
**723 GRAND AVE
PHOENIX, AZ 85007**

FOR SALE &
FOR LEASE

**743 GRAND AVE
PHOENIX, AZ 85007**

FOR LEASE

CONTACT INFORMATION

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PROPERTY DETAILS

723 GRAND AVE

SALE PRICE	\$2,375,000 (\$190/SF)
LEASE RATE	\$19/SF NNN EST. NNNS: \$2/SF ANNUALLY
BUILDING SIZE	±12,500 SF
LOT SIZE	±6,250
ZONING	C-3, Phoenix

743 GRAND AVE

LEASE RATE	\$19/SF NNN EST. NNNS: \$2/SF ANNUALLY
BUILDING SIZE	±5,558 SF
ZONING	C-3, Phoenix



PROPERTY HIGHLIGHTS

723 GRAND AVE

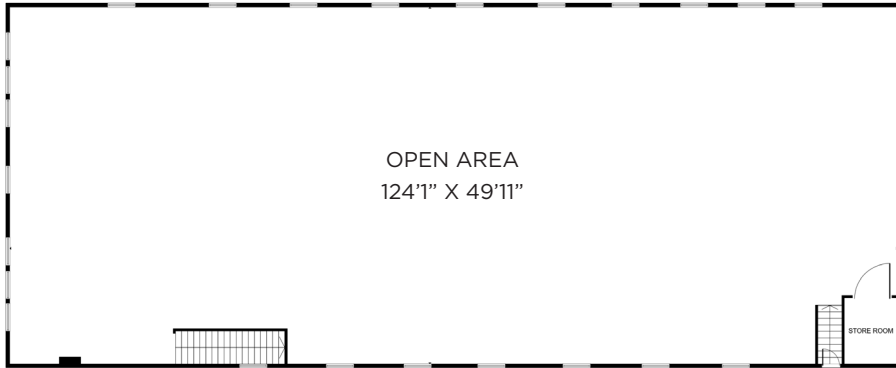
- ±12,500 SF available for owner user or investment
- Extremely unique building with rich history (1917)
- Potential for showroom, flex, warehouse, and office users
- Multi-tenant capable
- Frontage along Grand Avenue
- Fully sprinklered
- Currently in gray shell condition
- Bonus basement SF of ±6,250

743 GRAND AVE

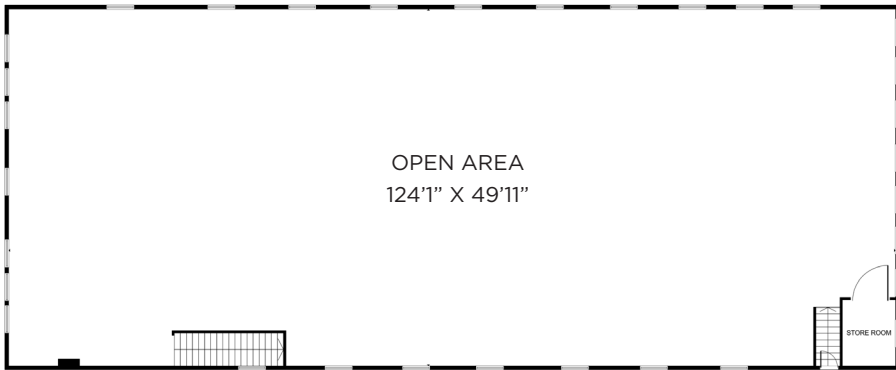
- Secured parking
- Frontage along Grand Avenue
- Gray shell condition
- One (1) grade level door (8' x 10')



