

FOR SALE/LEASE

2201 NORTH 7TH STREET

THE CORONADO

Phoenix, AZ 85006

PRESENTED BY:

EDDIE GONZALEZ

O: 480.425.5508

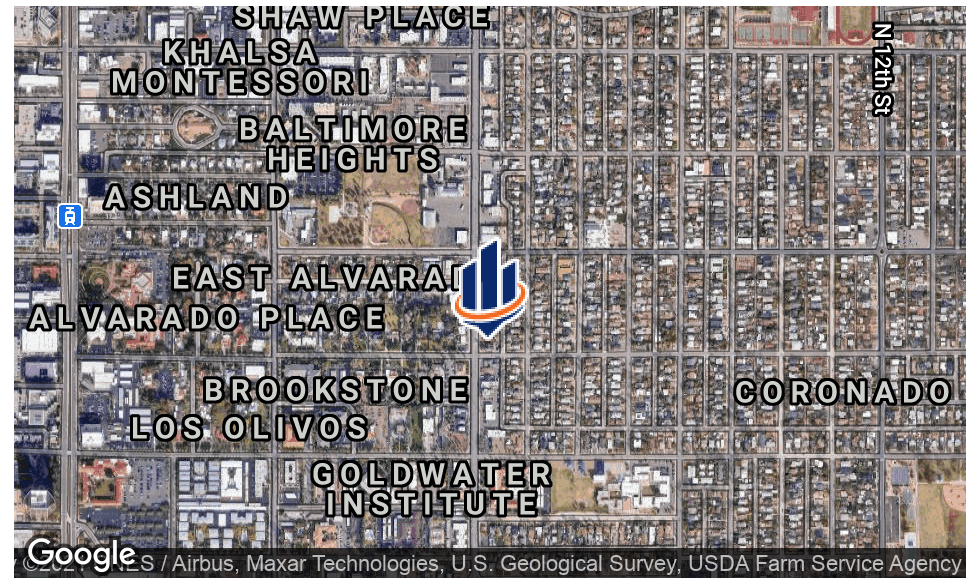
eddie.gonzalez@svn.com

LINDSEY DULLE

O: 480.425.5535

lindsey.dulle@svn.com





OFFERING SUMMARY

SALE PRICE:	Subject To Offer
LEASE RATE:	N/A
BUILDING SIZE:	1,217 SF
LOT SIZE:	13,132 SF
YEAR BUILT:	1915
ZONING:	C-1
MARKET:	Central Phoenix
APN:	117-31-073, 117-31-096

PROPERTY OVERVIEW

The Coronado building located at the NEC or 7th Street and Monte Vista Road minutes, from Down Town Phoenix. This building was built in 1915 and still shows its original charm. The space is currently operating as a Vegan Restaurant until July of 2021. Don't miss this opportunity.

PROPERTY HIGHLIGHTS

- Monument Signage.
- Large Patio.
- Ample Parking
- Fully built-out
- ADA Compliant
- 1915 Charm.
- DO NOT DISTURB CURRENT TENANTS

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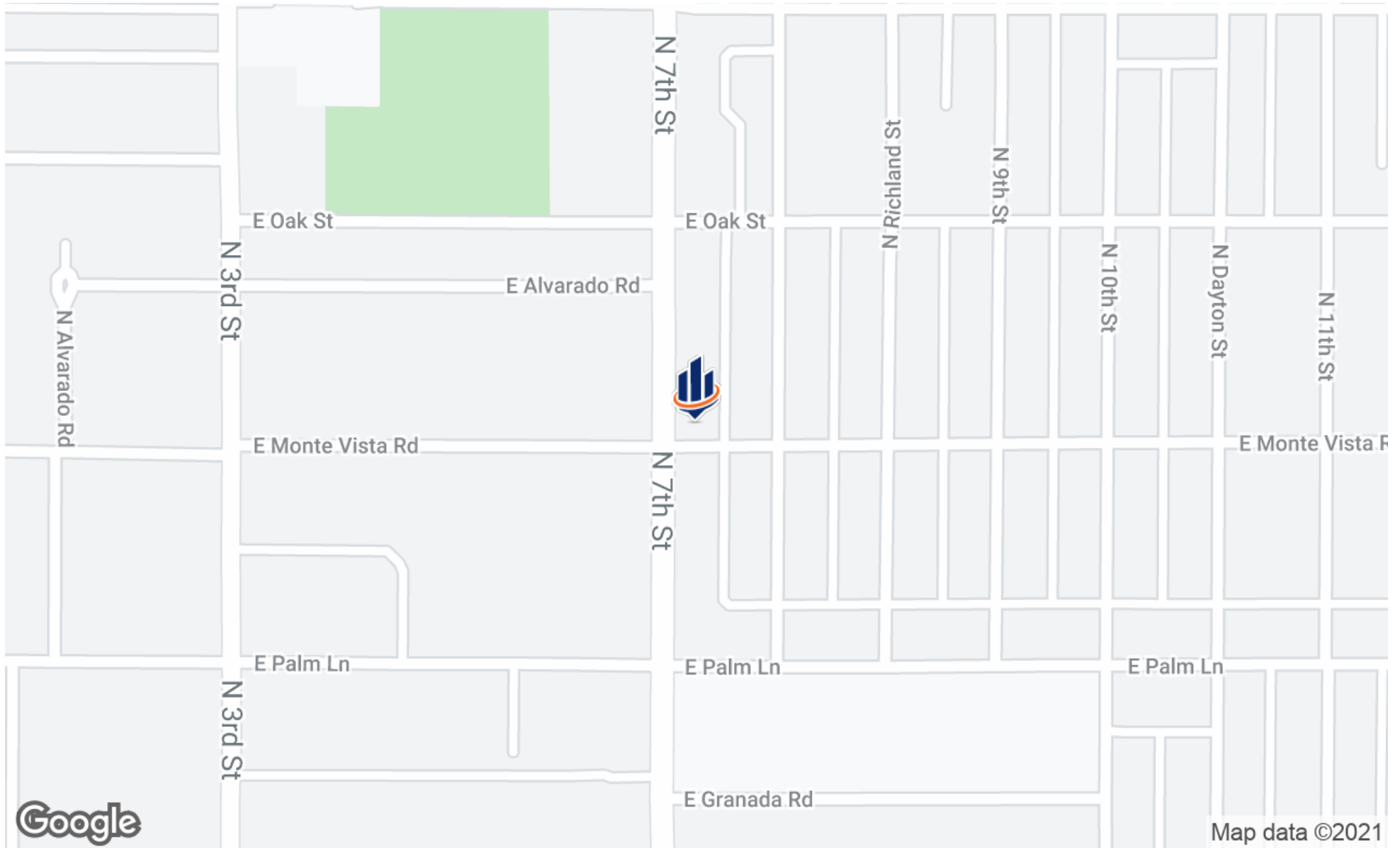
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SVN | DESERT COMMERCIAL ADVISORS 3



