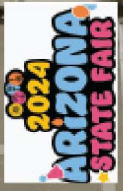


State Fairgrounds



1415-1423 S 17th Dr, Phx
C-3 Heavy Commercial
0.49 acres, Paved

LRA

Bryan Watkins
Principal/Assoc. Broker
(480) 734-7878
bryan@lraphx.com

LRA Real Estate Group, LLC
65 E 18th Ave, Ste 100, Mesa, AZ 85210
www.lraphx.com

FOR LEASE | LAND

Commercial C-3 Near Lots Near State Fair

1415-1423 N 17th Drive | Phoenix, AZ 85007

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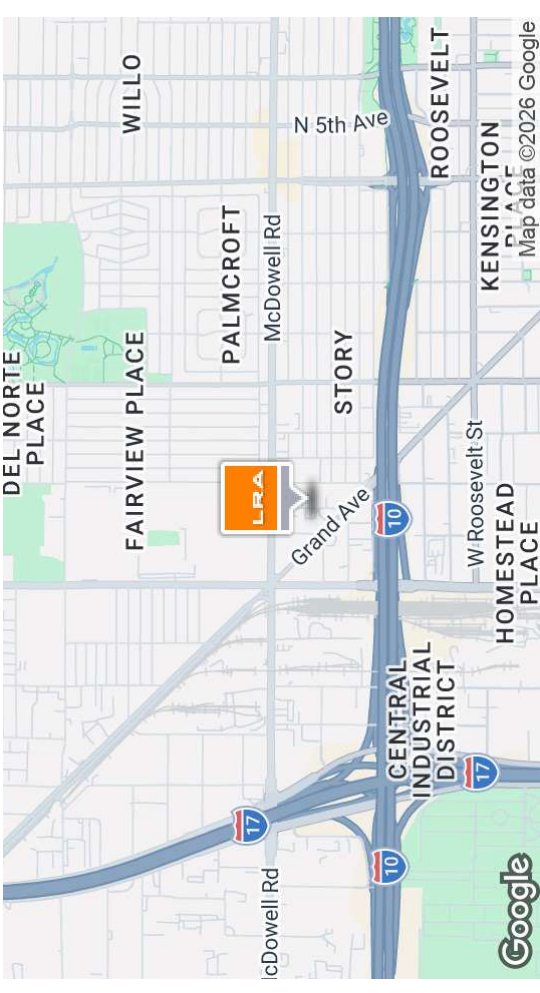
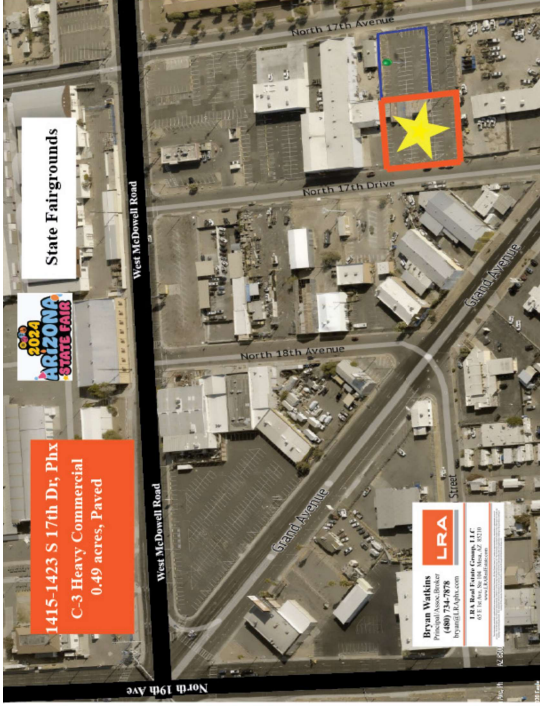
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FOR LEASE | LAND

Commercial C-3 Near Lots Near State Fair

1415-1423 N 17th Drive | Phoenix, AZ 85007



OFFERING SUMMARY

Lease Rate: \$2,500 per month (Land only)

Available SF: 1 SF

Lot Size: 0.49 Acres

Number of Lots: 3

Zoning: C-3 Commercial

Market: Phoenix

Submarket: West Phoenix, State Fairgrounds

PROPERTY OVERVIEW

Three (3) C-3 lots. Heavy commercial zoning, 70+ parking spaces. This is a heavy commercial opportunity. Easy access to US 10W Interstate. One block South of the State Fairgrounds on McDowell. Several miles from Phoenix Downtown. Perfect for storage, staging, clean vehicle use.

