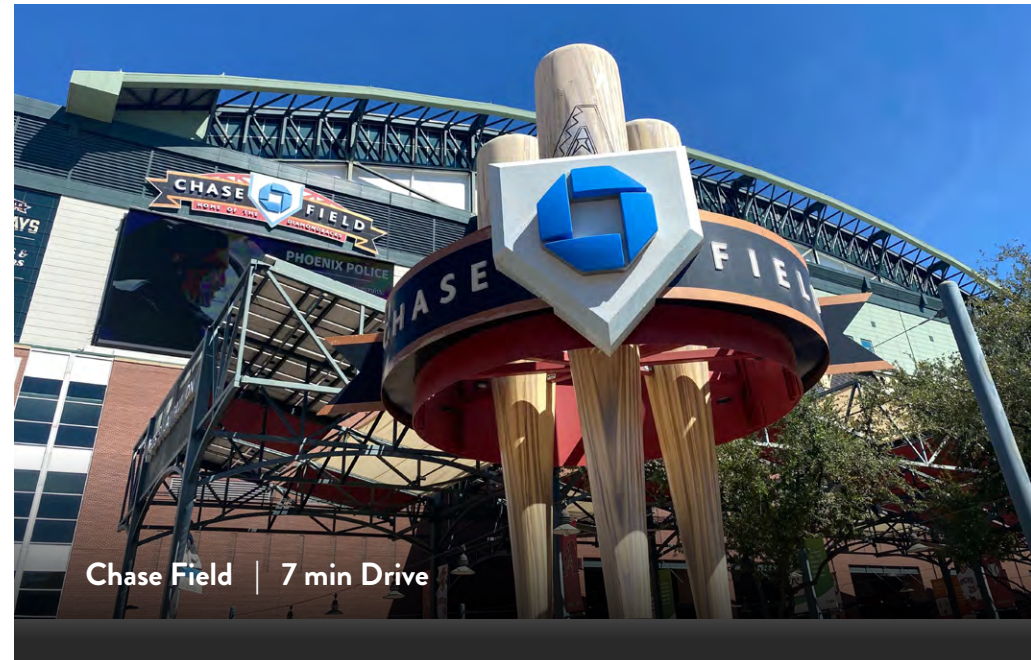
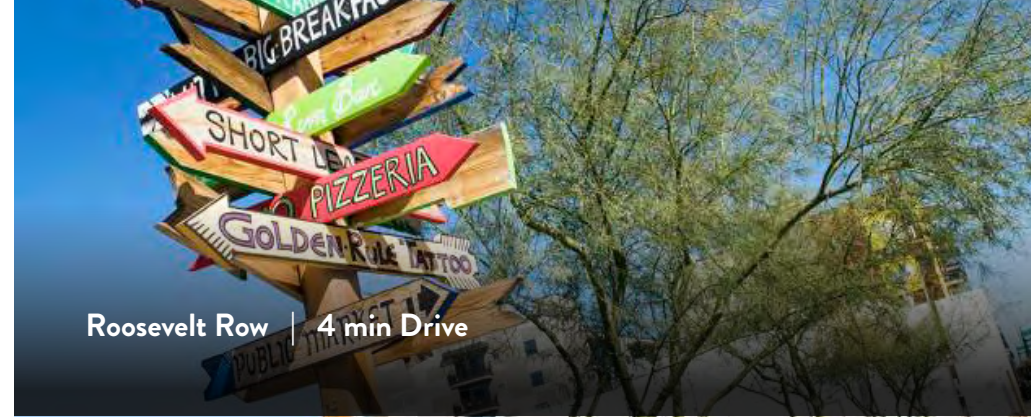


RACE & ETHNICITY



Downtown Phoenix

Explore the heart of the Valley of the Sun! Phoenix, Arizona, is a city of dynamic neighborhoods, each with its own unique charm and attractions. From the bustling downtown area with its eclectic mix of restaurants, shops, and cultural hotspots, to the historic streets of Roosevelt Row filled with art galleries and street murals, Phoenix offers a diverse array of experiences.



