

Newly Renovated Office Condo for Sale



4727 E UNION HILLS DR, STE 200 | PHOENIX, AZ 85050



SALE PRICE: \$850,000 **SQUARE FEET: 1,618 SF**



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**WATCH THE VIDEO
WALK-THROUGH**

PROPERTY OVERVIEW

SQUARE FOOTAGE 1,618 SF

OFFICES 5

CONFERENCE ROOM 1

KITCHEN 1

BATHROOM 1

EXTRA STORAGE Spacious storage closet

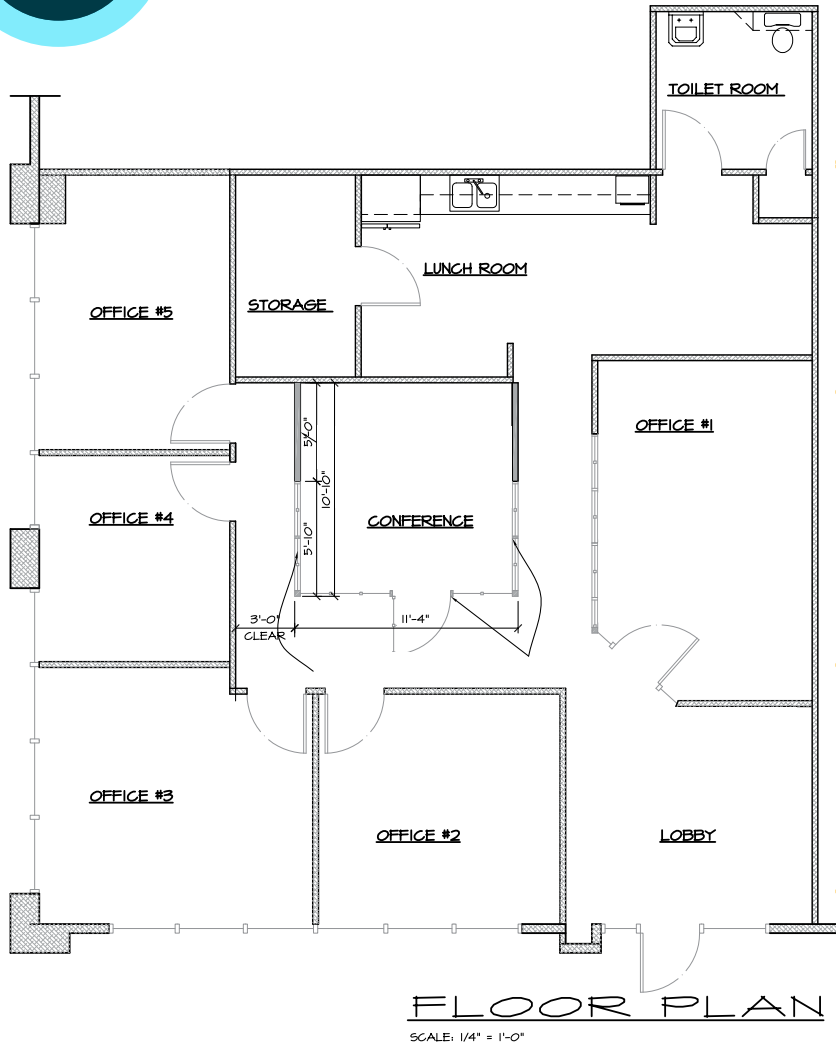
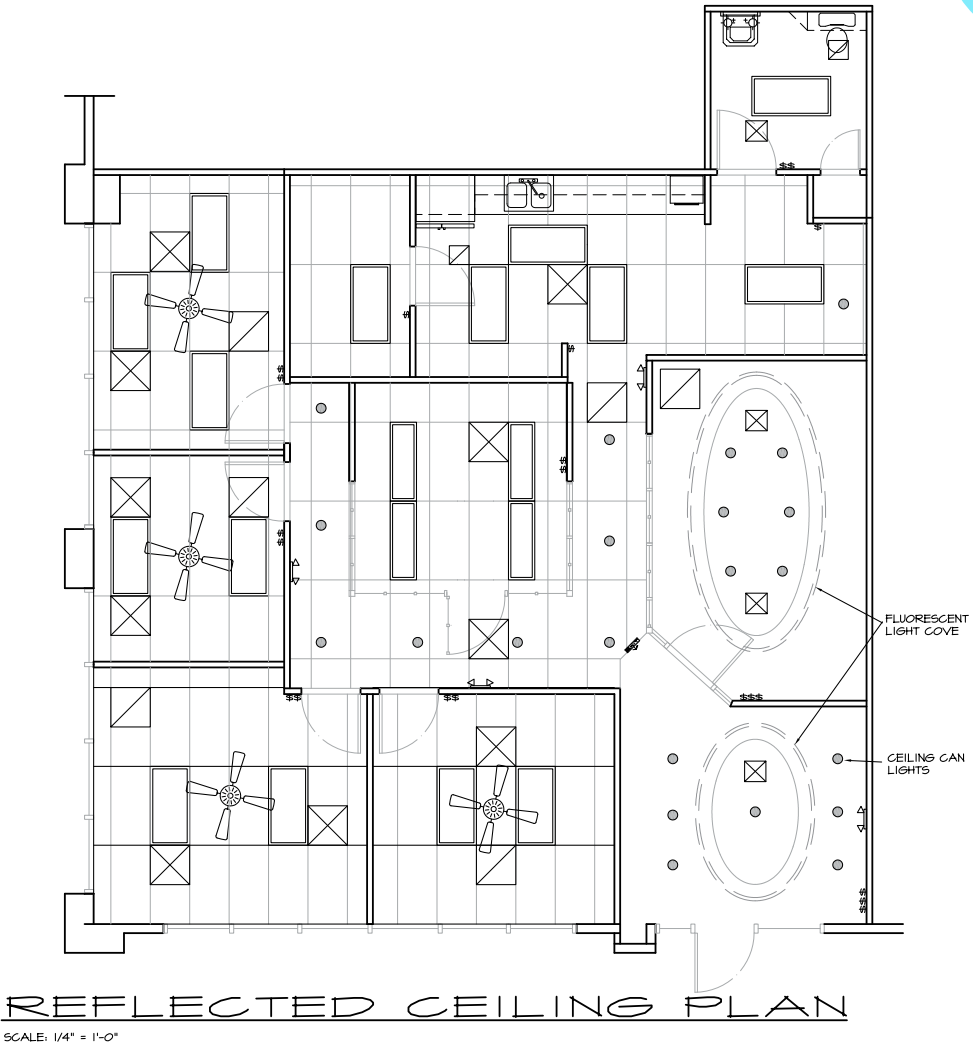
COVERED PARKING SPACES 3

