

# OFFICE AVAILABLE FOR LEASE

7540 N 19<sup>TH</sup> AVE | PHOENIX, AZ 85021



## LISTING CONTACTS:

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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 prior sale, lease, or withdrawal from the market without prior notice.

04.30.26



**COMMERCIAL PROPERTIES INC.**

Locally Owned. Globally Connected. CORFAC

TEMPE: 2323 W University Drive, Tempe, AZ 85281 | 480.966.2301  
SCOTTSDALE: 8767 E Via de Commercio, Suite 101, Scottsdale, AZ 85258 | www.cpiaz.com

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## PROPERTY DETAILS

<b>ADDRESS</b>	7540 N 19TH AVE PHOENIX, AZ 85021
<b>BUILDING SIZE</b>	±18,744 SF
<b>PARCEL</b>	157-19-079D
<b>ZONING</b>	C-O, CITY OF PHOENIX
<b>TENANCY</b>	MULTI-TENANT
<b>LEASE RATE</b>	<b>CONTACT BROKER</b>



## AVAILABILITY

<b>SUITE NUMBER</b>	<b>SIZE</b>	<b>LEASE RATE</b>
<b>102</b>	<b>±1,604 SF</b>	<b>CONTACT BROKER</b>
<b>103</b>	<b>±1,291 SF</b>	<b>CONTACT BROKER</b>
<b>SECOND FLOOR</b>	<b>±9,372 SF</b>	<b>CONTACT BROKER</b>



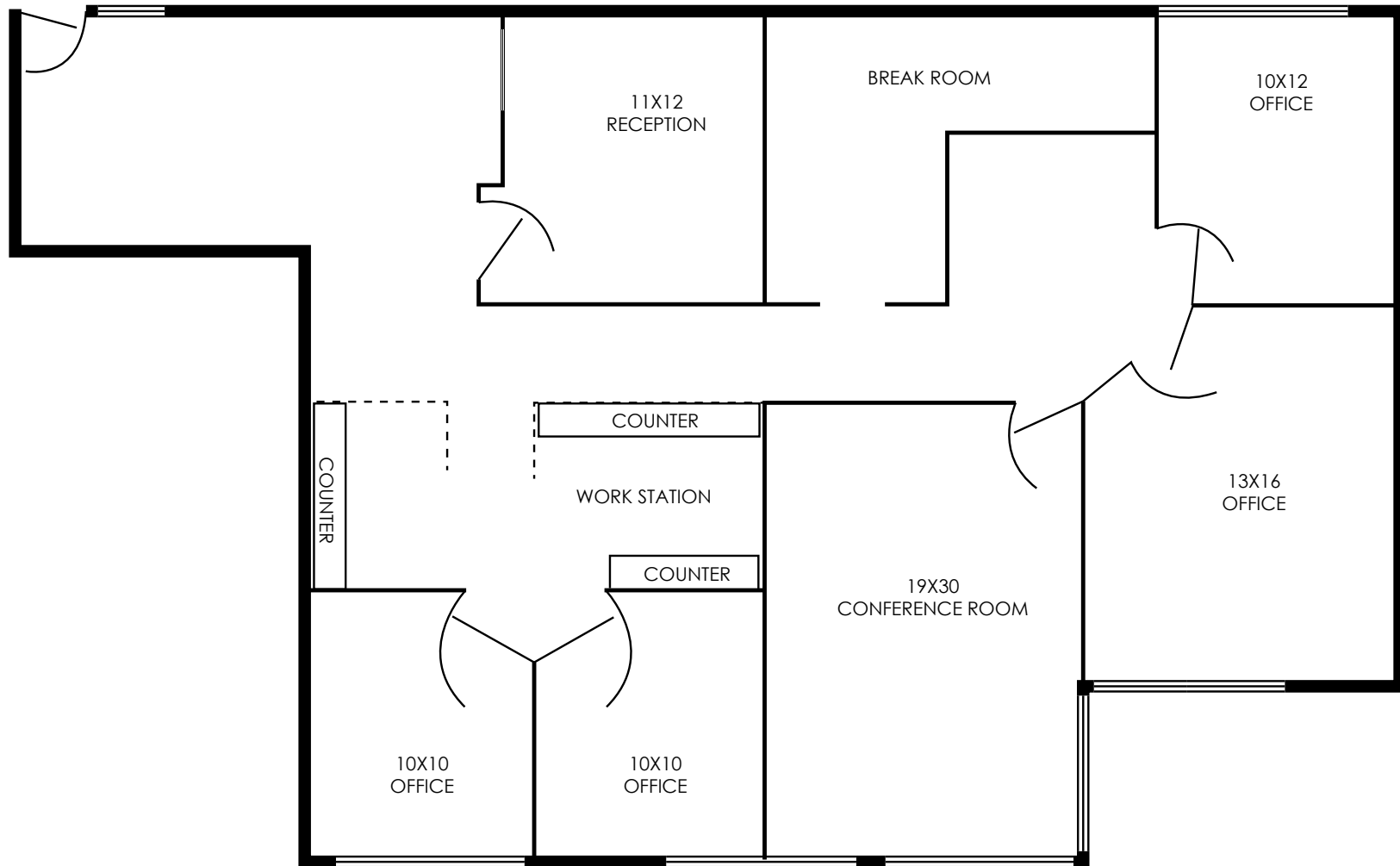
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## SUITE 102

