



# DT Phx Infill Site For Sale



**388-394 N. 3rd Ave.**

**PHOENIX, AZ 85003**

**PRESENTED BY:**

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# PROPERTY DETAILS & HIGHLIGHTS



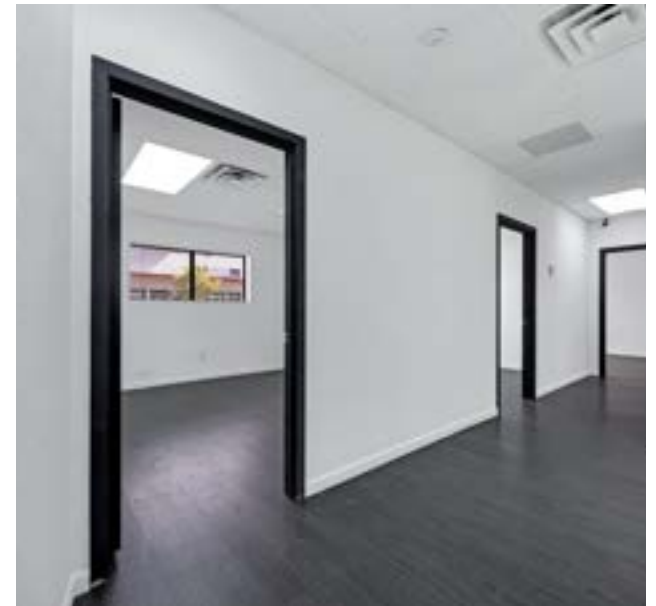
<b>PRICE</b>	\$1,850,000
<b>PROPERTY TYPE</b>	Office/Land
<b>BUILDING SIZE</b>	3,433 SF
<b>LOT SIZE</b>	0.43 AC   18,808 SF
<b>APN</b>	111-41-076 and 111-41-076
<b>ZONING</b>	DTC-VANB
<b>2025 TAXES</b>	\$19,819.88
<b>PARKING</b>	12 Spaces *Potential for additional parking on southern portion of lot.

- **Rare Downtown Phoenix hard corner owner user or redevelopment opportunity.**
- **Flexible zoning allowing for an abundance of uses including apartment, office, retail, etc.**
- **Existing structure includes a highly functional office layout with mostly private offices.**
- **Twelve dedicated parking spaces and potential for additional parking on neighboring lot.**
- **Tremendous walkability in an area surrounded by countless amenities**
- **Numerous Class A developments in immediate area**
- **Convenient access to I-10 Freeway**

