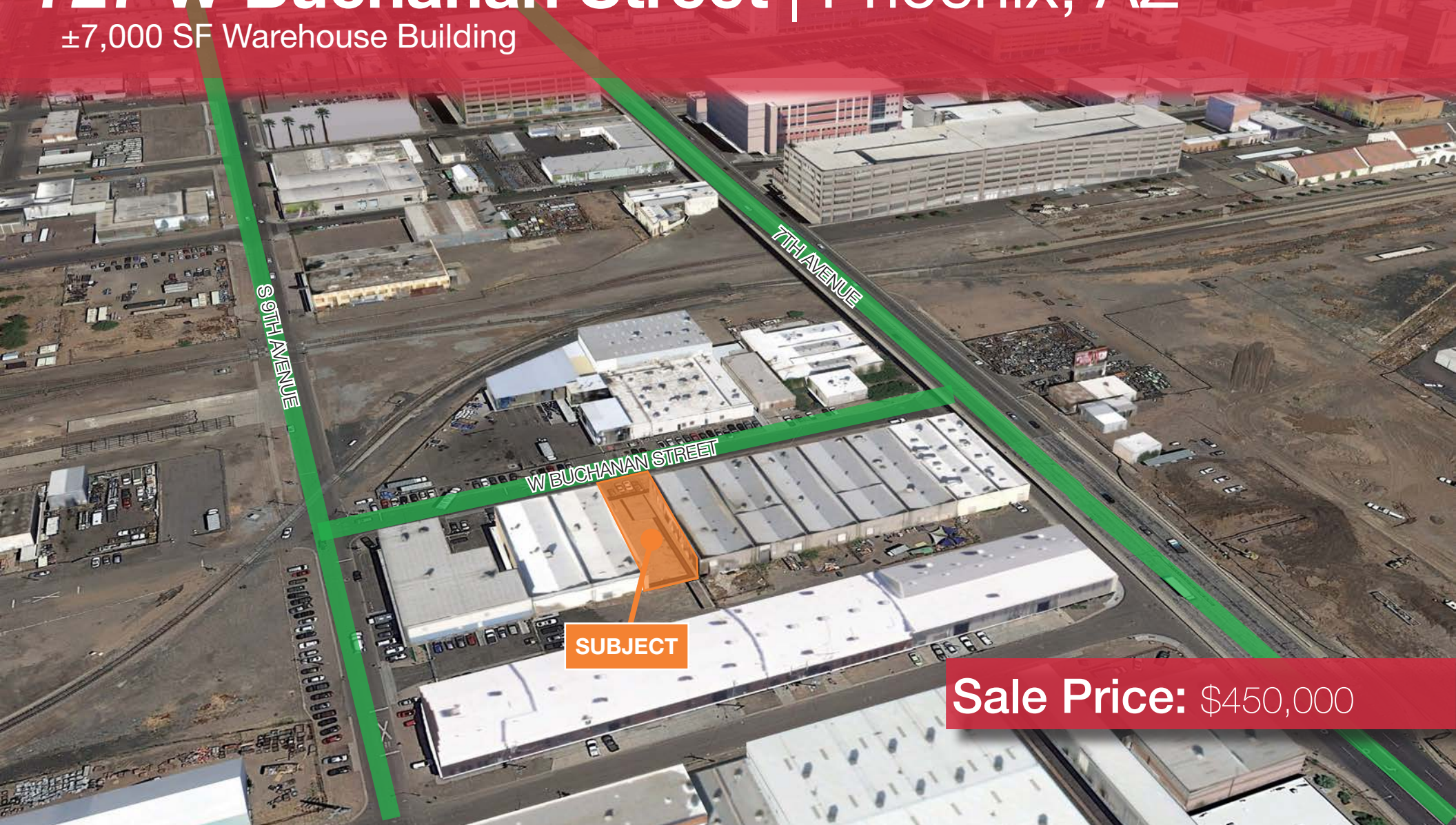


For Sale

727 W Buchanan Street | Phoenix, AZ

±7,000 SF Warehouse Building



Sale Price: \$450,000

For Sale Information Contact:

Christopher Lewis

chris.lewis@naihonorizon.com | 602 393 6617

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NAIHorizon

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Property Information

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NAI Horizon is pleased to exclusively offer for sale one $\pm 7,000$ SF warehouse in the Downtown Phoenix Warehouse District. The building at 727 W Buchanan has an approx. 500 SF office area.