PROPERTY HIGHLIGHTS

- C-3 Zoning, Contractor storage yard
- 70+ Parking spaces
- Size is 0.49 acres +/-, 3 Lots
- Paved parking
- Only 600 ft South of the State Fairgrounds

BRYAN WATKINS
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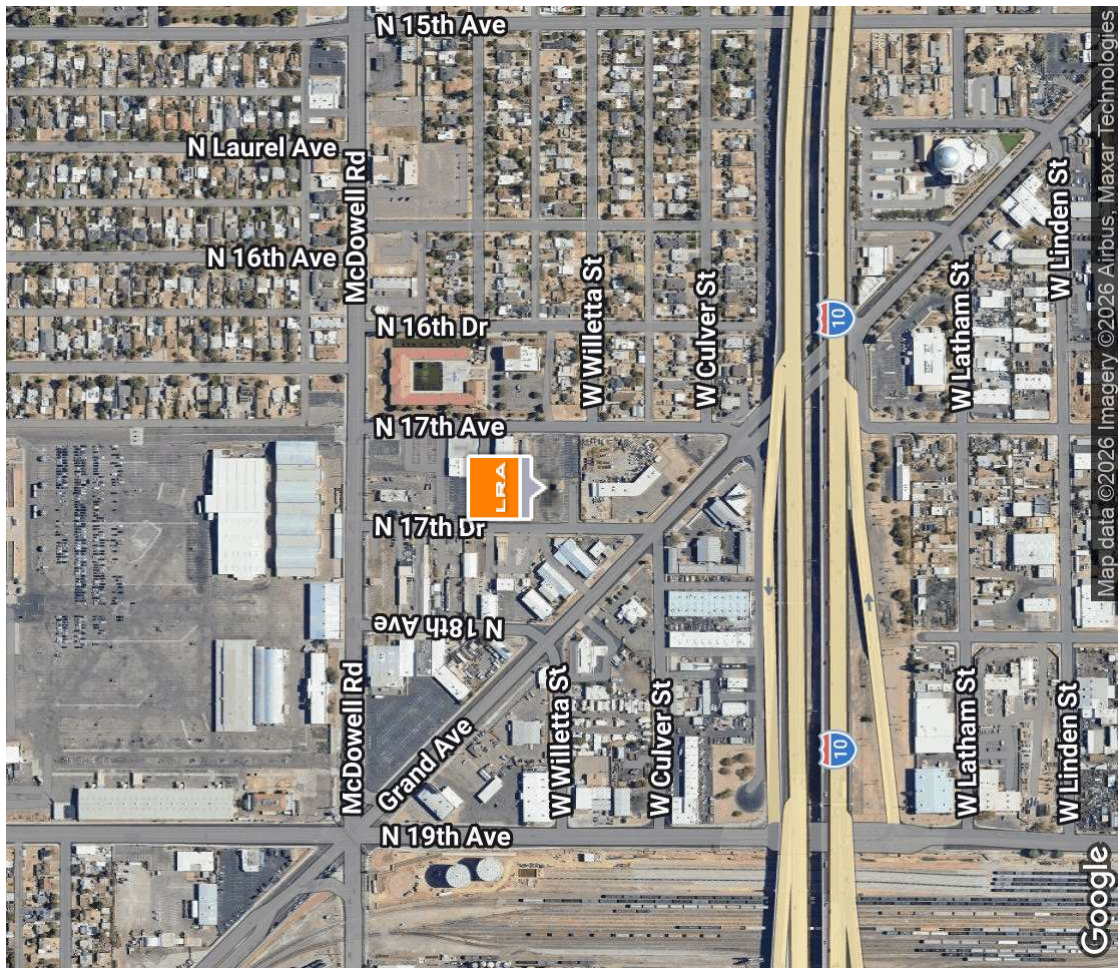