723 GRAND AVE FLOORPLAN



BASEMENT:
±6,250 SF



1ST FLOOR:
±6,250 SF



VIEW VIRTUAL TOUR
1ST FLOOR



2ND FLOOR:
±6,250 SF

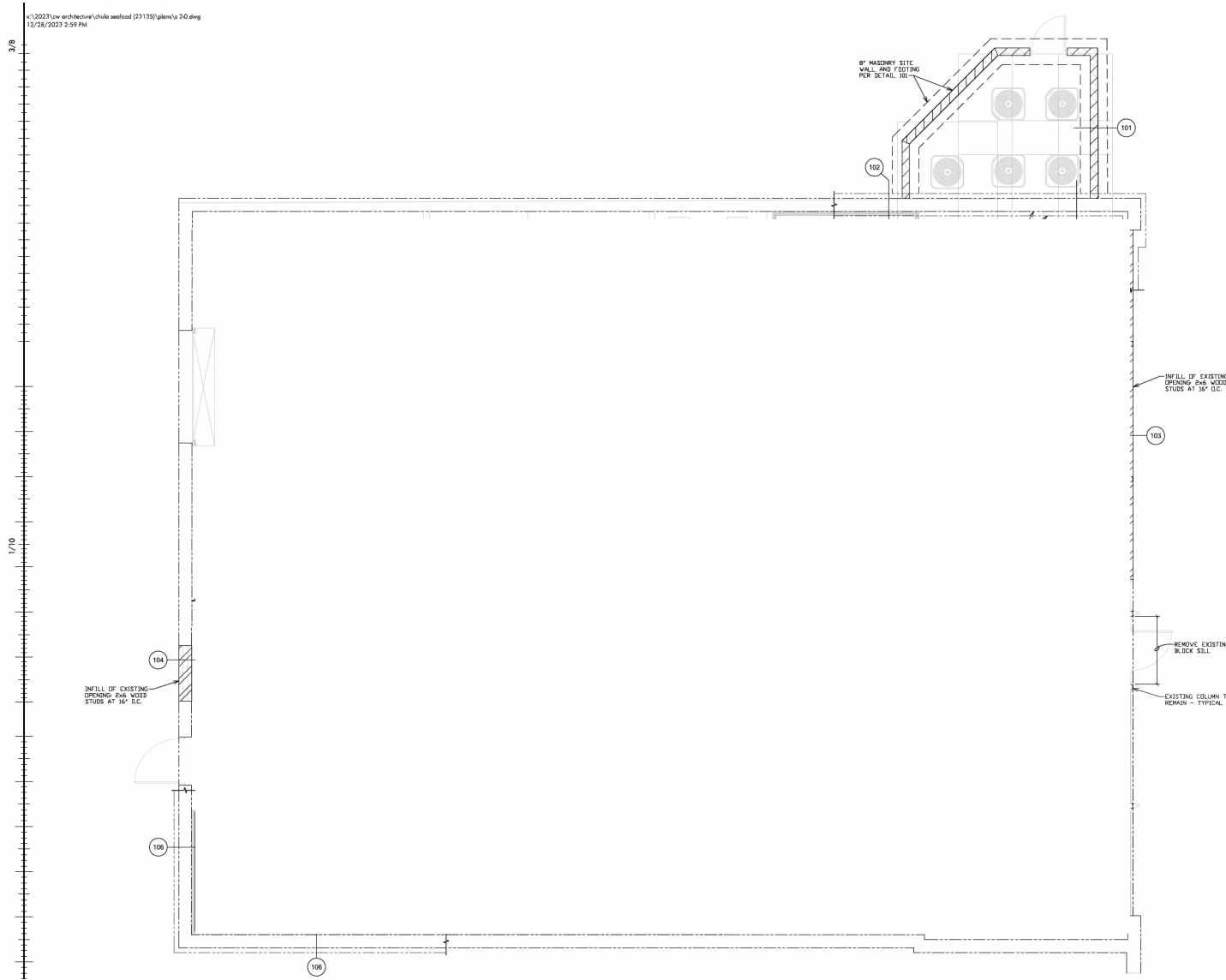


VIEW VIRTUAL TOUR
2ND FLOOR

743 GRAND AVE FLOORPLAN

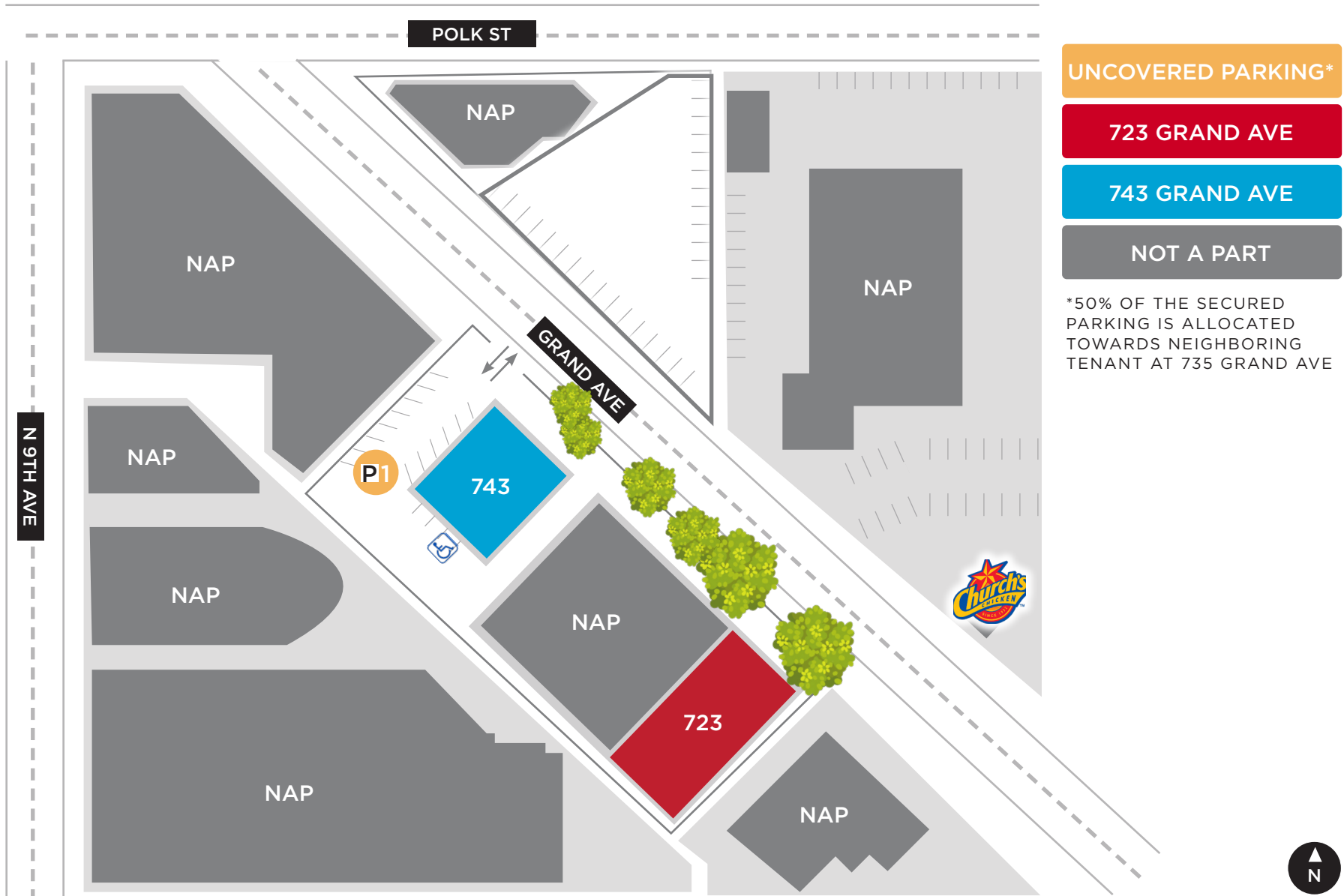


VIEW VIRTUAL TOUR
743 GRAND AVE



743 GRAND AVE:
±5,558 SF

SITE PLAN





Pemberton
PHX

ROOSEVELT ROW

the VIG

THE PAPER
HEART BUILDING