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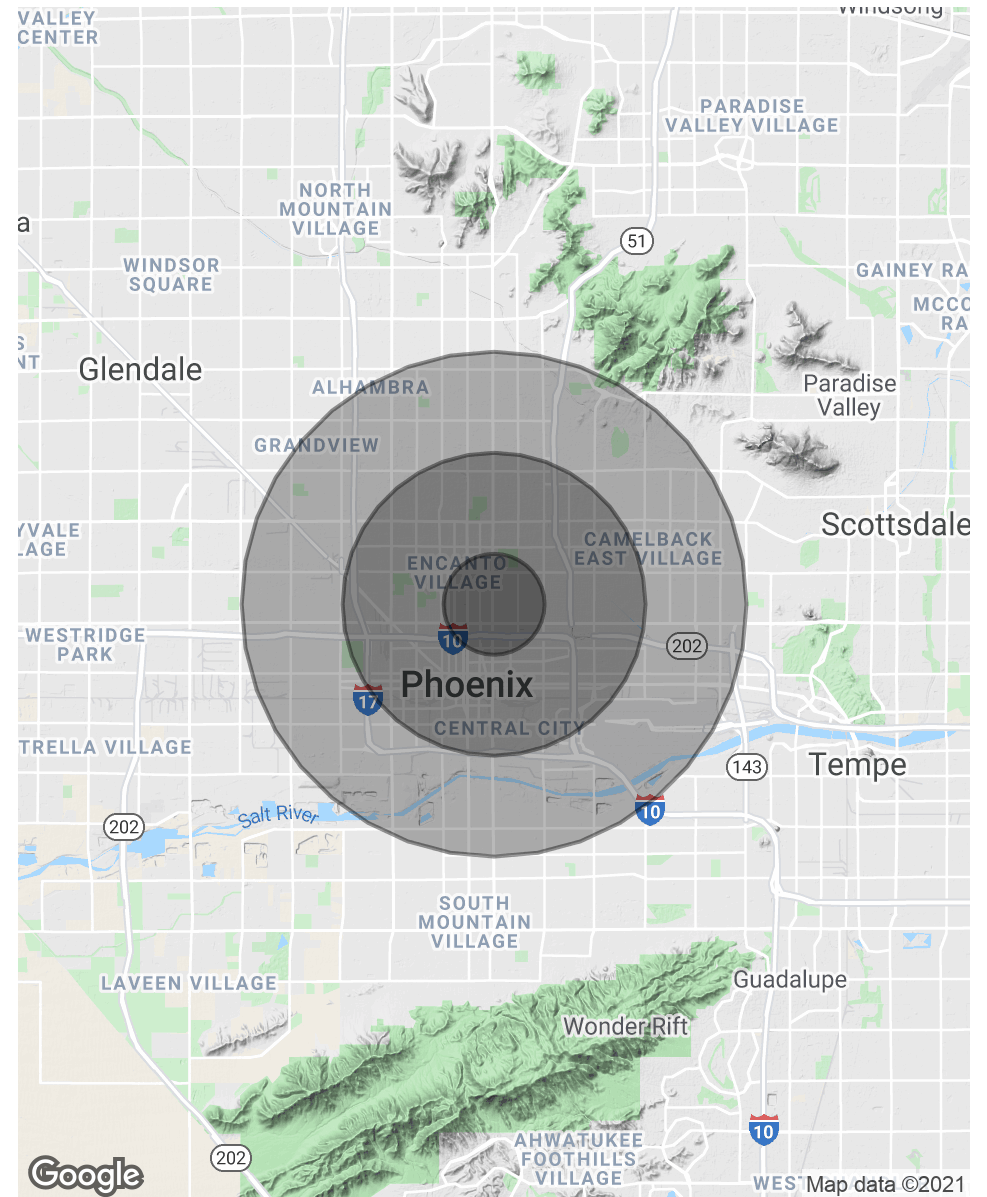
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	14,641	132,209	334,540
AVERAGE AGE	34.6	31.9	31.8
AVERAGE AGE (MALE)	33.3	32.0	31.6
AVERAGE AGE (FEMALE)	36.5	31.8	31.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,697	52,312	125,280
# OF PERSONS PER HH	2.2	2.5	2.7
AVERAGE HH INCOME	\$55,213	\$47,972	\$52,060
AVERAGE HOUSE VALUE	\$359,848	\$307,322	\$325,328

* Demographic data derived from 2010 US Census



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