

WASHINGTON STREET

19TH STREET



FOR SALE | WAREHOUSE

DOWNTOWN PHOENIX WAREHOUSE

1904 E Washington St, Phoenix, AZ 85034

Bob Winegar Associate Broker/Business Advisor | 480.210.2400 | bob@coberealestate.com



coberealestate.com

FOR SALE | WAREHOUSE

Downtown Phoenix Warehouse

1904 E Washington St, Phoenix, AZ 85034



PROPERTY DESCRIPTION

This $\pm 10,000$ SF warehouse sits on a ± 0.36 AC fully fenced site, sitting just one block from US-60 and 2 miles from downtown Phoenix. The property features three grade-level doors, one truck well, and 10' clear height. The corner-lot site offers excellent accessibility and visibility with frontage on Washington Street (13,000+ VPD). The property also benefits from close proximity to I-10, Phoenix Sky Harbor Airport, and convenient access to major freeway systems including Loop 202 and I-17. The business that occupies this space is also available for sale and may be sold with the real estate. Contact broker for details.

PROPERTY HIGHLIGHTS

- Sitting just 1 block from US-60 and 2 miles from downtown Phoenix, this property has excellent accessibility for an owner-user or clients
- Built out with: 3 grade-level doors, 1 truck well, and 10' clear height
- Parking lot in rear

OFFERING SUMMARY

Sale Price:	\$1,565,000
Building Size:	10,000 SF
Zoning:	C-3
Lot Size:	.36 AC
Property Square Footage:	10,000 SF

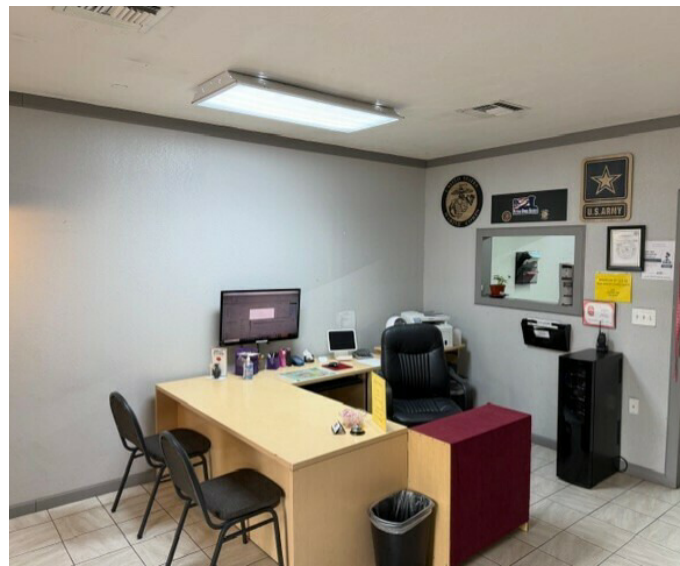
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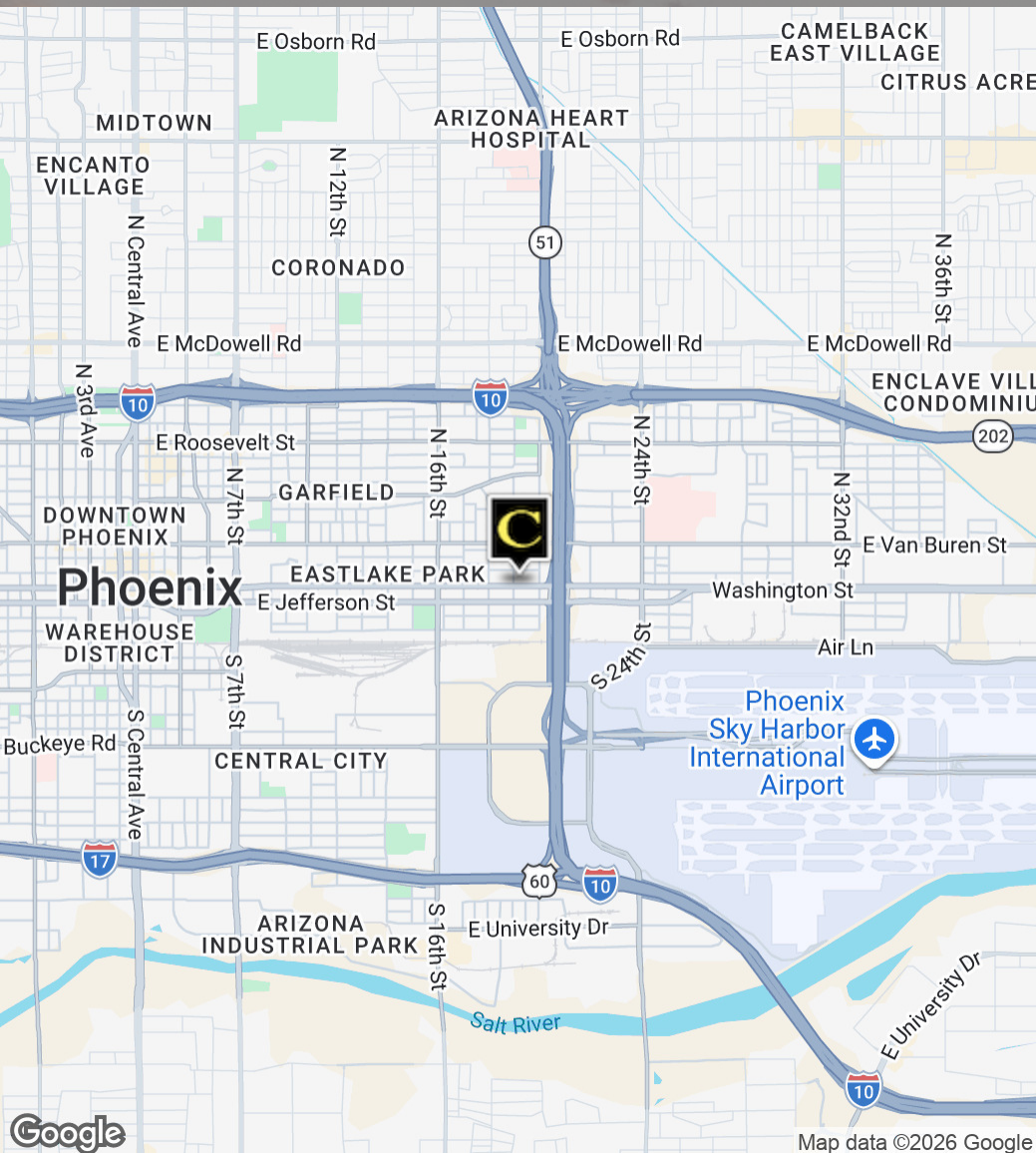
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,986	105,745	320,106
Average Age	31.7	33.2	34.0
Average Age (Male)	31.4	33.3	34.1
Average Age (Female)	36.0	33.9	34.4

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,275	43,638	132,241
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$49,858	\$80,774	\$93,730
Average House Value	\$309,741	\$394,428	\$469,997

2023 American Community Survey (ACS)

