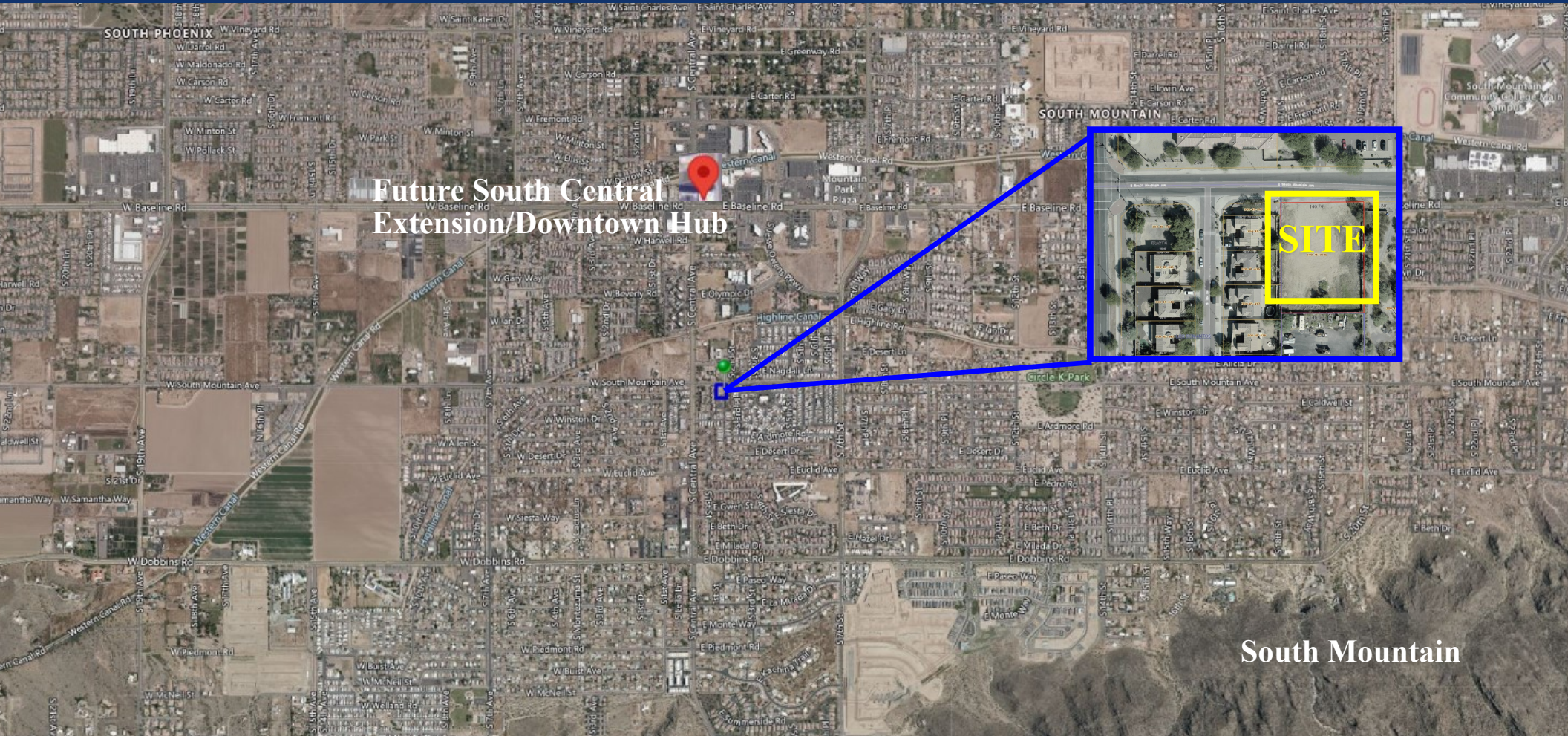


SMALL INFILL PARCEL NEAR LIGHT RAIL FOR SALE

**121 EAST SOUTH MOUNTAIN AVENUE
PHOENIX, ARIZONA 85042**

**\$600,000 (\$21.00 PSF)
±28,750 SQUARE FEET**



South Mountain

PAUL BLUM, J.D., CCIM
602.369.7575
Paulblum@WestUSA.com

REBECCA ROBERTS
602.791.6262
Rebeccaroberts@WestUSA.com

BLUM-ROBERTS GROUP



Unlocking The Value of Real Estate

This document/email has been prepared by West USA Realty Commercial Division for advertising and general information only. West USA Realty Commercial Division makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. West USA Realty Commercial Division excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of West USA Realty and/or its licensor(s). © 2021. All rights reserved.