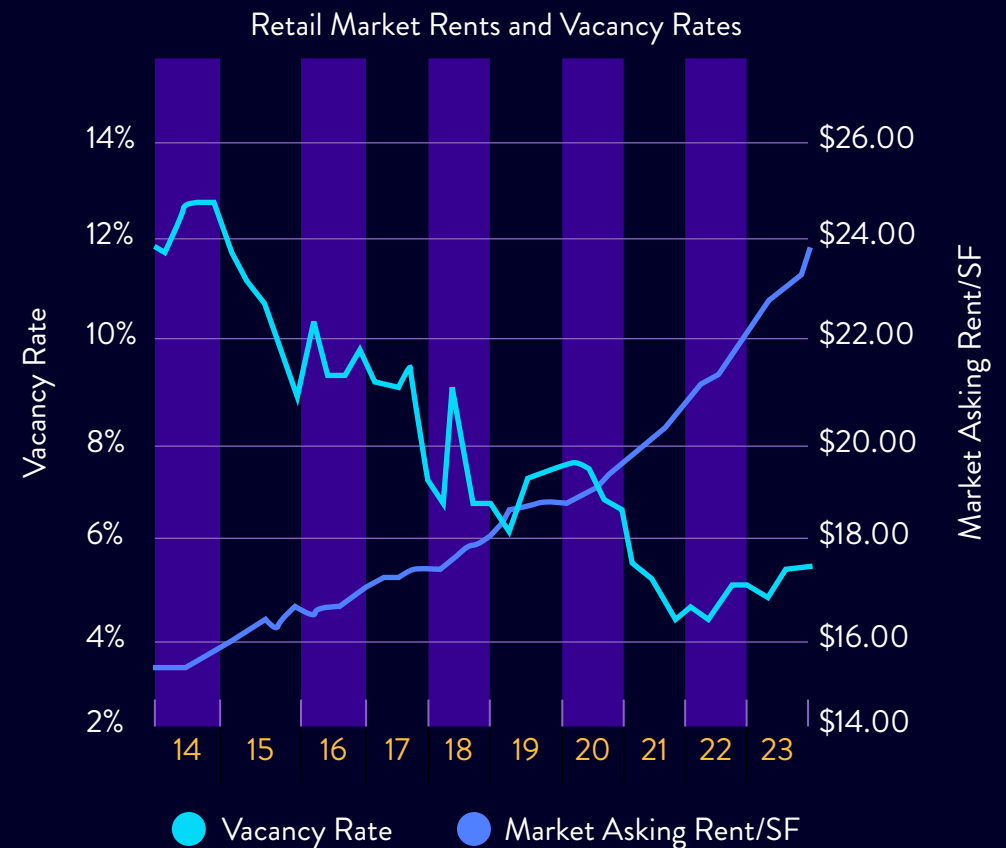
Market Overview

The retail market of Downtown Phoenix features a diverse mix of local boutiques, restaurants, bars, lounges, and retail stores. The completion of Fry's Grocery Store at First St. and Washington, along with the renovation of the iconic Arizona Center, enhances the downtown core with additional retail options.

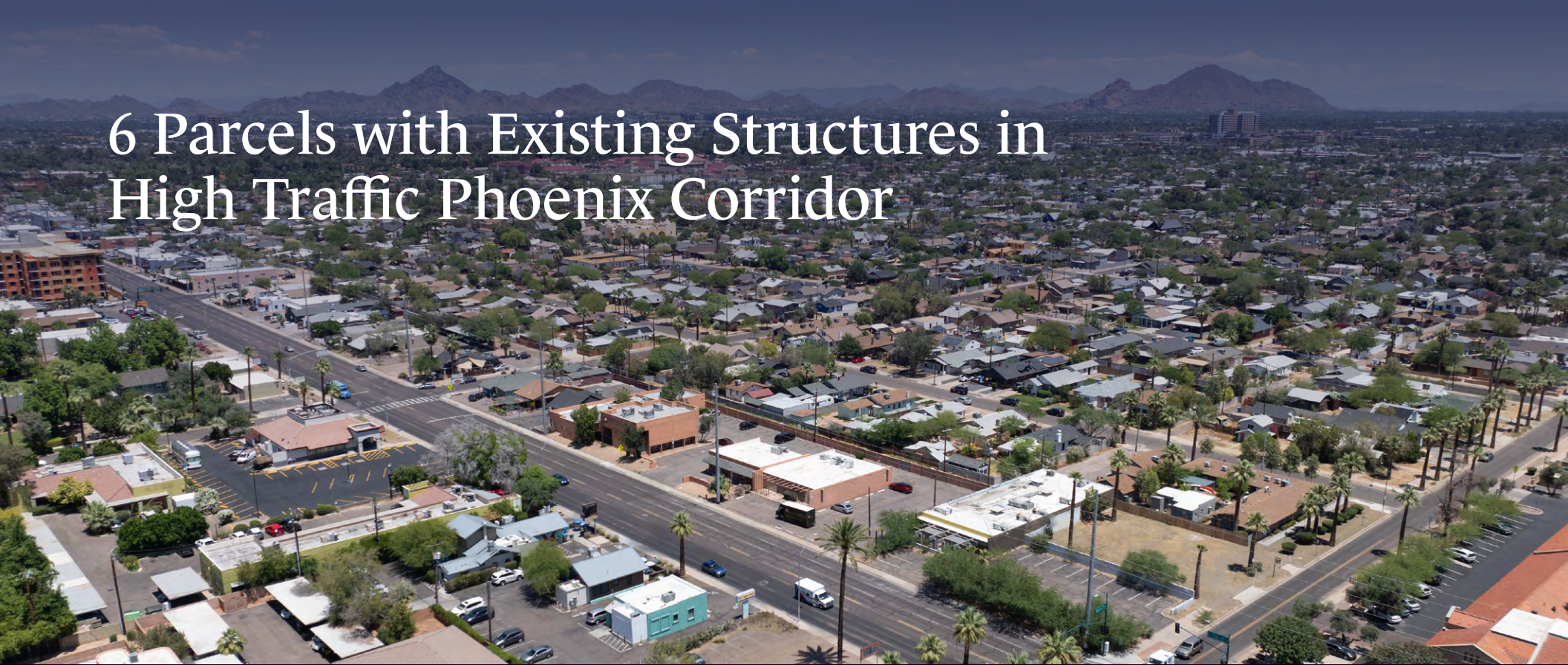
In Midtown Phoenix, the Central Office Corridor and the Financial District host some of the Valley's largest employers and office buildings, boasting over 13 million square feet of inventory. Key industries include financial institutions, technology companies, and law firms.

Midtown has seen several renovations and redevelopments of obsolete spaces. Notable projects include the transformation of Park Central Mall into office space, adding approximately 145,000 square feet, and the repurposing of the One Camelback office building into upscale apartments.

Park Central Mall, located on Central Avenue between Thomas and Osborn Roads, now features the \$100 million Creighton University Medical School project. This medical campus houses 900 students and 500 faculty, bringing new vitality to the area, and featuring a Hilton hotel.



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Thank You.

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