Property Features

- $\pm 7,000$ SF warehouse building
- ± 0.34 Acre lot
- 4/1,000 parking plus back lot
- Zoning: A1
- APN #: 112-12-040
- Located at the major cross streets of 7th Street and Buchanan.

Property Highlights

- 3 phase power (400 amp power options)
- Long term lease in place
- 500 SF of office area

Location Highlights

- Part of the Warehouse District
- 6 minute drive to downtown Phoenix
- Short drive to Chase Field
- Walking distance to upscale restaurants, grocery stores, event spaces, and The Phoenix Convention Center.

Nearby Business Generators

- The Duce - Less than .08 Miles from Subject Property
- Residence Inn Marriott - 1 Mile from Subject Property
- Chase Field - 1.2 Miles from Subject Property
- Last Exit Live - 1.3 Miles from Subject Property

Nearby Government Services

- Downtown Justice Court Center
- Maricopa County Marriage License
- Maricopa County Enterprise Tech
- Arizona Downtown Superior Court Complex
- Sandra Day O'Connor US Courthouse
- United States Bankruptcy Court



The Warehouse District

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What is The Warehouse District?

The City of Phoenix Warehouse District is on the verge of a comeback. This is where visionaries see what others cannot. An inspiring glimpse of downtown Phoenix's past and future. It's attracting an eclectic collection of office spaces, restaurants, galleries, and one-of-a-kind venues for music and events. It's urban realness draws creative ventures and tech start-ups alike. It's more than a different side of the tracks- it's a different side of Phoenix - and it's gaining momentum. This is the future of downtown's next wave of growth.

The Neighborhood

- The Warehouse District is home to 44+ Businesses, 100+ Businesses inside Galvanize.
- 2,155+ employees and 100+ inside Galvanize.
- 267+ residents.

The Art Scene

Since 2014, Arizona State University's School of Art has been transforming a 42,000-square-foot former machine shop into its Grant Street Studios, which houses more than 60 studios for MFA students working in everything from painting and sculpture to fiber, ceramics, 3-D printing and photography. The raw, industrial building, which, on its 7th Street facade, is completely covered with metal traffic signs, also includes the Step Gallery, where grad students exhibit their thesis shows, and Northlight Gallery, a place for photography students to exhibit their images. Northlight, established originally on ASU's Tempe campus, also hangs works by renowned photographers—recent shows have included works by Edward Curtis and Minor White.

Dining and Nightlife

The Warehouse District delivers on local and regional talent, and offers up both old-school basics and menus that appeal to Yelping foodies.



[**Click to learn more about
The Warehouse District**](#)