Kierland Corporate Center
7077 E. Marilyn Rd., Bldg. 4 Ste. 207
Scottsdale, AZ 85254

SMALL INFILL PARCEL NEAR LIGHT RAIL FOR SALE

SUMMARY

Address:	121 East South Mountain Avenue Phoenix, Arizona 85042
Size:	±28,750 Square Feet
Sale Price:	\$600,000 (\$21.00 per Square Foot)
APN:	300-45-004E
Zoned:	R1-6, City of Phoenix
Highlights:	Approved for 8 Units Rectangular Parcel, Easy To Develop In the Path of Re-Development Within Walking Distance of Planned Light Rail Station at Central & Baseline Close to South Mountain

PAUL BLUM, J.D., CCIM
602.369.7575
Paulblum@WestUSA.com

REBECCA ROBERTS
602.791.6262
Rebeccaroberts@WestUSA.com

BLUM-ROBERTS GROUP



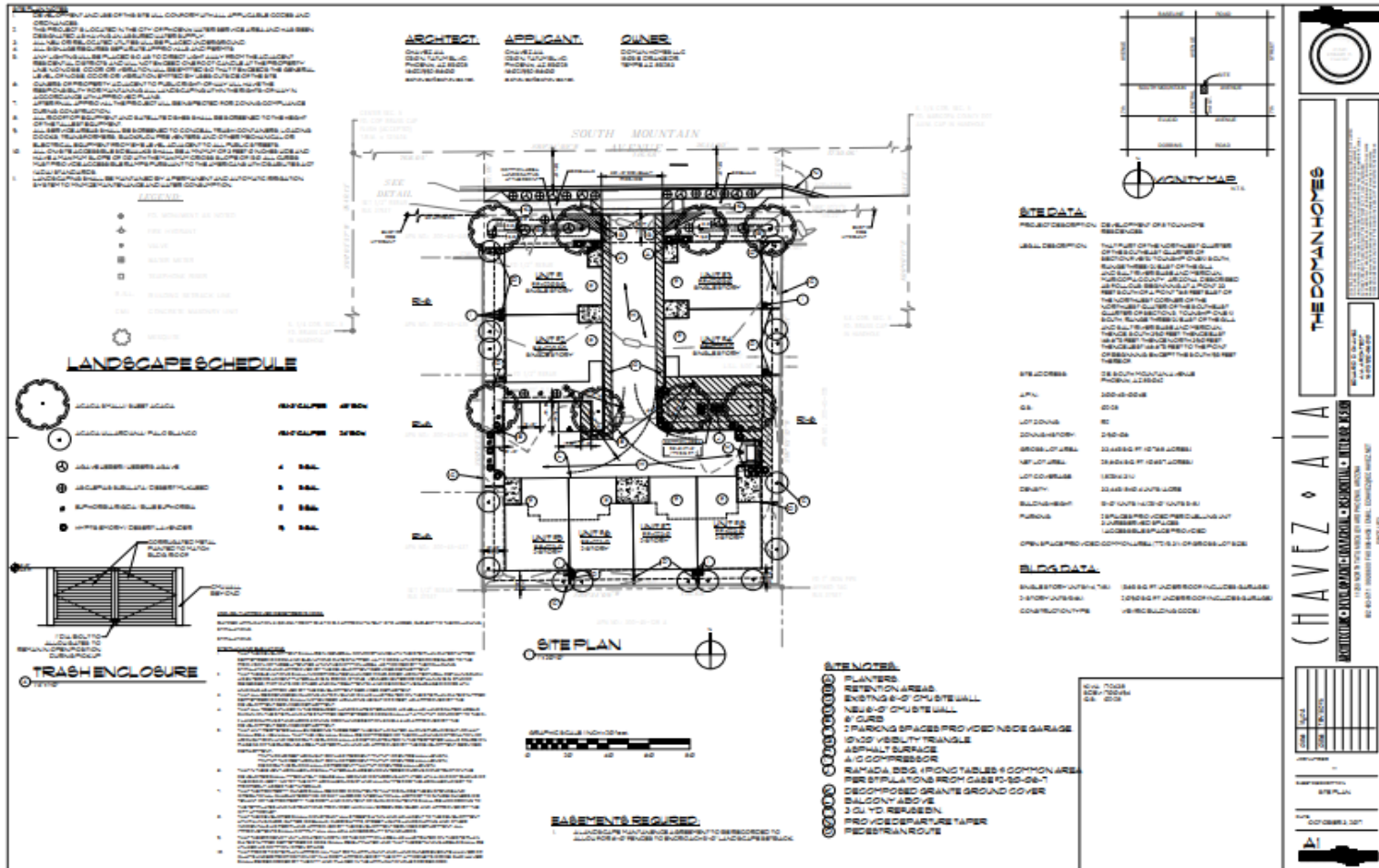
Unlocking The Value of Real Estate

This document/email has been prepared by West USA Realty Commercial Division for advertising and general information only. West USA Realty Commercial Division makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. West