



SECOND GENERATION 6-BAY AUTOMOTIVE BUILDING

FOR LEASE

6829 N 7TH STREET
PHOENIX, AZ 85014

SEAN LIEB
PARTNER
slieb@levrose.com
602.491.9295

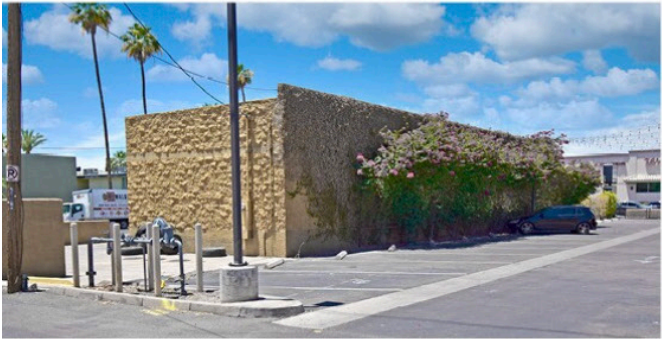
TREVOR WHITE
SENIOR ADVISOR
twhite@levrose.com
480.508.7449

AVAILABILITY

SPACE	RETAIL
LEASE RATE	CALL FOR PRICING
AVAILABILITY	±3,536 SF
BUILDING SIZE	±3,536 SF
LOT SIZE	±0.31 AC

PROPERTY HIGHLIGHTS

- Former Meineke Automotive Building for Lease
- 6 Automotive Bays
- Located at 7th St and Glendale Ave
- Minutes from downtown Phoenix with direct access to major highways including I-10 and I-17
- Mixed-use environment blending residential and commercial development, supported by ongoing infrastructure investment and urban redevelopment
- Amenity-rich surroundings — parks, recreation, cultural attractions, schools, healthcare, shopping, and dining all within reach



