

FOR SALE: \$4,400,000

OPPORTUNITY ZONE

PRICE REDUCTION

 Dignity Health.

PARK ✕ CENTRAL

WITHIN 6MIN DRIVE TO
MID TOWN



WATCH FULL VIDEO
OF PROPERTY

7th St

7th St Office Portfolio

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


KEYSERTM
commercial real estate advocates



The Offering

Keyser is pleased to offer the 7th St Office Portfolio. This three office property is located on 7th St, and is made up of 6 parcels. Located just off the highway and with ample parking, accessibility is excellent for any business looking for a campus style setting, or developer looking for a deisable or value add opportunity just minutes from downtown Phoenix.



\$4,400,000 SALE PRICE



SUBMARKET

Midtown/Central Phoenix



TRAFFIC COUNTS

39,000 Vehicles Pass Daily



ELEVATOR

1



PARKING

5/1,000 SF



ZONING

C-1, C-2



HIGHWAY ACCESS

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



OF STRUCTURES

3



OPPORTUNITY ZONE

Yes



OFFICE/ RETAIL SF

15,668 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

Existing Furniture is Negotiable.

Zoning: Potential Uses

C1 & C2 ZONING

Neighborhood & General Commercial

The C1 and C2, Commercial Intermediate Districts, are districts of commercial uses of light to medium intensity, and designed to be compatible with each other and to provide for a wide range of types of commercial activity within the district.

Potential uses include:



General medical offices (family practice, pediatrics, urgent care)



Specialty clinics (dermatology, physical therapy, women's health)



Mental health services (psychology, psychiatry, therapy centers)



Professional services (law firms, accounting, tax, and financial planning)



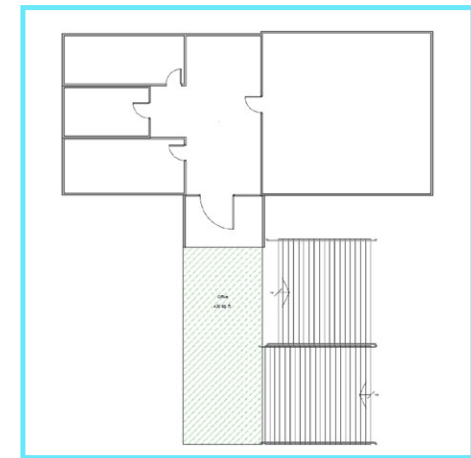
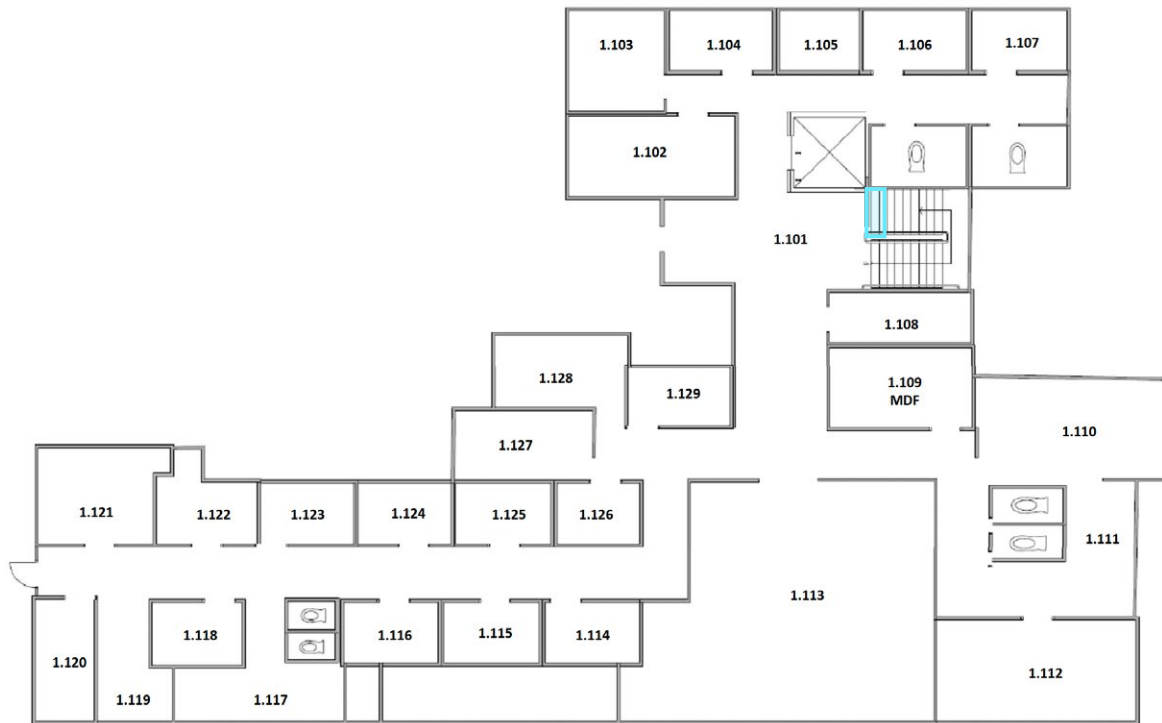
Community & Institutional Uses (educational, training centers, nonprofit or community service organizations, & preschool facilities)

C-1 and C-2 (Intermediate Commercial) zoning provide a diverse array of commercial and retail opportunities aimed at establishing a bustling and engaging community environment.