www.lrarealestate.com

FOR LEASE | LAND

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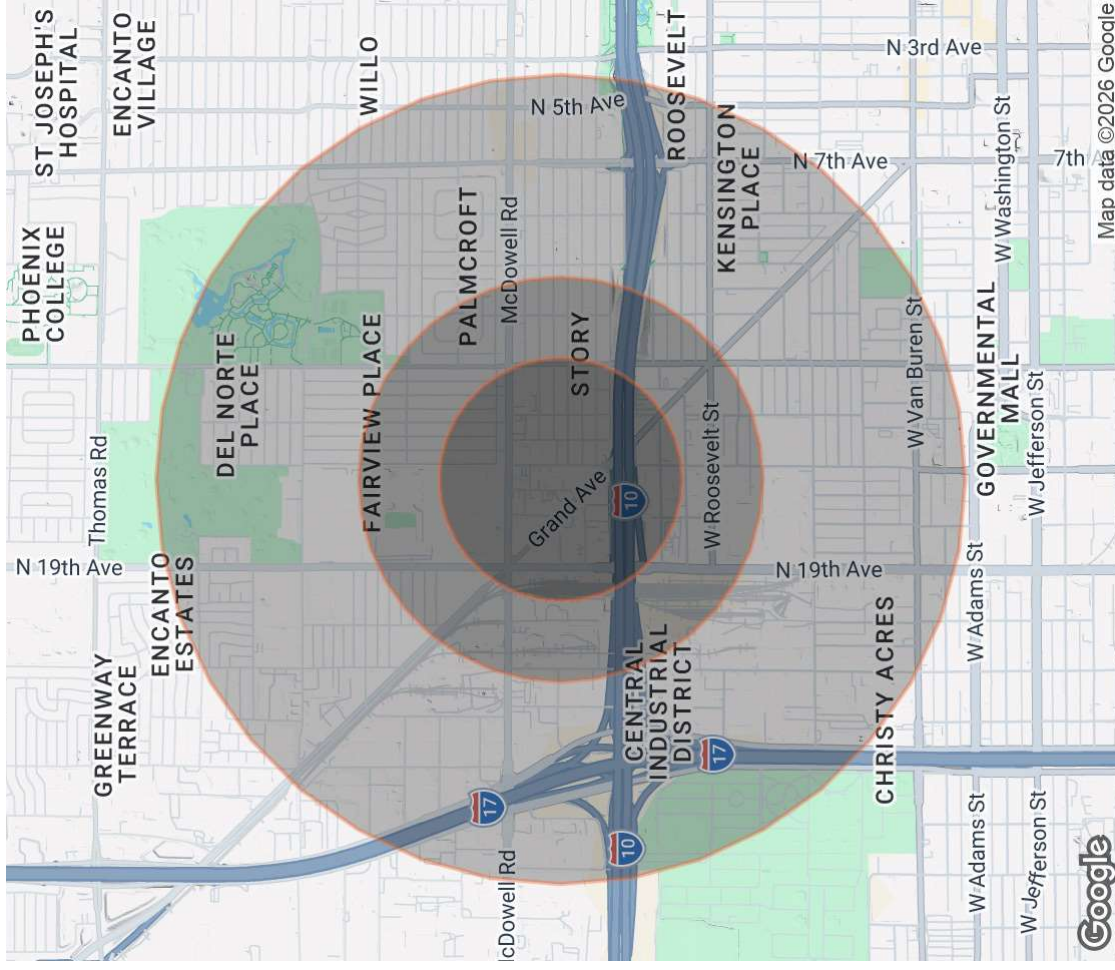
POPULATION

Total Population	0.3 MILES	0.5 MILES	1 MILE
Average Age	1,183	2,873	9,717
Average Age (Male)	38.4	37.3	37.5
Average Age (Female)	37.8	36.5	37.8
	39.1	38.3	37.9

HOUSEHOLDS & INCOME

Total Households	0.3 MILES	0.5 MILES	1 MILE
# of Persons per HH	503	1,198	4,417
Average HH Income	2.4	2.4	2.2
Average House Value	\$106,631	\$103,748	\$101,225
	\$572,024	\$531,399	\$521,924

2023 American Community Survey (ACS)



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