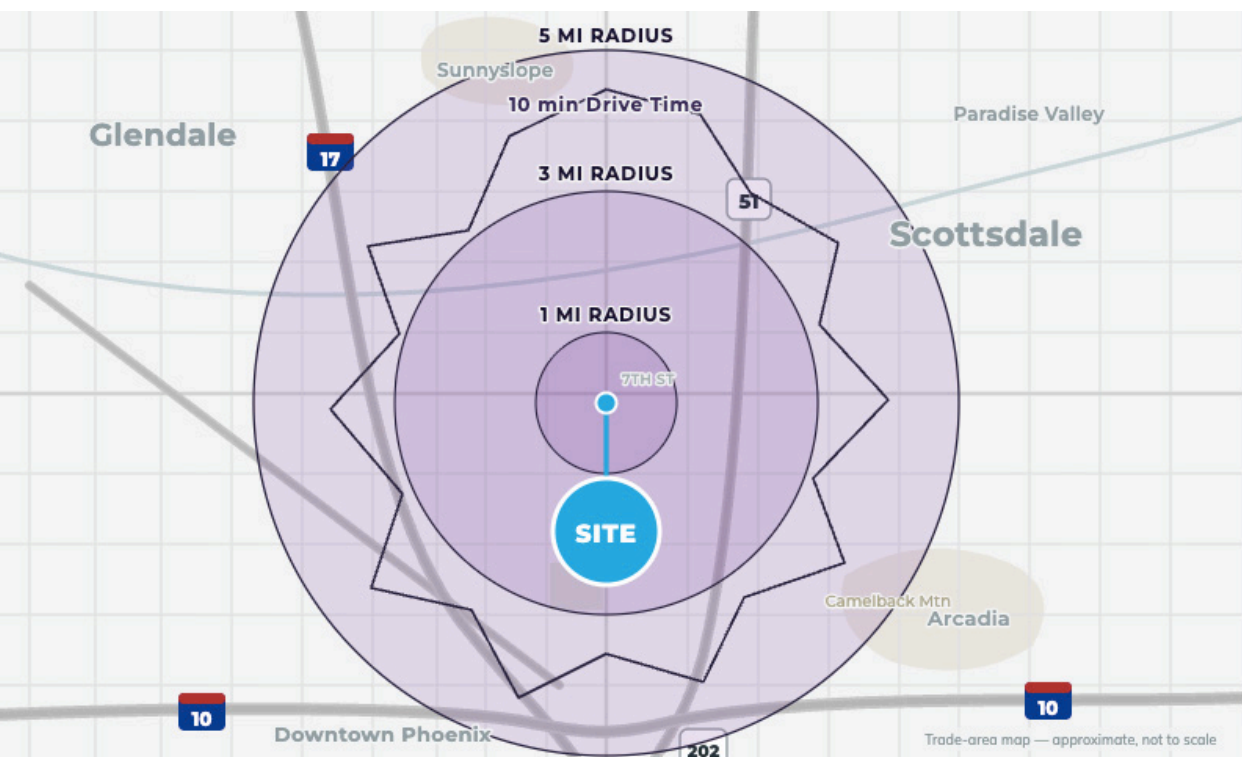


AERIAL OVERVIEW



AERIAL OVERVIEW

DEMOGRAPHICS



POPULATION

YEAR	1 MILE	3 MILES	5 MILES
2025	16,334	152,804	409,015
2030	16,997	159,515	424,923

HOUSEHOLDS

YEAR	1 MILE	3 MILES	5 MILES
2025	7,331	69,457	167,933
2030	7,631	72,558	174,944

AVERAGE INCOME

YEAR	1 MILE	3 MILES	5 MILES
2025	\$143,201	\$102,850	\$98,866

MEDIAN HOME VALUE

YEAR	1 MILE	3 MILES	5 MILES
2025	\$778,209	\$570,710	\$483,471

EMPLOYEES

YEAR	1 MILE	3 MILES	5 MILES
2025	4,754	92,352	221,650

BUSINESSES

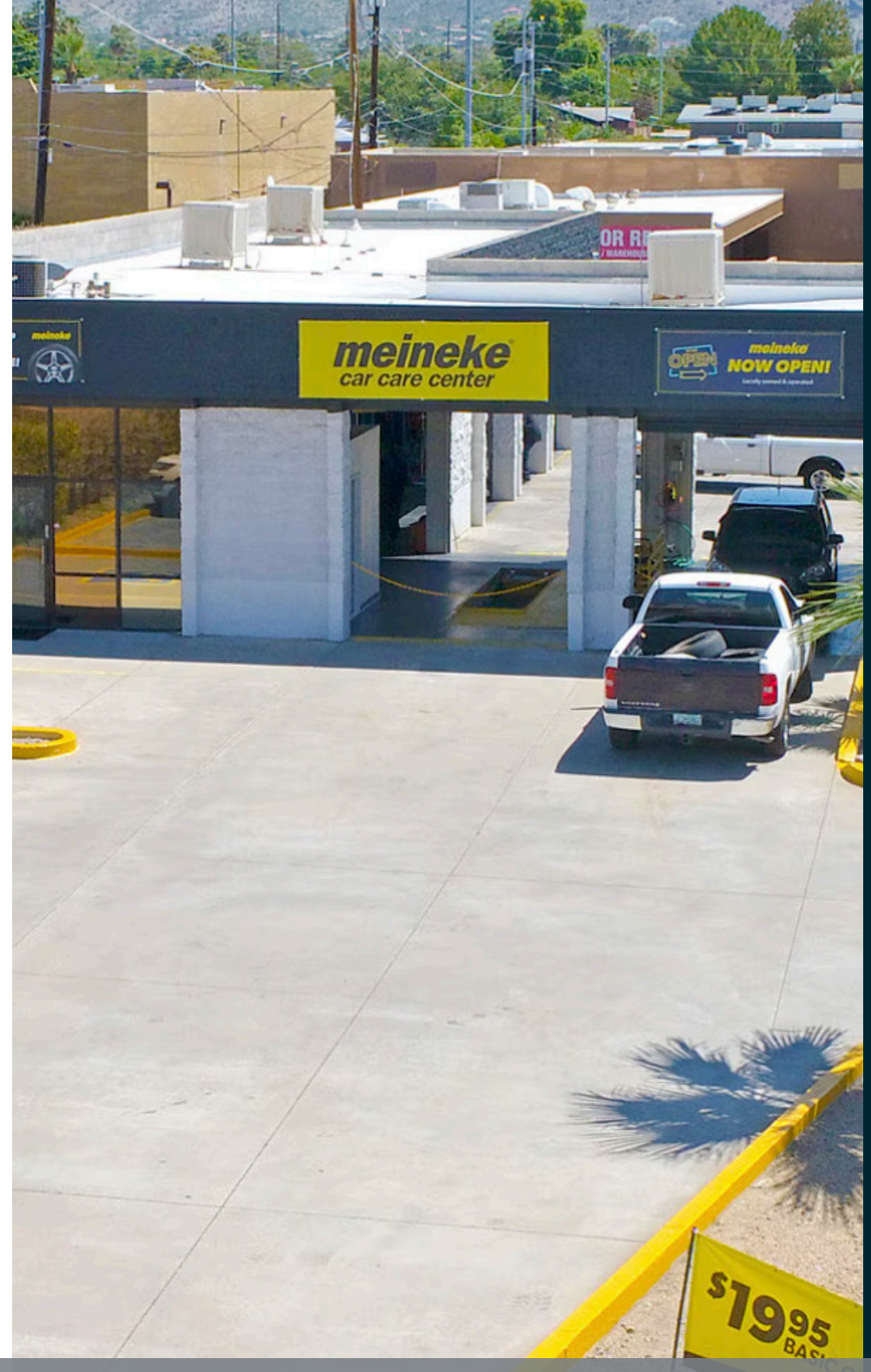
YEAR	1 MILE	3 MILES	5 MILES
2025	162	12,707	29,697

*PER COSTAR

LOCATION OVERVIEW

The East Phoenix Submarket is an emerging hub of economic activity known for its strategic location and vibrant community. Located just minutes from downtown, it offers excellent access to major highways like the I-10 and I-17. This area features a mix of residential and commercial developments, making it a dynamic environment that attracts a diverse population and businesses. With ongoing infrastructure investments and urban redevelopment, East Phoenix is positioned for continued growth, appealing to investors and companies seeking to capitalize on its potential.

In addition to its prime location, the East Phoenix Submarket provides a rich array of amenities that enhance residents' quality of life. It boasts parks, recreational facilities, cultural attractions, and essential services like schools and healthcare institutions. Shopping centers and dining options cater to residents and visitors alike. With a favorable demographic profile, including a growing workforce and rising household incomes, East Phoenix offers promising commercial real estate opportunities for investors and tenants seeking a blend of growth potential and community-centered living.



LEVROSE

COMMERCIAL REAL ESTATE



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

SEAN LIEB, PARTNER
slieb@levrose.com
602.491.9295

TREVOR WHITE, SENIOR ADVISOR
twhite@levrose.com
480.508.7449

WWW.LEVROSE.COM