±1,604 SF



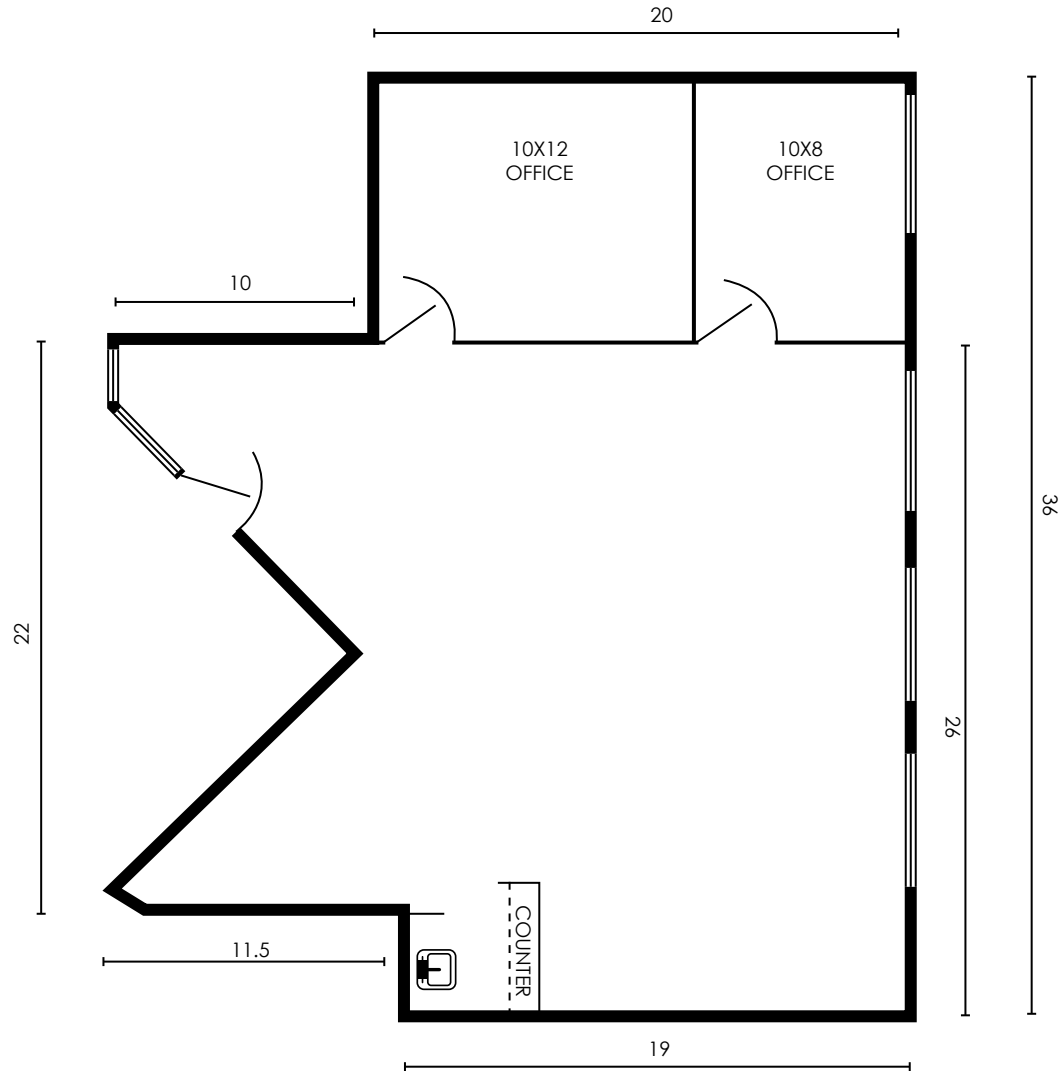
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