USA Realty Commercial Division excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property West USA Realty and /or its licensor(s). © 2021. All rights reserved.

Kierland Corporate Center
7077 E. Marilyn Rd., Bldg. 4 Ste. 207
Scottsdale, AZ 85254

SMALL INFILL PARCEL NEAR LIGHT RAIL FOR SALE

PLAT MAP



PAUL BLUM, J.D., CCIM
602.369.7575
Paulblum@WestUSA.com

REBECCA ROBERTS
602.791.6262
Rebeccaroberts@WestUSA.com

BLUM-ROBERTS GROUP



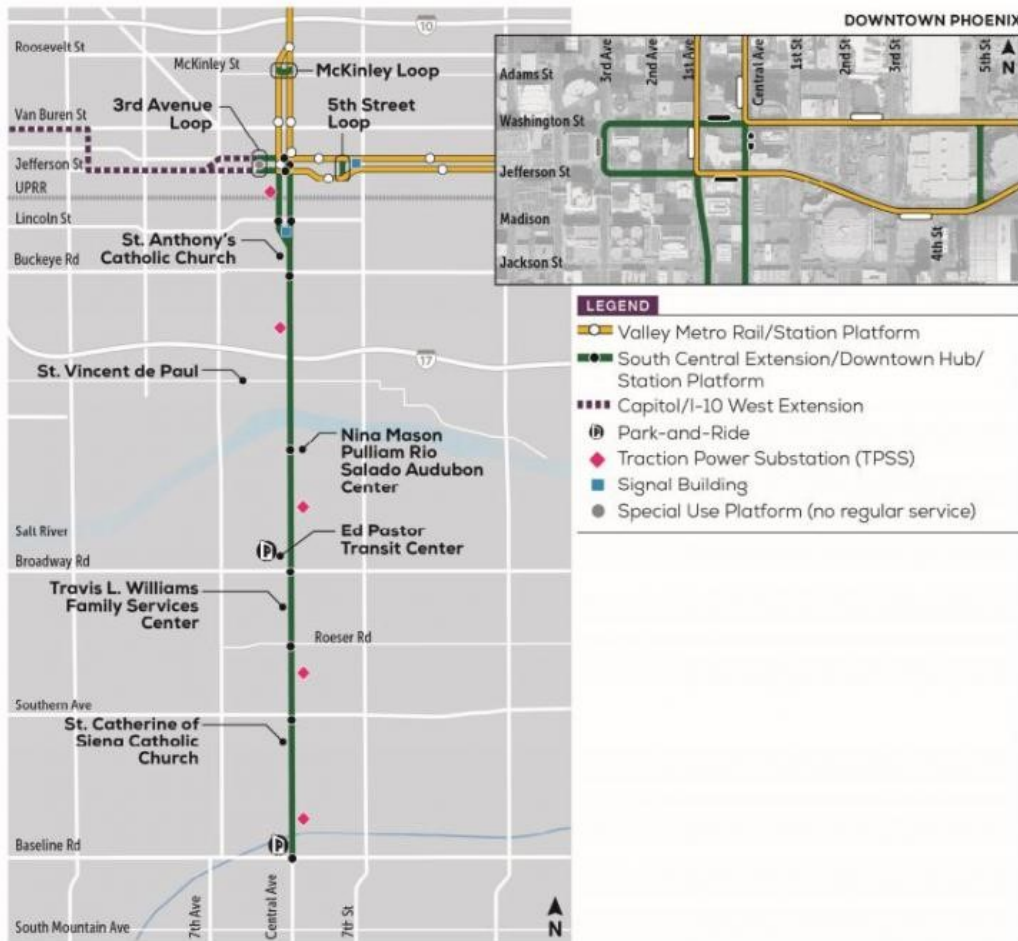
Unlocking The Value of Real Estate

This document/email has been prepared by West USA Realty Commercial Division for advertising and general information only. West USA Realty Commercial Division makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. West USA Realty Commercial Division excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of West USA Realty and/or its licensor(s). © 2021. All rights reserved.