W VAN BUREN ST

SITES

VAN BUREN

ASU ARIZONA STATE UNIVERSITY
DOWNTOWN PHOENIX CAMPUS



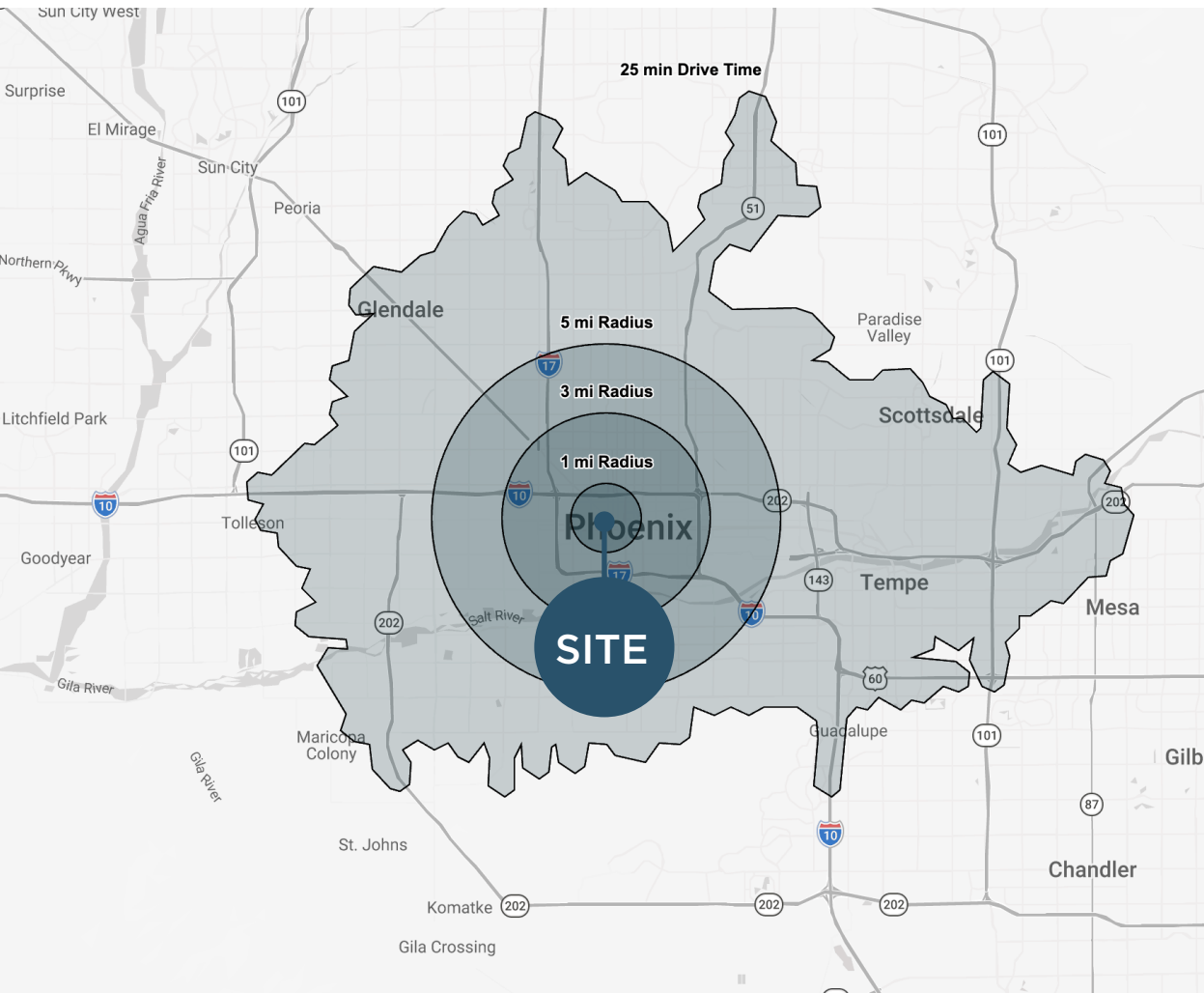
Footprint
CENTER

N 7TH AVE

N 7TH ST

7 MILES TO SKY HARBOR INTERNATIONAL AIRPORT

DEMOGRAPHICS



*2025 Statistics from Costar.com

POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2024	25,420	118,750	385,344
2029	30,379	123,893	386,559

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2024	13,642	52,288	146,326
2029	17,871	57,997	152,522

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$80,925	\$90,109	\$92,071

MEDIAN INCOME

YEAR	1 MILE	3 MILES	5 MILES
2024	\$59,405	\$69,676	\$70,929

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2024	2,452	11,062	23,873

BUSINESSES

YEAR	1 MILE	3 MILES	5 MILES
2024	39,561	138,532	268,673

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