

FOR SALE

# Camelback Road Retail Space

527 East Camelback Road | Phoenix, AZ



## Overview

<b>SALE PRICE</b>	\$2,400,000
<b>PRICE / SF</b>	\$212.95
<b>BUILDING SIZE</b>	3,000 - 8,000 SF

## Description

- Multi-Tenant Building For Sale
- Under Market Rents
- Two Monument Signs on Camelback
- Parking in front and back

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
2019 Population	20,743	174,953	435,042
2024 Population	23,072	191,027	467,813
2019 Average Household Income	\$72,458	\$78,162	\$71,534
2019 Total Daytime Population	30,827	238,801	617,806

Year: 2019 | Source: Esri

## Contact

**SEAN LIEB**  
602.682.6010 | sean.lieb@srsre.com

## Traffic Counts

Camelback Rd	50,920 VPD
7th St	37,506 VPD

Year: 2020 | Source: MPSI

# Camelback Road Retail Space

527 East Camelback Road | Phoenix, AZ



SRS | 3131 E Camelback Road, Suite 110 | Phoenix, AZ 85016 | 602.682.6000

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

# Camelback Road Retail Space

527 East Camelback Road | Phoenix, AZ



Downtown Phoenix

Midtown Phoenix

Steele Indian School Park

Central High School  
2,256 Students

Brophy College Preparatory  
1,322 Students

Xavier College Preparatory  
1,165 Students

Brophy Sports Campus

Woodbrier Apartments  
12 Units

Mariposa Apartments  
16 Units

5th Street

Valley Commerce Center Offices

Oh La La Clothing Store

Whyld Ass Cafe  
Vegan Restaurant

Bonfire Apartments  
24 Units

The Carolina Apartments  
18 Units

Futon Favorite Furniture Store

Two Hippies Mexican Restaurant

Snapdragon Salon

Mr. Formal Tuxedo Rentals

Vela on Camelback Apartments  
237 Units

Foto Forum Camera Store

HB Hanratty's Pub

Optilab  
Fiber Optics Manufacturer

Camelback Road  
50,920 VPD '20

Southwest Insurance Brokers

H&S Accounting

Rosie's House A Music Academy



Denny's

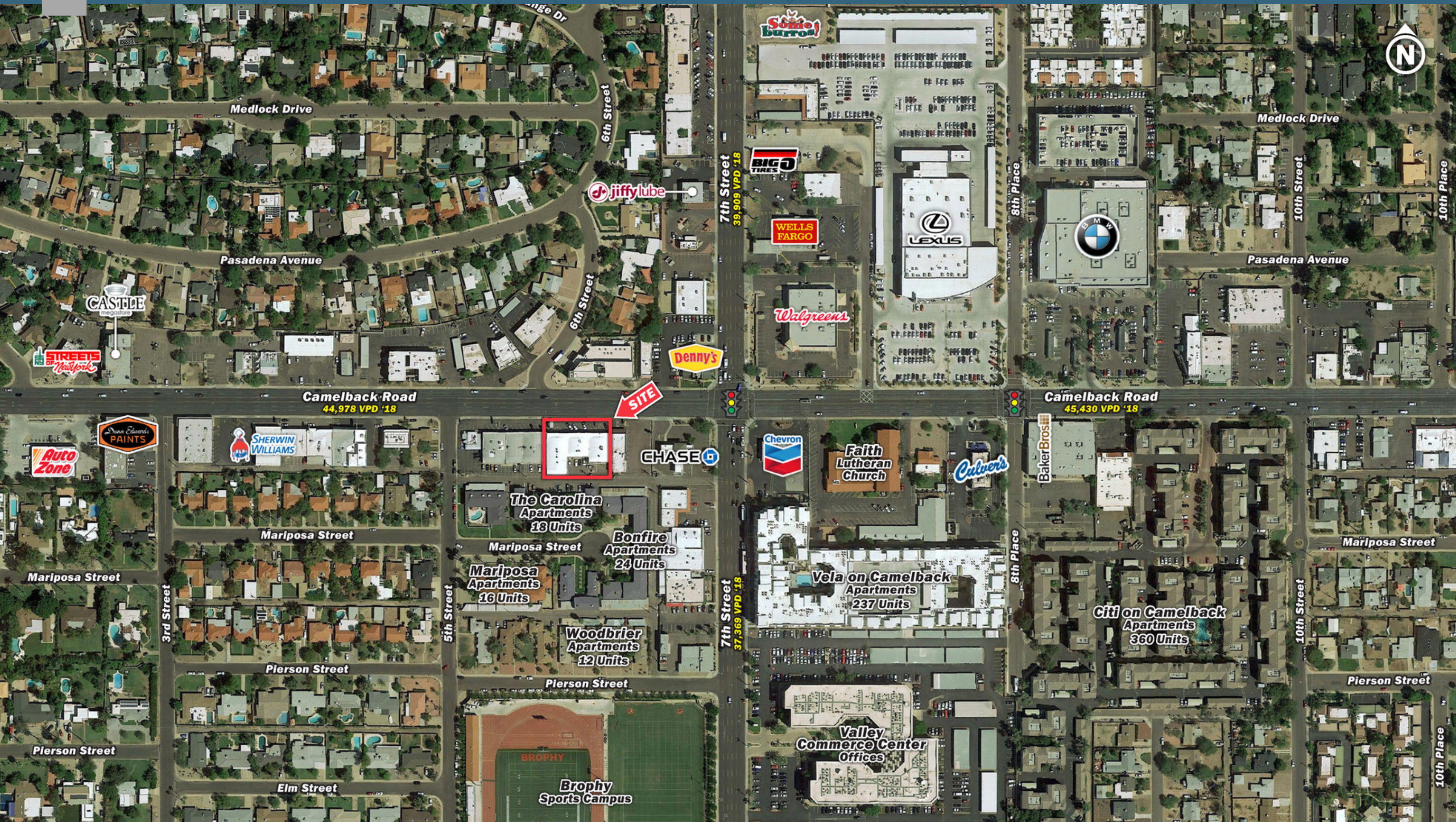


6th Street

Pasadena Avenue

# Camelback Road Retail Space

527 East Camelback Road | Phoenix, AZ



Camelback Road  
44,978 VPD '18

Camelback Road  
45,430 VPD '18

7th Street  
39,909 VPD '18

7th Street  
37,369 VPD '18

**SITE**

The Carolina Apartments  
18 Units

Bonfire Apartments  
24 Units

Mariposa Apartments  
16 Units

Woodbrier Apartments  
12 Units

Vela on Camelback Apartments  
237 Units

Citi on Camelback Apartments  
360 Units

Brophy Sports Campus

Valley Commerce Center Offices

# Camelback Road Retail Space

527 East Camelback Road | Phoenix, AZ

