

# NEC W ROOSEVELT ST & N 17TH AVE LAND FOR SALE

1640 W Roosevelt St | Phoenix, AZ 85007

## ±1.73 ACRES



DT PHOENIX



NW Grand Ave

W Linden St  
276'

W Roosevelt St

±1.73 Acres

±5,625 SF  
Warehouse  
(±1,800 Office)

270'

N 17th Ave



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 price change, prior sale, lease, or withdrawal from the market without prior notice. 11 18 19

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**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CFRAC 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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### PROPERTY HIGHLIGHTS

- FULLY LEASED (SHORT-TERM)
- PARCEL: 111-16-065C
- ±75,433 SF / ±1.73 ACRES
- MULTIFAMILY, OFFICE, INDUSTRIAL, COMMERCIAL
- ZONING: PUD
- ±5,625 SF WAREHOUSE (±1,800 SF OFFICE)
- 400A, 120/208V, 3P, 4W POWER
- 6 GRADE LEVEL DOORS
- LOADING DOORS (12' X 12')
- EXHAUST FANS, AIR LINES, DRAINAGE SYSTEM
- GAS, WATER, & SEWER ON SITE

### TRAFFIC COUNTS

W ROOSEVELT ST:	2,100 VPD
N 19TH AVE:	20,609 VPD
I-10 HWY:	274,244 VPD
I-17 HWY:	172,545 VPD

### DEMOGRAPHICS

	1M	3M
POPULATION:	11,325	135,690
HOUSEHOLDS:	4,641	44,321
MEDIAN AGE:	36.6	30.3
AVG HH INCOME:	\$56,245	\$53,760



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DT PHOENIX

NW Grand Ave

★ **ARMORY** ★  
A community of creative studio offices

W Roosevelt St

W Linden St



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MIDTOWN PHOENIX



NW Grand Ave

W Linden St

N 17th Ave

W Roosevelt St

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**SITE**



**X Phoenix**

**ASU-Downtown Phoenix**

**The Derby**

**en Hance Park Condominiums**

**The Cambria Hotel**

**AC Hotel at Arizona Center**

**Phoenix Biomedical Campus**

**Residence at Collier Center**

**225 W Madison**

**Block 23**

**DOWNTOWN PHOENIX  
PROJECTS IN DEVELOPMENT**

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### PERMITTED: THE FOLLOWING USES ARE PERMITTED BY RIGHT

1. Single family attached and/or multi-family residential uses
2. All uses permitted in the C-1, C-2, and C-3 districts
3. Industrial and commerce park-type uses (not to exceed 5,000 SF per individual use):
  - Assembly of finished products or subassemblies, so long as the primary use of the property is not the basic processing and compounding of raw materials, or food products
  - Artistic and craftsman workspace
  - Auctioneers
  - Bakeries, food packaging and freezing, including milk and ice cream plants, but excluding canneries, slaughtering, processing and packaging of meat
  - Breweries
  - Contractors: equipment and material; storage
  - Chocolate and coca products, manufacturing
  - Churches or similar places of worship
  - Coffee roasting
  - Commercial schools, which may include outdoor activities
  - Decoration, workshop and equipment yard
  - Display designers and builders' shops
  - Distillers, distribution, warehouse
  - Fabrication and assembly of finished products or subassemblies, so long as the primary use of the property is not the basic processing and compounding of raw materials, or food products
  - Furniture manufacturing, metal, wood
  - Iron, custom decorative wrought iron shops
  - Machinery used, storage
  - Research laboratories for scientific research, investigation, testing or experimentation which may include prototype product development
4. Wholesaling and distribution
  - Warehousing
4. Outdoor events and performances subject to a use permit and the following:
  - The outdoor event or performance must be presented by an existing business on the property and must comply with all applicable codes and ordinances
  - The business' regularly stocked items may be displayed outdoors and be available for purchase during the event or performance. No other items may be displayed for sale outdoors during the event or performance
  - Friday and Saturday outdoor events or performances shall be limited to the hours between 12:00 A.M. And 11:00 P.M. No amplified music or loudspeakers may be used outside after 10:00 P.M.
  - Sunday thru Thursday outdoor events or performances shall be limited to the hours between 10:00 A.M. And 10:00 P.M.
  - Hours and days of outdoor events or performances may be extended subject to obtaining a use permit in accordance with the standards and procedures of the zoning administrator section of the zoning ordinance
5. Outdoor storage subject to the following:
  - Open uses and storage areas shall be screened by a minimum 6' high fence with continuous landscape plantings, or maker space building walls
  - Unless otherwise screened by maker space building walls, storage exceeding 6' in height shall be setback 50' from the property line

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