



FOR SALE | INDUSTRIAL

1629 E Jefferson, C-3

1629 E Jefferson St | Phoenix, AZ 85034

PRESENTED BY:

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PROPERTY SUMMARY

Sale Price:	\$375,000
Lot Size:	0.16 Acres
Building Size:	200 SF
Zoning:	C-3
Market:	Phoenix
Sub Market:	Central Phoenix
Cross Streets:	E Jefferson & 16th St

PROPERTY OVERVIEW

Auto Use or Contractor storage yard at a busy intersection; SELLER CARRYBACK TERMS AVAILABLE AND NEGOTIABLE.

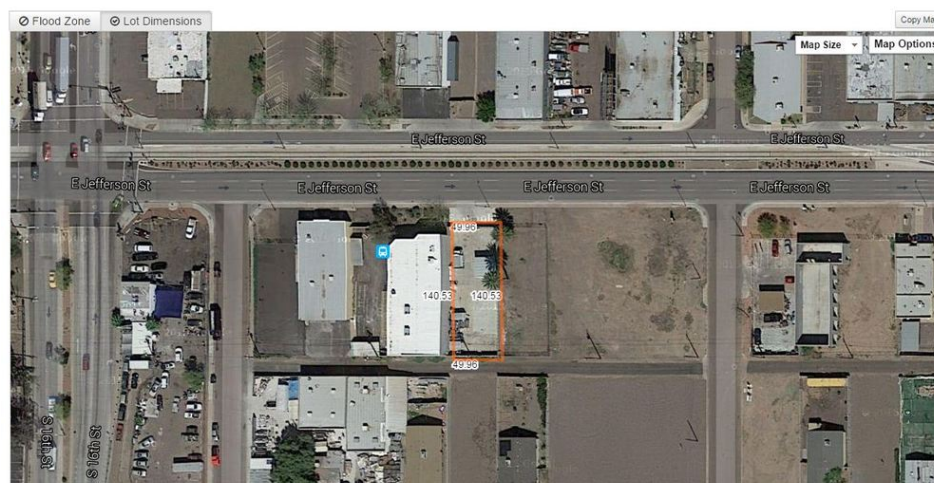
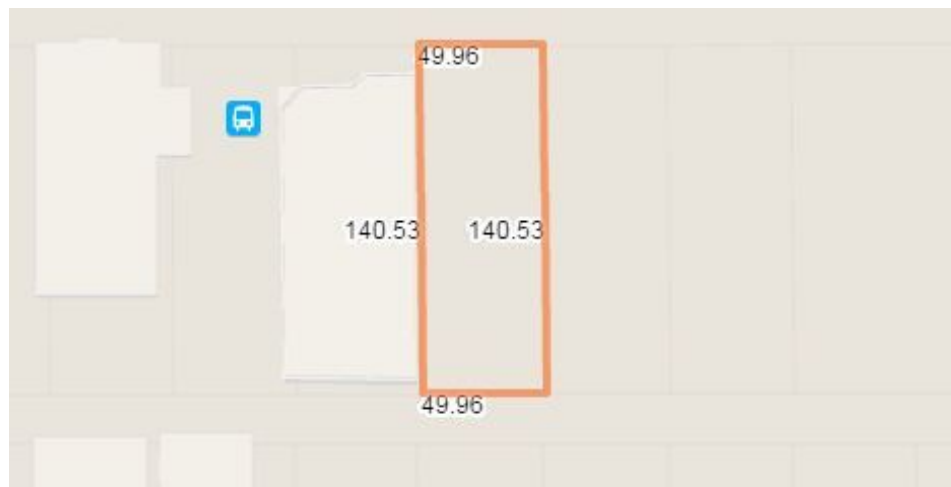
Redevelopment underway with large apartment complex in the next block. Additional new apartment development going up 4 streets to the West on Washington and Jefferson St. New proposed condos, apartments, grocery store 4-5 blocks away. Assemblage possible with neighbor parcels is being explored. Owner financing available, Seller carryback. Also possible property trade or assemblage. Call for more details.

