

**801-817 W WASHINGTON ST
802-804 W JEFFERSON ST
PHOENIX, AZ 85007**

**1.71 ACRE
FOR SALE
\$4,500,000 (\$60 PSF)**

PROPERTY FEATURES

- ± 75,069 SF Total Lot Size
- Redevelopment Use
- Full City Block Includes:
 - 11,670 SF Warehouse
 - 9,034 SF Warehouse
 - 1,120 SF Office
 - 1,472 SF Service Area
- Zoned C-3 w/verbal City of Phoenix approval to convert to PUD with high density development over 250 vertical feet.
- Parcel No's: 112,05-038B, 040A, 042A, 043A, 044A, 045A, 046A

Buildings are ±30% occupied on short term leases with a monthly income of ±\$4,412

Seller May Finance/Carry

- A:** 11,670 SF Warehouse
- B:** 9,034 SF Warehouse
- C:** 1,120 SF Office
- D:** 1,472 SF Service Area



Brandon Koplin
480.214.1103 (D)
602.373.4717 (M)
bkoplin@cpiaz.com



COMMERCIAL PROPERTIES INC.

Locally Owned. Globally Connected. CRFAC International

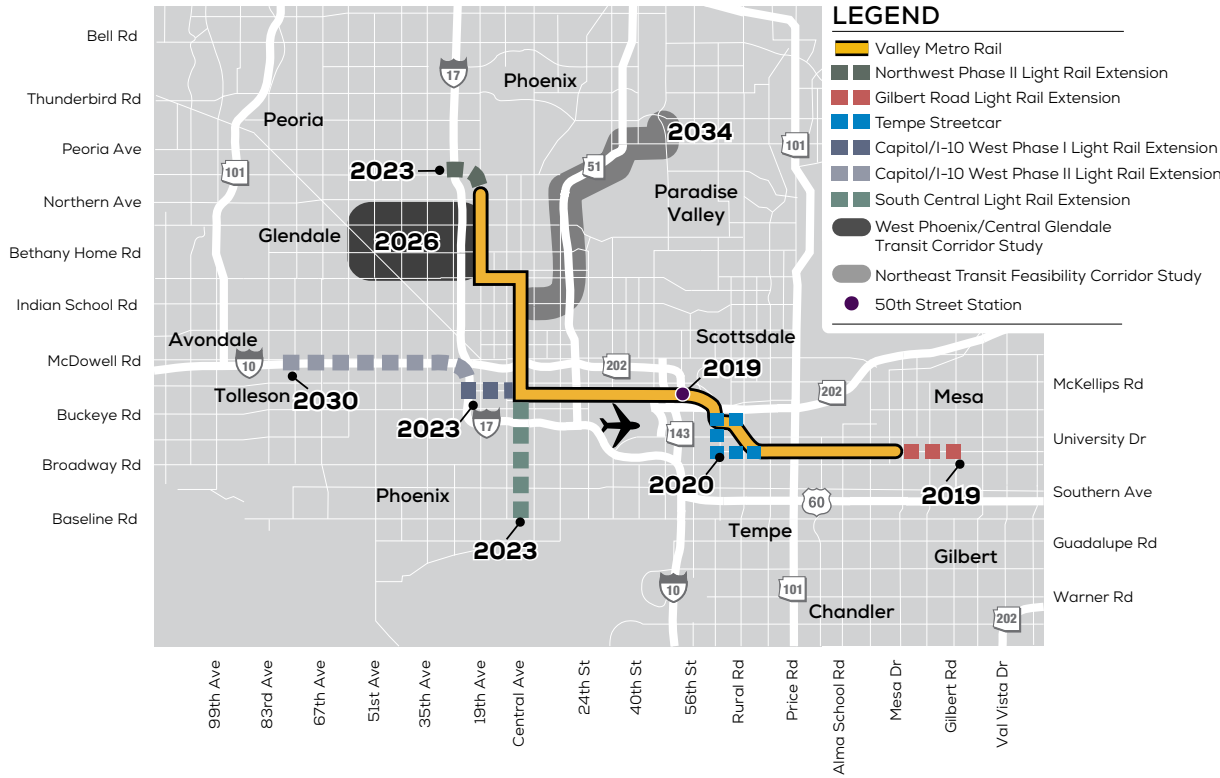
TEMPE: 2323 W. University Drive, Tempe, AZ 85281 | 480.966.2301
SCOTTSDALE: 8777 N. Gainey Center Dr., Suite 245, Scottsdale, AZ 85258 | www.cpiaz.com

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Future Light Rail/High-Capacity Transit Corridors

The Regional Transportation Plan identifies seven future high-capacity transit corridors. Valley Metro Rail determines the specific transit route and mode that will best serve the corridor using local, regional and federal funds.