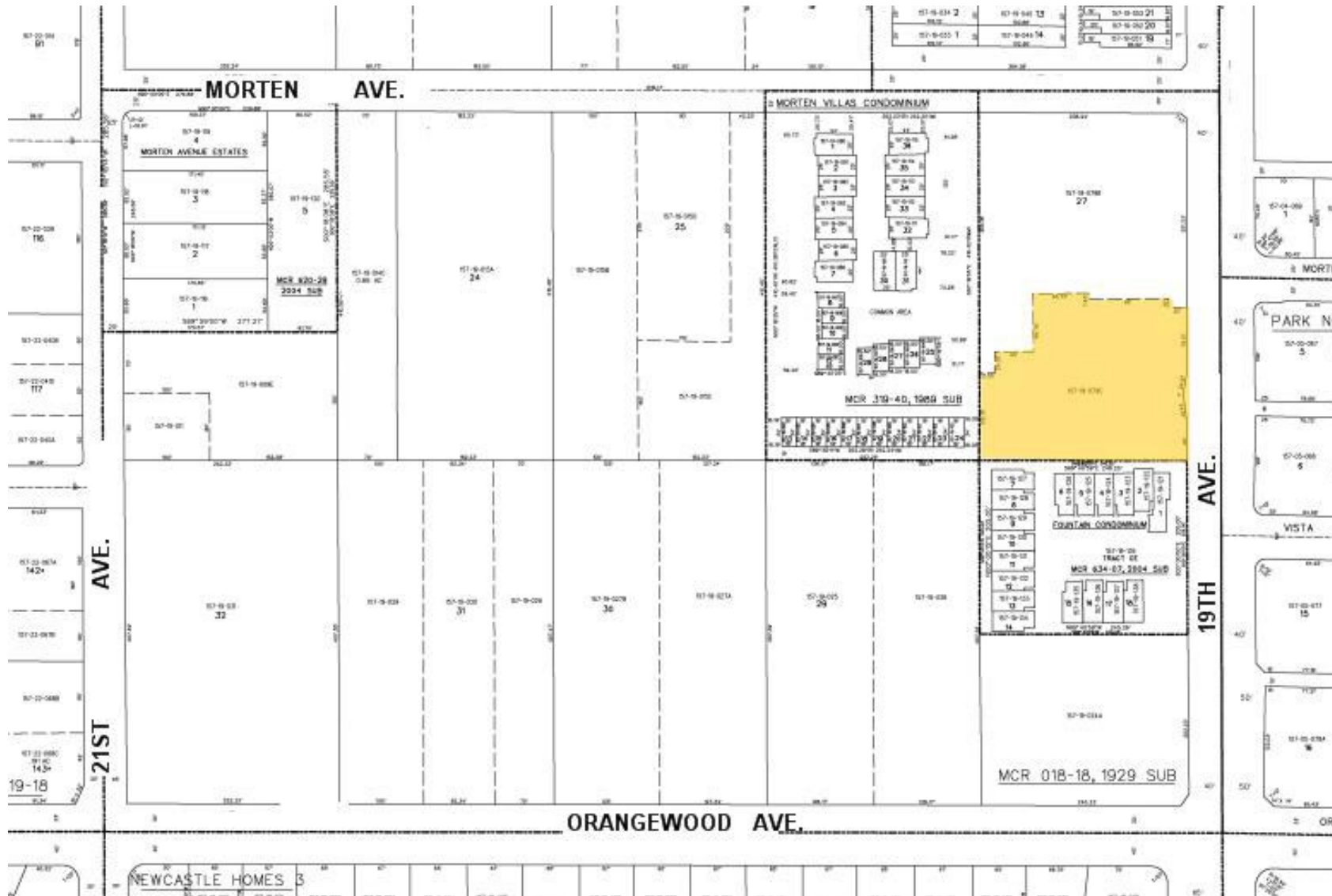
## SUITE 103