Floor Plans

Building One | 2033 N 7th St



SECOND FLOOR



Floor Plans

Buildings 2 & 3 | 2025 & 2021 N 7th St



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

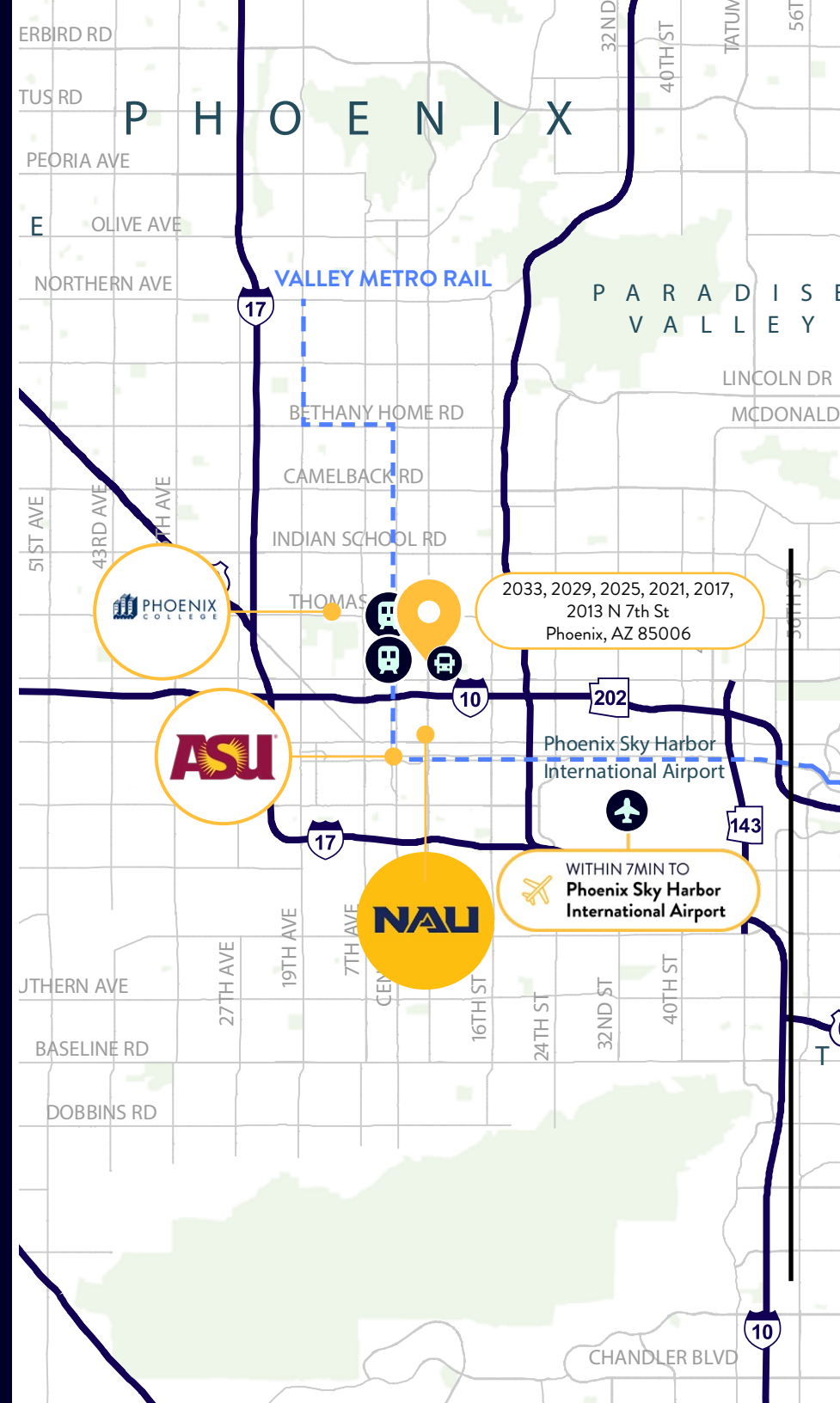
Phoenix Sky Harbor International Airport is a 12-minute drive away, while Phoenix Mesa Gateway Airport is approximately a 44-minute drive.



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.