Capitol/I-10 West Phase I: A 1.5-mile extension west from downtown Phoenix to the state capitol area. Scheduled to open in 2023.

Capitol/I-10 West Phase II: A 9.5-mile extension from the state capitol area along I-10 West to 79th Avenue. Scheduled to open in 2030.

Gilbert Road Light Rail Extension: A 1.9-mile extension running east from Mesa Drive on Main Street to Gilbert Road. Scheduled to open in 2019.

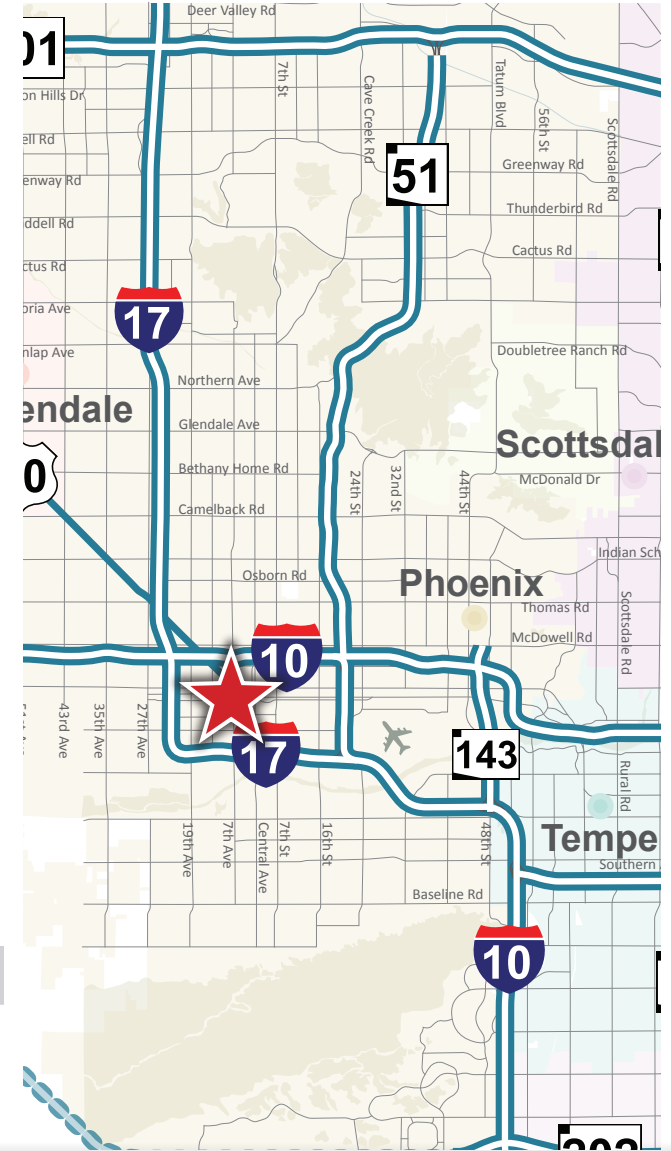
Tempe Streetcar: A 3-mile streetcar project running in the Mill Avenue corridor and along Rio Salado Parkway and Apache Boulevard. Scheduled to open in 2020.

South Central Light Rail Extension: A 5-mile extension running south from downtown Phoenix to Baseline Road. Scheduled to open in 2023.

Northwest Light Rail Extension Phase II: A 1.7-mile extension from 19th Avenue and Dunlap, across I-17 to Metrocenter Mall. Scheduled to open in 2023.

West Phoenix/Central Glendale Transit Corridor Study: A 5-mile project running northwest into downtown Glendale. Scheduled to open in 2026.

Northeast Transit Feasibility Corridor Study: A 12-mile project running northeast towards Paradise Valley Mall. Scheduled to open in 2034. Transit mode and route to be determined.



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