±1,291 SF



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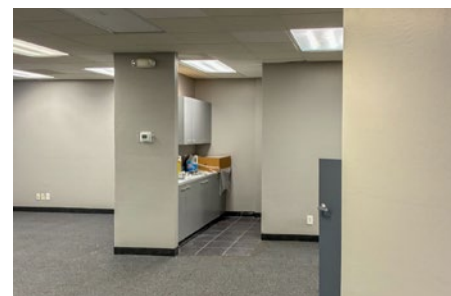
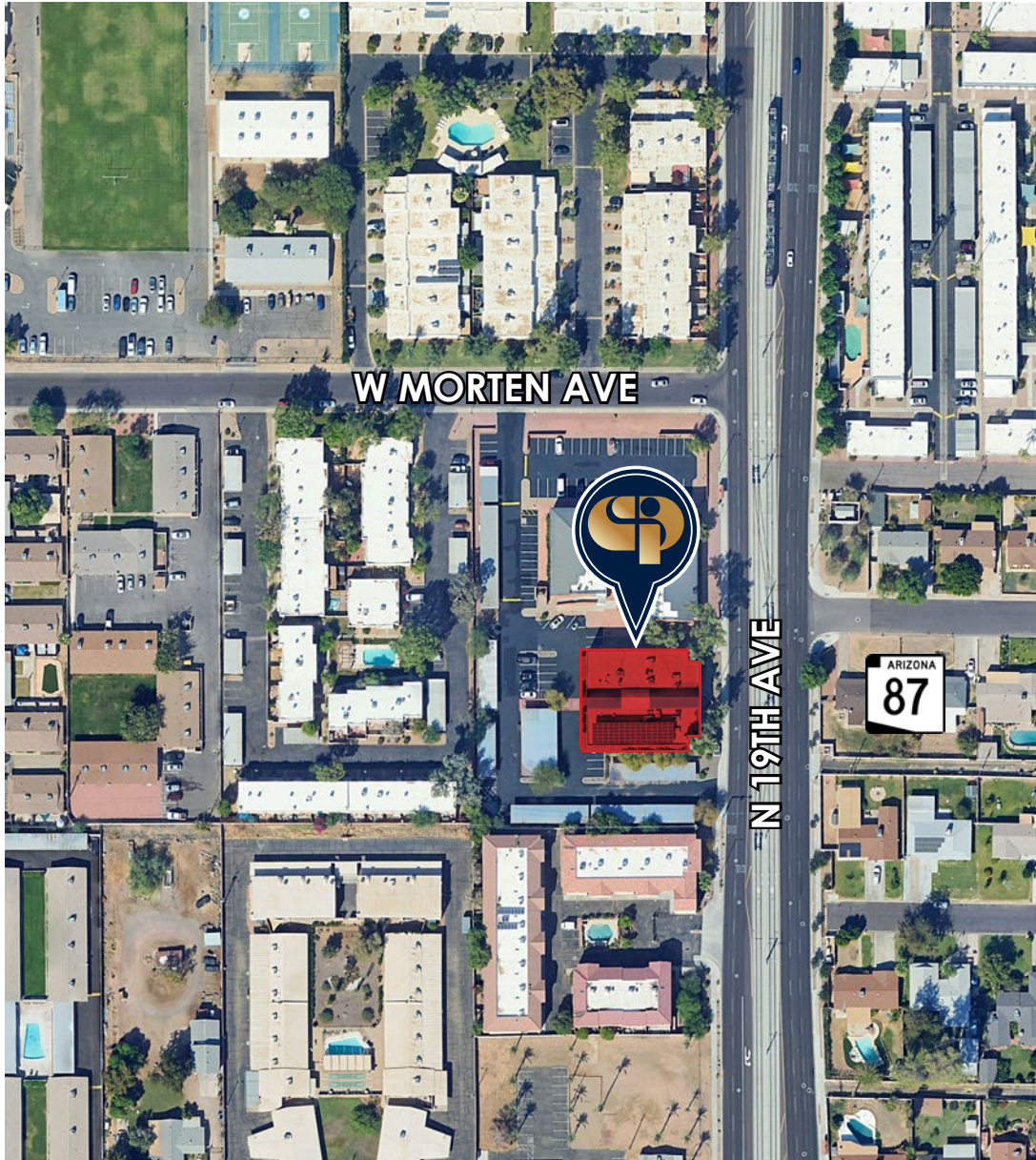
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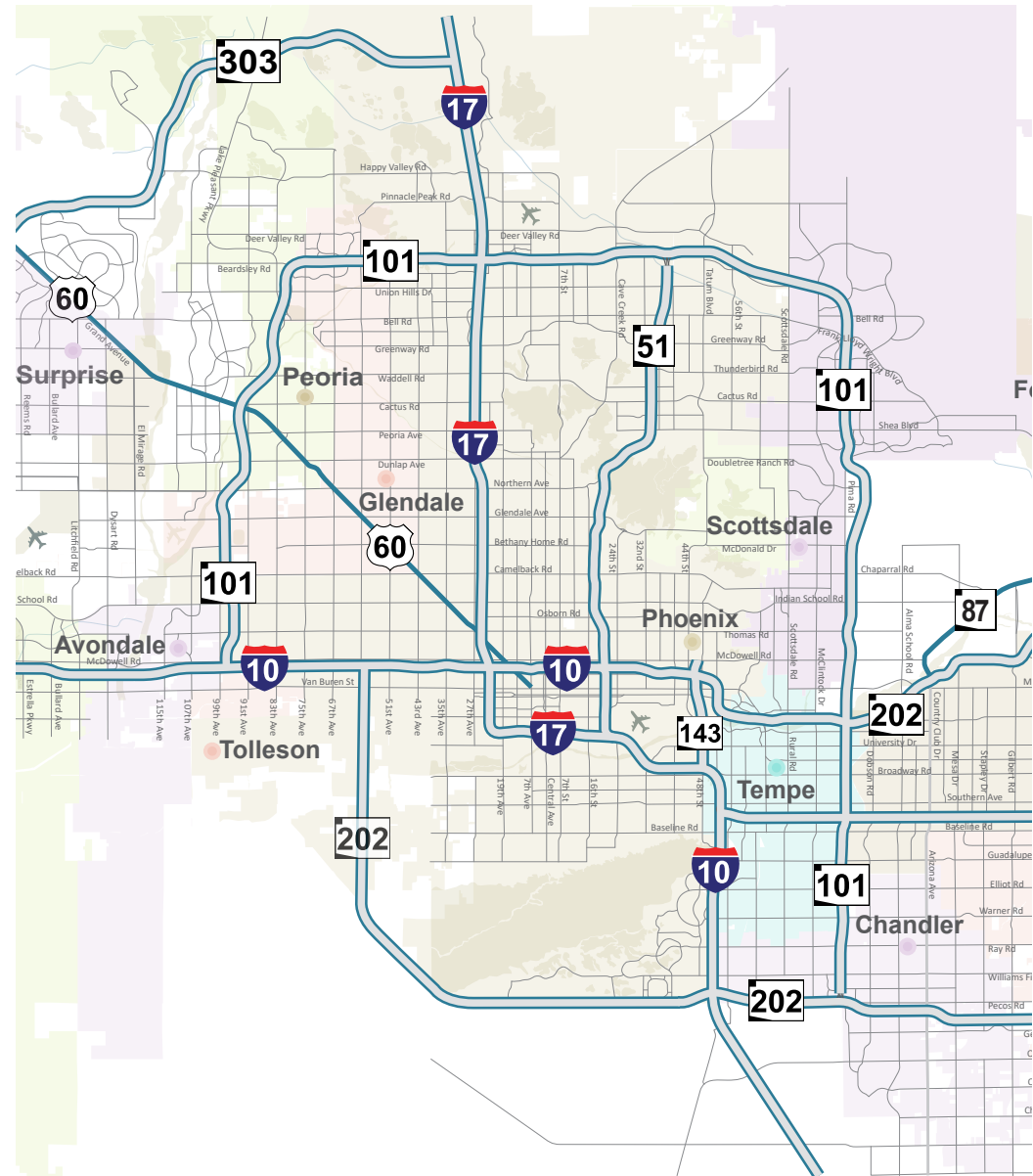
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## DEMOGRAPHICS

<b>2024 POPULATION</b>	25,418	193,310	449,685
<b>2029 POPULATION PROJECTION</b>	27,668	208,506	486,201
<b>2024 HOUSEHOLDS</b>	10,716	70,849	173,307
<b>AVG HOUSEHOLD SIZE</b>	2.3	2.5	2.5
<b>AVERAGE HHI</b>	\$68,777	\$78,566	\$78,920
<b>AVERAGE AGE</b>	37.1	36.1	36.8
<b>MEDIAN HOME VALUE</b>	\$337,261	\$347,655	\$325,804
<b>TOTAL CONSUMER SPENDING</b>	\$269M	\$2B	\$4.9B

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