Kierland Corporate Center
7077 E. Marilyn Rd., Bldg. 4 Ste. 207
Scottsdale, AZ 85254

SMALL INFILL PARCEL NEAR LIGHT RAIL FOR SALE

FUTURE LIGHT RAIL EXTENSION



The five-mile extension will connect South Phoenix to the regional light rail system, operating from downtown Phoenix to Baseline Road.

What is the South Central Extension/ Downtown Hub?

The South Central Extension/Downtown Hub is more than just a train; it's a way to bring new opportunities and connections to South Phoenix residents. It's a catalyst for positive change.

The South Central Extension/Downtown Hub will connect with the current light rail system in downtown Phoenix and operate south to Baseline Road. The project also includes a hub in downtown Phoenix, new stations and public art.

PAUL BLUM, J.D., CCIM
602.369.7575
Paulblum@WestUSA.com

REBECCA ROBERTS
602.791.6262
Rebeccaroberts@WestUSA.com

BLUM-ROBERTS GROUP



Unlocking The Value of Real Estate

This document/email has been prepared by West USA Realty Commercial Division for advertising and general information only. West USA Realty Commercial Division makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. West USA Realty Commercial Division excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of West USA Realty and/or its licensor(s). © 2021. All rights reserved.

Kierland Corporate Center
 7077 E. Marilyn Rd., Bldg. 4 Ste. 207
 Scottsdale, AZ 85254

SMALL INFILL PARCEL NEAR LIGHT RAIL FOR SALE

ELEVATIONS



PAUL BLUM, J.D., CCIM
602.369.7575
Paulblum@WestUSA.com

REBECCA ROBERTS
602.791.6262
Rebeccaroberts@WestUSA.com

BLUM-ROBERTS GROUP



Unlocking The Value of Real Estate

Kierland Corporate Center
 7077 E. Marilyn Rd., Bldg. 4 Ste. 207
 Scottsdale, AZ 85254

This document/email has been prepared by West USA Realty Commercial Division for advertising and general information only. West USA Realty Commercial Division makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. West USA Realty Commercial Division excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property West USA Realty and/or its licensor(s). © 2021. All rights reserved.

SMALL INFILL PARCEL NEAR LIGHT RAIL FOR SALE

ELEVATIONS



PAUL BLUM, J.D., CCIM
602.369.7575
Paulblum@WestUSA.com

REBECCA ROBERTS
602.791.6262
Rebeccaroberts@WestUSA.com

BLUM-ROBERTS GROUP



Unlocking The Value of Real Estate

Kierland Corporate Center
 7077 E. Marilyn Rd., Bldg. 4 Ste. 207
 Scottsdale, AZ 85254

This document/email has been prepared by West USA Realty Commercial Division for advertising and general information only. West USA Realty Commercial Division makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. West USA Realty Commercial Division excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of West USA Realty and/or its licensor(s). © 2021. All rights reserved.

