

For Sale

640 E Purdue Ave | Phoenix, AZ

6,316 SF Office



Sale Price: \$1,100,000.00
(\$174.00 /SF)

For More Information Contact:

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NAI Horizon

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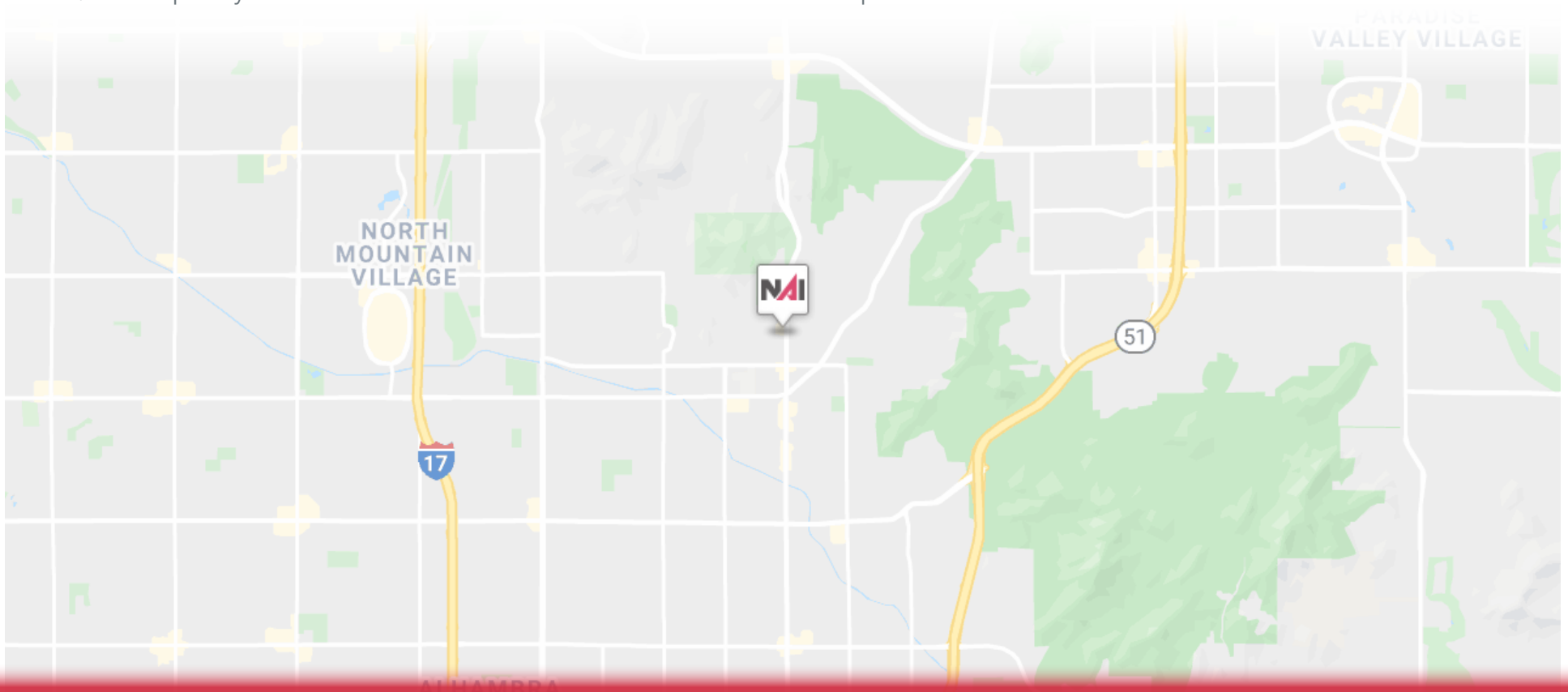
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Property Features

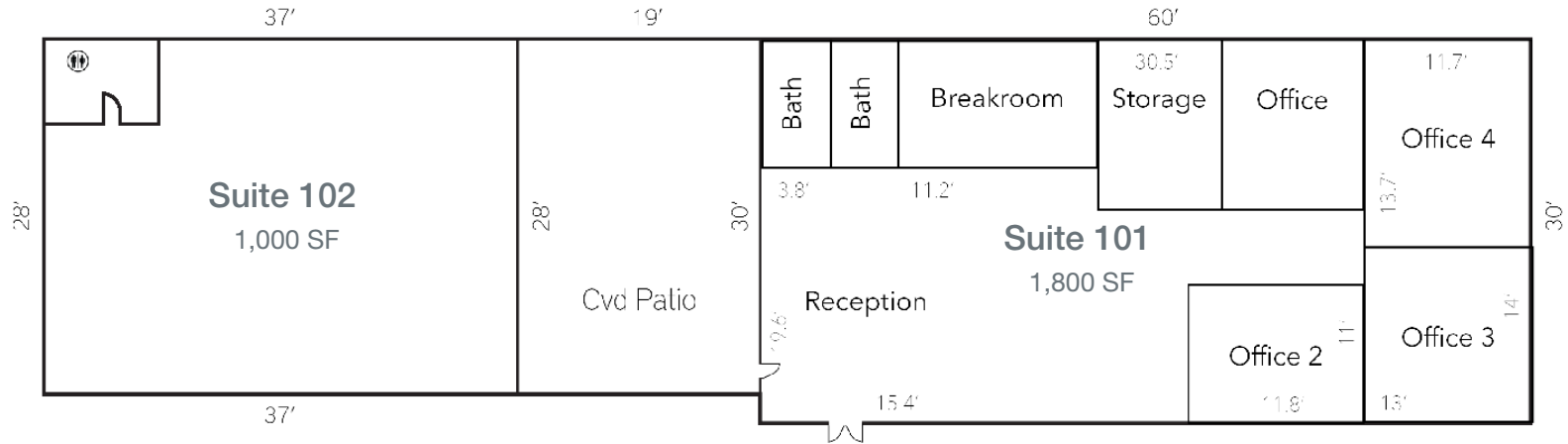
- Multi Tenant Investment Opportunity
- 2,640 SF of Leasable Space
- Two Story Office Building
- Shell Suites Available
- Ample Parking (24 Spaces)
- 55% Occupancy