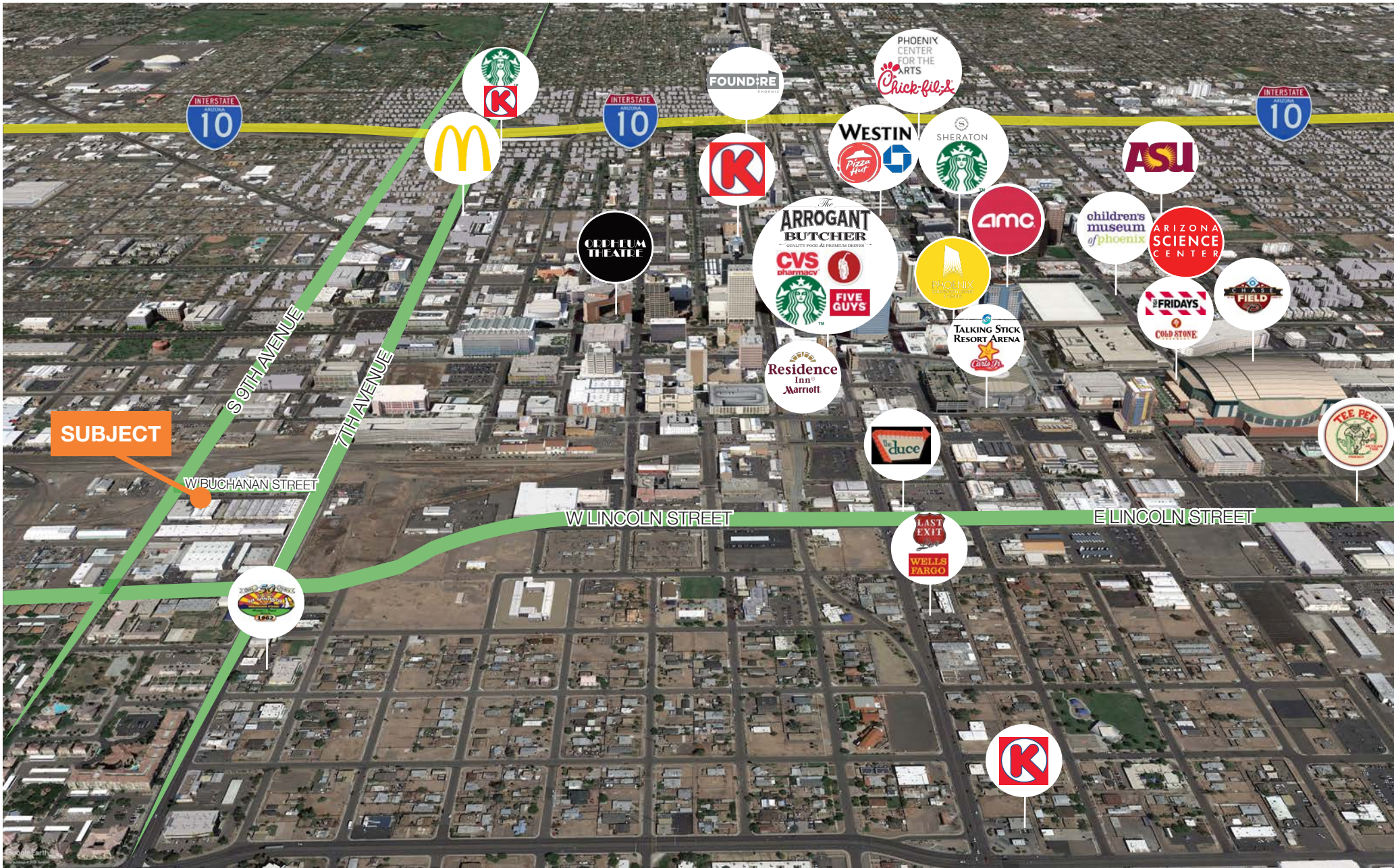
Overview

Vibrant Downtown Phoenix is a business and entertainment district, with shopping at the CityScape Phoenix complex and art galleries on Roosevelt Row. Brewpubs, cocktail bars, cafes, pizzerias and breakfast spots cluster around Arizona State University campus. The Arizona Science Center and Children's Museum of Phoenix include hands-on exhibits. Chase Field baseball park is home to the Arizona Diamondbacks.

Things To Do:

- CityScape is a vibrant and trendy nucleus in Downtown Phoenix which covers three blocks and is full of shops, eateries, bars, and clubs.
- The Arizona Science Center is an interactive museum in Downtown Phoenix's Heritage and Science Park on Washington Street.
- Roosevelt Row is where the artful community of Downtown Phoenix congregate. It's hip, Bohemian and full of interesting and unconventional art galleries. Murals decorate the walls of the buildings, and colorful sculptures adorn the streets.
- Walk around Heritage Square to discover what Downtown Phoenix was like in Victorian times. Lining the square are buildings dating back to the late 1800's.
- The Orpheum Theater is the place to go to catch a Broadway production, ballet or opera performance.
- Take in a Major League baseball game at Chase Field and cheer along with the other forty-nine thousand spectators as the home team, the Arizona Diamondbacks hit the ball out the field.
- There is one public artwork in Downtown Phoenix, you can't leave the city without seeing, and that's the sky-high sculpture Her Secret Is Patience.





DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2020			
Population	16,901	104,904	366,287
Households	5,068	33,436	117,335
Avg Household Size	2.52	2.68	2.96
Owner Occupied Housing Units	933	12,196	49,872
Renter Occupied Housing Units	4,135	21,239	67,463
Average Household Income	\$50,542	\$64,449	\$60,180
2025			
Population	19,448	114,672	395,463
Households	6,361	38,273	128,899
Avg Household Size	2.41	2.60	2.92
Owner Occupied Housing Units	985	13,062	53,380
Renter Occupied Housing Units	5,376	25,211	75,519
Average Household Income	\$55,996	\$71,757	\$67,084

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