SMALL INFILL PARCEL NEAR LIGHT RAIL FOR SALE

AERIAL MAP



PAUL BLUM, J.D., CCIM
602.369.7575
Paulblum@WestUSA.com

REBECCA ROBERTS
602.791.6262
Rebeccaroberts@WestUSA.com

BLUM-ROBERTS GROUP



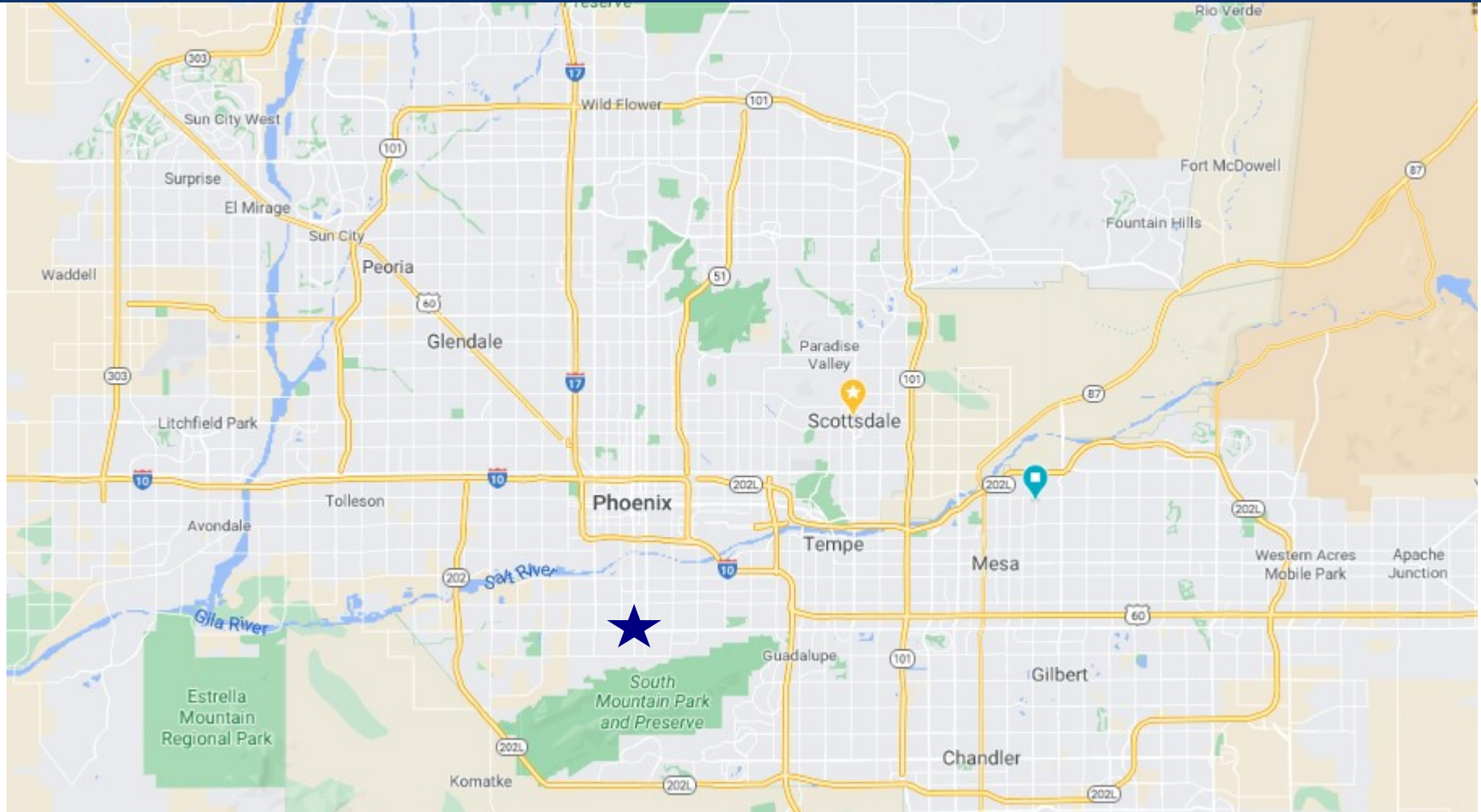
Unlocking The Value of Real Estate

This document/email has been prepared by West USA Realty Commercial Division for advertising and general information only. West USA Realty Commercial Division makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. West USA Realty Commercial Division excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of West USA Realty and/or its licensor(s). © 2021. All rights reserved.

Kierland Corporate Center
7077 E. Marilyn Rd., Bldg. 4 Ste. 207
Scottsdale, AZ 85254

SMALL INFILL PARCEL NEAR LIGHT RAIL FOR SALE

REGIONAL MAP



PAUL BLUM, J.D., CCIM
602.369.7575
Paulblum@WestUSA.com

REBECCA ROBERTS
602.791.6262
Rebeccaroberts@WestUSA.com

BLUM-ROBERTS GROUP



Unlocking The Value of Real Estate

This document/email has been prepared by West USA Realty Commercial Division for advertising and general information only. West USA Realty Commercial Division makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. West USA Realty Commercial Division excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising therefrom. This publication is the copyrighted property of West USA Realty and/or its licensor(s). © 2021. All rights reserved.

Kierland Corporate Center
7077 E. Marilyn Rd., Bldg. 4 Ste. 207
Scottsdale, AZ 85254