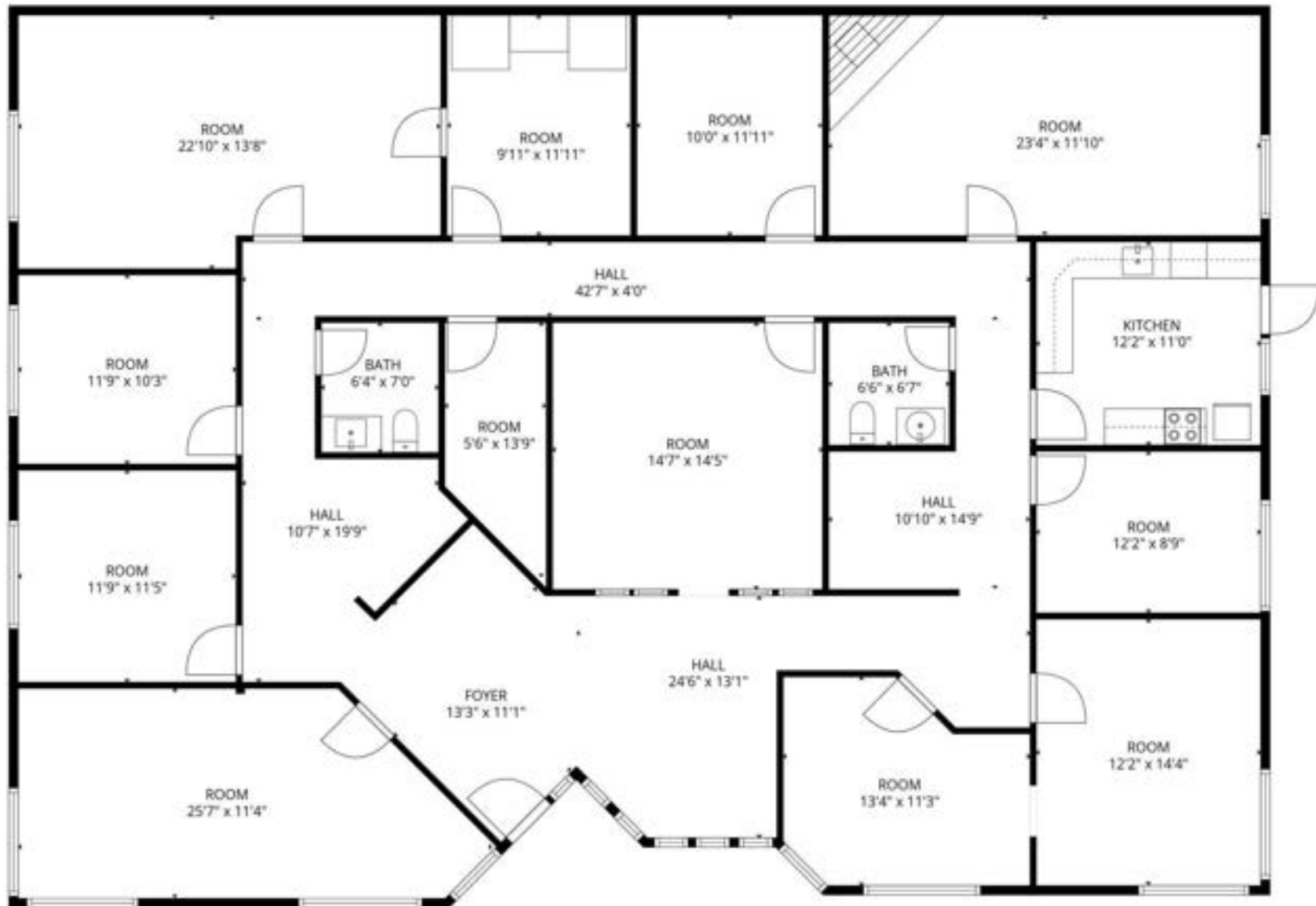
PARCEL VIEW



# INTERIOR PHOTOS



# FLOOR PLAN



# CITY OF PHOENIX

Phoenix has been the fastest-growing city for five years in a row. It is home to Sky Harbor International Airport, which has a \$38 billion annual economic impact, South Mountain Park, one of the largest municipal parks in North America, and major league sports teams like the NFL Arizona Cardinals and NBA Phoenix Suns. It is a vibrant place to live, work, and play!



**1.66M+**  
PEOPLE LIVE IN  
PHOENIX, AZ



**5<sup>th</sup>**  
LARGEST CITY IN  
THE U.S.



**42**  
OPPORTUNITY ZONES  
IN 6 UNIQUE  
NEIGHBORHOOD



**4.95M+**  
PEOPLE LIVE IN THE  
GREATER PHOENIX  
METRO AREA



## City of Phoenix

### PHOENIX RANKINGS

**RANKED #8 BEST CITY FOR  
MILLENNIALS TO LIVE IN**  
- THE LANGSTON CO., 2019

**FASTEST GROWING CITY IN U.S.  
5TH YEAR IN A ROW**  
- U.S. CENSUS BUREAU, 2020

**NO.7 BEST STARTUP CITY IN AMERICA**  
- AZBIGMEDIA, 2022

**#4 SMALL BUSINESS EMPLOYMENT GROWTH**  
- PAYCHEX, 2022

**RANKED #7 BEST PERFORMING CITY**  
- MILKEN INSTITUTE, 2021

**NO. 10 IN STEM JOB GROWTH**  
- RCLCO, 2020

# CITY OF PHOENIX WORKFORCE

Phoenix is the vibrant center of one of the fastest-growing job markets and economies in the United States. The city is emerging in the new economy with strength in high technology, manufacturing, bioscience research, and advanced business services. As a top market for skilled and available workforce, companies are growing in Phoenix because it's not only a thriving business environment but a great place to live.



**70%**

OF THE STATE'S  
WORKFORCE POPULATION  
LIVES WITHIN THE  
PHOENIX METRO



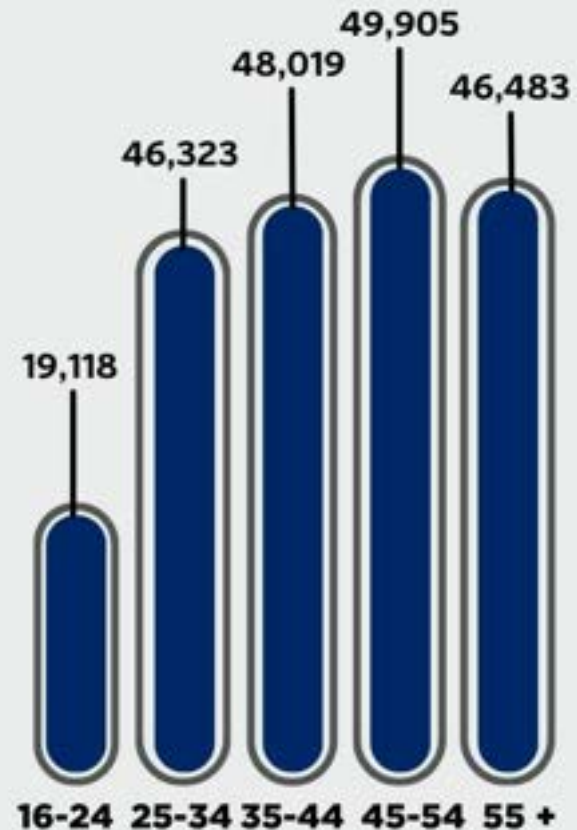
**33**

MEDIAN AGE  
OF POPULATION



**\$85,527**

AVERAGE  
HOUSEHOLD INCOME



AGE OF WORKFORCE



# CITY OF PHOENIX ATTRACTIONS

## GOLF

Well known as 'America's Best Place to Live for Golf' there are over 200 golf courses in the Greater Phoenix area, and over 26 in Phoenix alone. Presidents, Hollywood luminaries and various VIPs have all trod the fairways at the classic Central Phoenix Arizona Biltmore golf course.



## MAJOR LEAGUE SPORTS

Chase Field home of MLB's Arizona Diamondbacks and Footprint Center home to NBA's Phoenix Suns and WNBA's Phoenix Mercury are both located in Downtown Phoenix. Explore the greater Phoenix area with NFL's Arizona Cardinals and NHL's Arizona Coyotes.

## ARTS & CULTURE

The Phoenix area has a rich arts-and-culture environment. The walkable Roosevelt Row Arts District is home to art galleries, restaurants, bars and boutique shops, find larger than life mural walls, visit the internationally acclaimed Heard Museum, or catch a show at the historic Orpheum Theatre.



## DISCLAIMER

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