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2028 Population Growth Projections	2.9%	2.1%	1.4%
Households	10,865	70,920	154,929
Total Employees	27K	153K	302K





Nearby Amenities

ENTERTAINMENT

- AMC
- Orpheus Theater
- Peter Piper Pizza
- Arizona Science Center
- Arizona Children Museum
- Arizona Federal Theater
- Phoenix Convention Center and Venues
- Footprint Center
- Chase Fields

RESTAURANTS

- Hard Rock Cafe
- Benihanna
- Five Guys
- Cold Stone Creamery
- Chipotle
- Jersey Mikes
- Mancuso's Restaurant
- Blue Hound Kitchen & Cocktails
- The Compass
- Durant's

HOTEL

- Hampton
- Springhill Suites Marriott
- Hampton Express
- Marriott
- Homes Suites by Hilton
- Courtyard
- Kimpton Hotel and Restaurants
- Hyatt Regency
- Hyatt Place
- Westin Hotels and Resorts
- Renaissance
- Cambrian
- FairField by Marriott
- Embassy Suite

EDUCATION

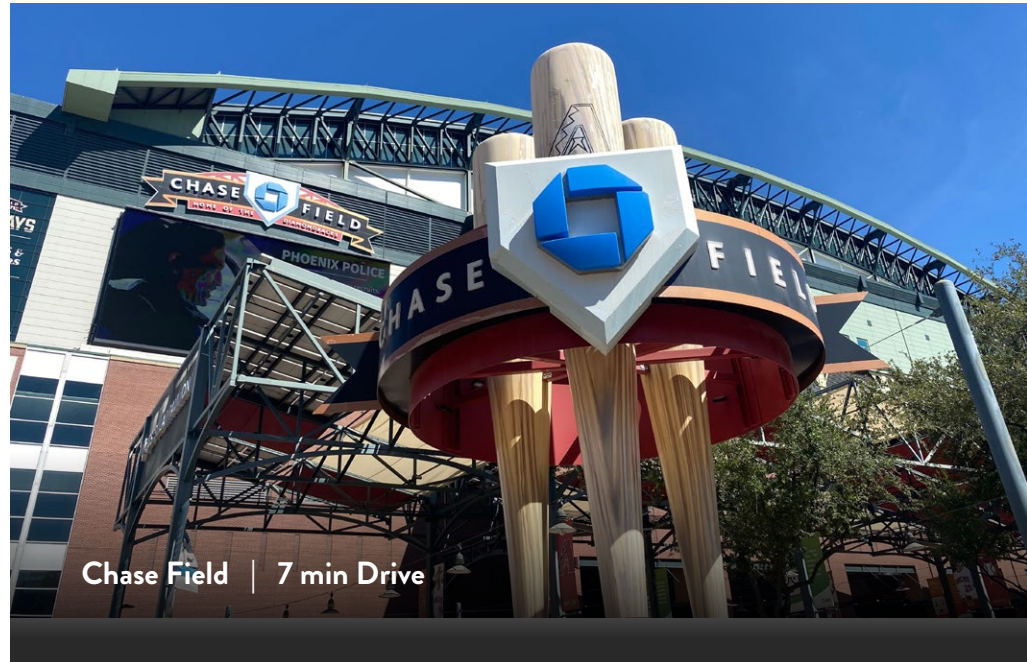
- Arizona State University
- ASU
- Arizona School of the Arts
- Rio Salado College Downtown
- University of Phoenix
- GateWay Community
- Watts College of public Services and Community Solution

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.



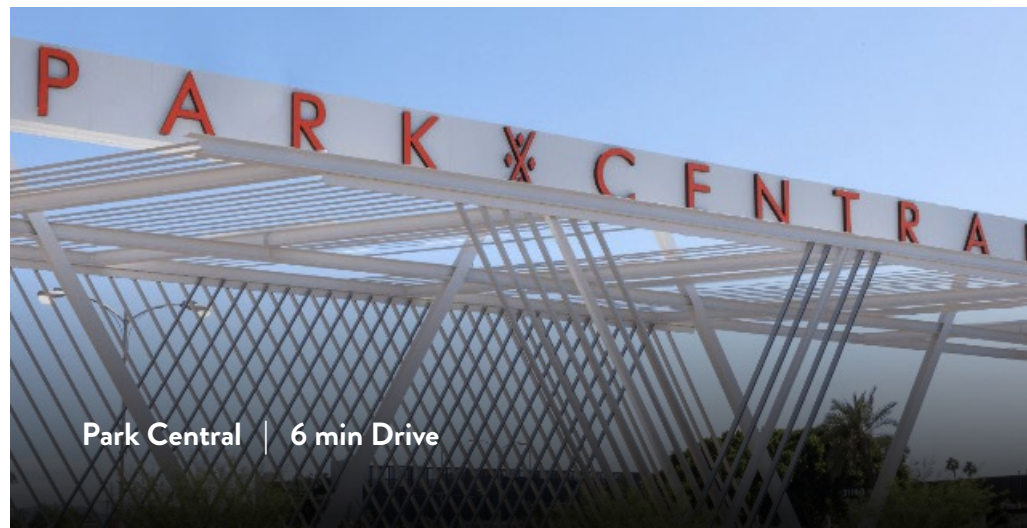
Roosevelt Row | 4 min Drive



Chase Field | 7 min Drive



Footprint Central | 8 min Drive



Park Central | 6 min Drive

Contact

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Thank You

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