LOCATION OVERVIEW

The subject property is located at 1629 E Jefferson Street in the City of Phoenix, Maricopa County, Arizona. The subject property is in a good location with respect to commercial services, thoroughfares, public transportation and community services. Appeal of the area is generally good in terms of retail, commercial and residential use. The subject benefits from heavy commuter and local traffic along Washington Street. The area is anticipated to experience limited growth in the foreseeable future due to its primary built out nature. Cities along the light rail are now allowing new 'Walkable Urban' zoning, with generally allows up to 5 stories in new construction along the light rail corridor.

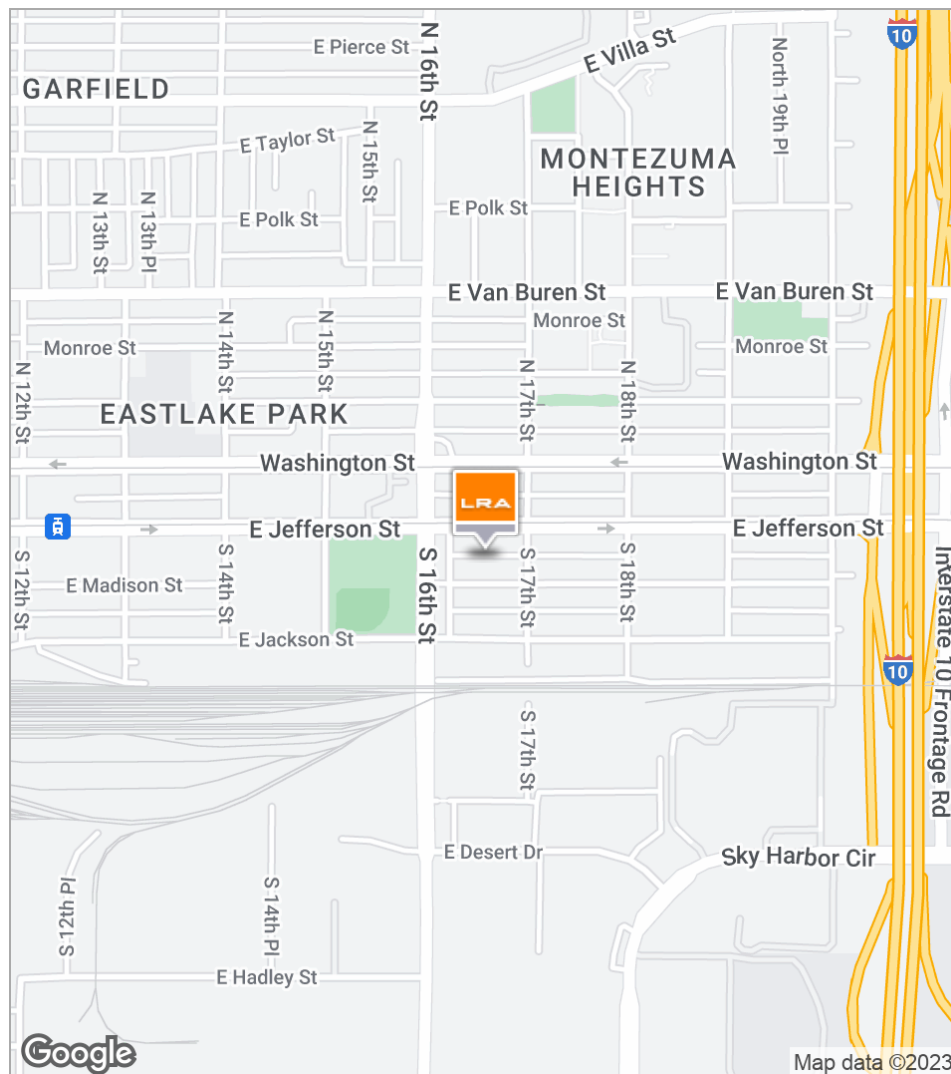
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	1 Mile	3 Miles	5 Miles
Total Population	8,937	96,691	297,022
Population Density	2,845	3,420	3,782
Median Age	24.2	29.0	31.0
Median Age (Male)	24.0	28.8	30.9
Median Age (Female)	24.8	29.1	31.0
Total Households	3,115	33,463	109,450
# of Persons Per HH	2.9	2.9	2.7
Average HH Income	\$23,824	\$38,695	\$48,442
Average House Value	\$152,597	\$287,540	\$268,525

* Demographic data derived from 2020 ACS - US Census