

4414 N 7th Avenue

Phoenix, Arizona 85013

Well Located Phoenix Restaurant Property For Sale

~~Price \$685,000~~

**Price Reduced!
Now \$649,000**



Great location in historic Melrose District. High traffic 7th Ave location between Indian School Rd & Camelback Rd. Restaurant is included with the sale, but the name is not. Sale includes furniture, fixtures and equipment. (F,F&E)

- Parcel Size: ±21,395 SF .49 Acre
- Building Size: ±2,582 SF Restaurant currently in operation
- Zoning C2 (Intermediate Commercial)
- Zoning entitlement includes 7th Ave. Urban Main Street Overlay
- The property has been operating as Los Compadres Mexican Food since 1958

Thomas Semancik
Senior Vice President

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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: 7025 N. Scottsdale Rd., Suite 220, Scottsdale, AZ 85253 | www.cpiaz.com

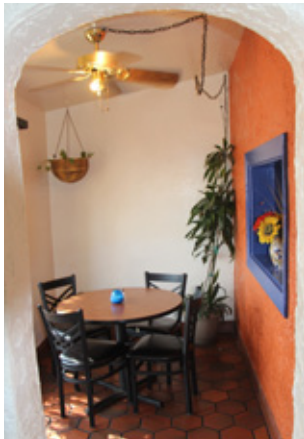
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Demographics

	1 Mile	3 Mile	5 Mile
2016 Population	21,787	178,523	478,225
2021 Population	23,729	193,829	518,619
2016 Total Households	10,231	72,914	174,997
2016 Average Household Income	\$41,270	\$39,855	\$35,542

Sourced from CoStar 2016

Traffic Counts

Collection Street	Cross Street	Cross St Dist/Dir	Traffic Volume	Count Year
N 7th Ave	W Roma Ave	0.01 S	35,972	2014
N 7th Ave	W Glenrosa Ave	0.03 SW	27,123	2014

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