Property & Location Highlights

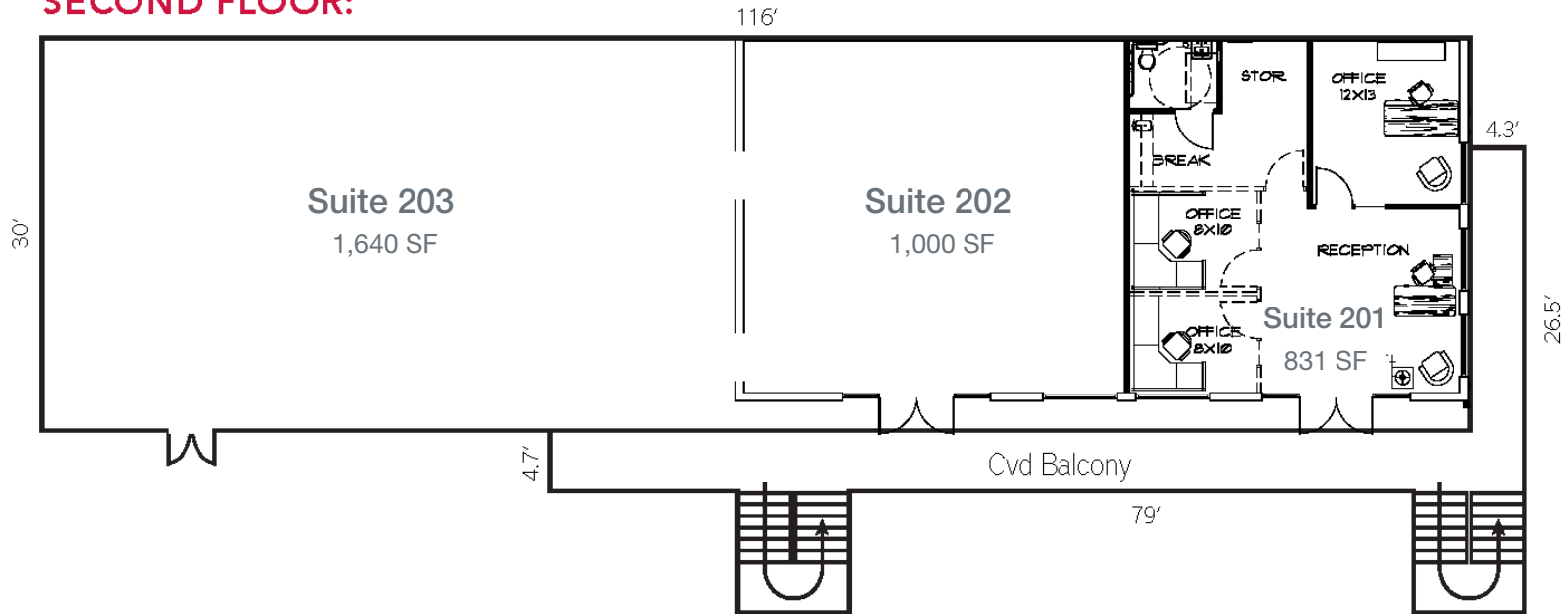
- North of the Northwest Corner of 7th Street and Dunlap
- Short drive to I17 and SR51
- Just East of John C. Lincoln Hospital
- North of 7th Street Amenities
- Minutes to Moon Valley, Scottsdale, Biltmore, Sky Harbor International Airport



FIRST FLOOR:



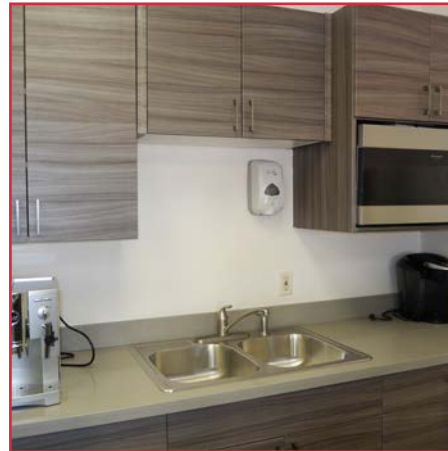
SECOND FLOOR:



Property Photos

Christopher Lewis | 602 393 6666 • chris.lewis@naihorizon.com

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Property Demographics

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2020 Population	19,452	118,257	399,746
2025 Population	20,957	127,053	431,754
2020 Households	8,152	49,472	163,120
2025 Households	8,756	53,036	176,054
Avg Household Size	2.30	2.30	2.40
Owner Occupied Housing Units	3,691	25,950	82,363
Renter Occupied Housing Units	4,461	23,522	80,758
Average Household Income	\$62,476	\$84,156	\$76,176
Consumer Spending	\$168,223,288	\$1,219,893,238	\$3,843,698,080

Traffic Count	VDP
Dunlap	4,714
N 7th St	27,670

