

**FOR SALE** Phoenix • Arizona  
User Opportunity

**1250**  
SOUTH 7TH AVENUE



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Park Seventh  
Laundromat  
Cricket Store  
Dollar store  
Basic Food Market

Phoenix Memorial

LaPour Parc 17  
Industrial Development

### Offering Highlights

- Price: Unpriced
- Location: 1250 S. 7th Avenue  
Phoenix, AZ 85007
- Size: Approximately 13,025 square  
foot building (excludes 3,060 square foot  
neighboring WIC building) Square footage to  
be confirmed by buyer
- No zoning contingencies accepted with  
offers made on this property. This is an “as  
is” sale.
- Zoning: C-2, City of Phoenix  
Approximately 2.44 acres of land
- Parcel Number: 105-01-073
- Built in 1972
- Less than 1 mile to Downtown Phoenix
- 5 miles to Phoenix Sky Harbor Airport

For further information contact:

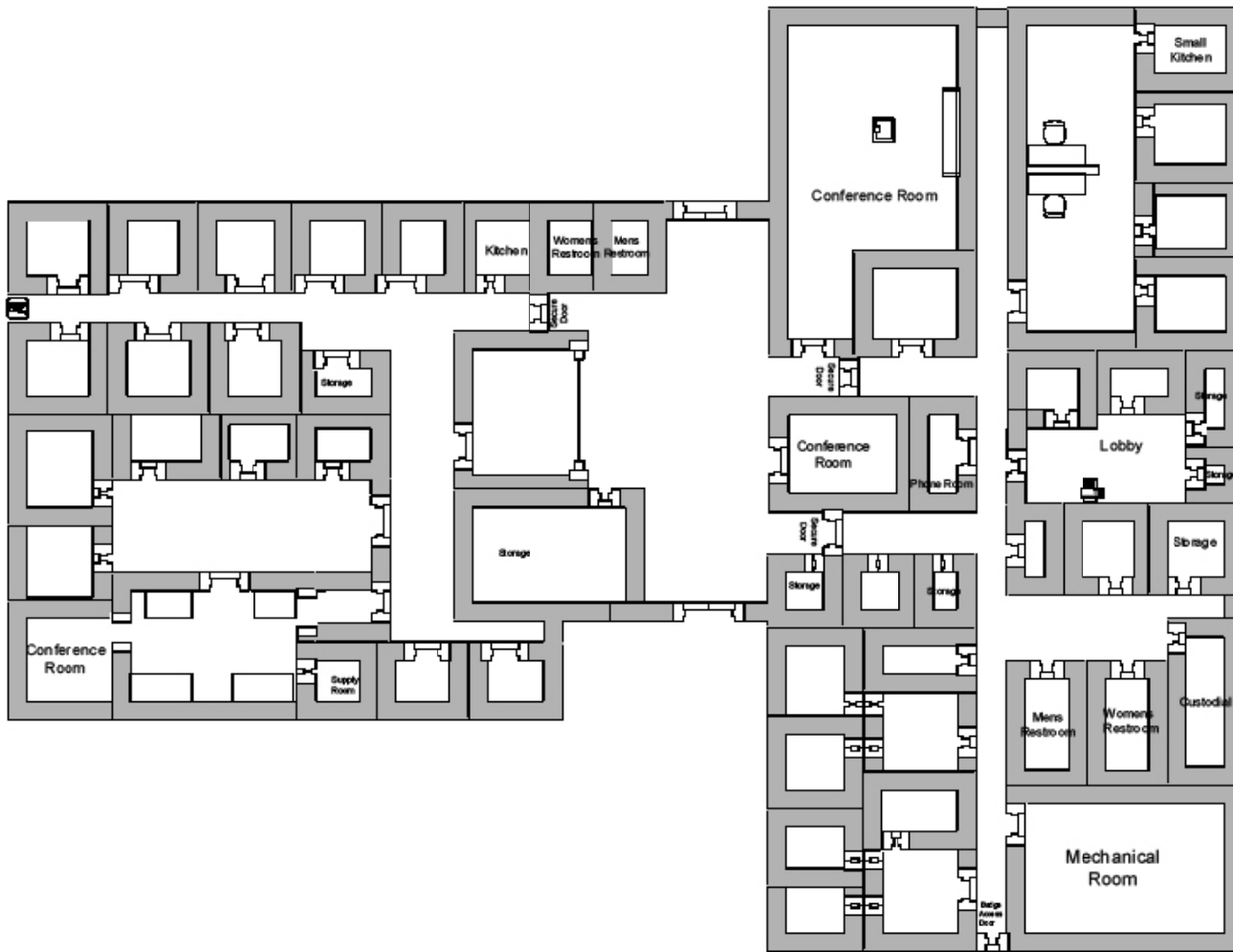
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### Location highlights

- Large, partially secure parking lot to accommodate approximately 137 cars (8.77/1,000 parking ratio).
- There is a Phoenix Valley Metro Bus stop outside the front door.
- Directly West of Phoenix Memorial Hospital.
- Directly west of Phoenix Sky Harbor International Airport. The Airport is the tenth busiest airport in nation creating a \$79 million daily economic impact. Phoenix Sky Harbor International Airport reported over 43.8 million passengers in 2015.
- The location provides prominent visibility just south of the southwest corner of Buckeye Road and 7th Avenue, across the street from Phoenix Memorial Hospital.
- Conveniently located in the heart of Metropolitan Phoenix near the 143 Freeway, Interstate 17, Interstate 10, Loop 101 and SR 51.



### 2016 Demographics – 3 mile radius

Average Household Income \$45,034

#### Population by Age

25 - 34 16.2%  
 35 - 44 12.5%  
 45 - 54 11.5%

#### Vehicles Per Day (2016)

Buckeye, East/West Bound – 17,605  
 7th Avenue, North/South Bound – 18,586  
 Light Rail ridership per weekday – 43,619

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