FF&E Furniture Included*

* Artwork not included



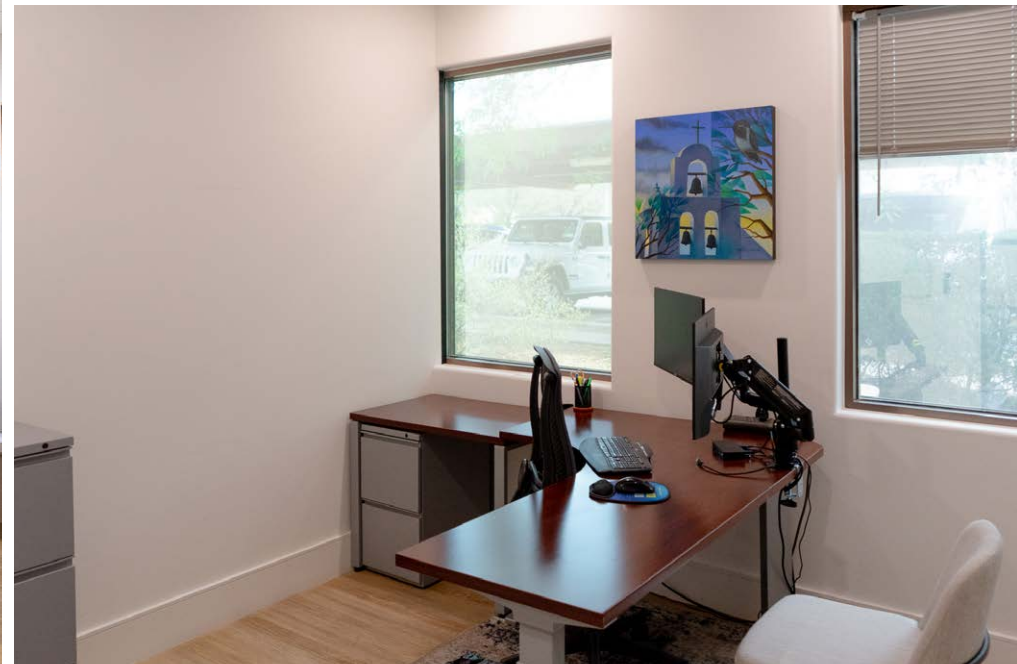
FLOORPLAN



SUITE PHOTOS



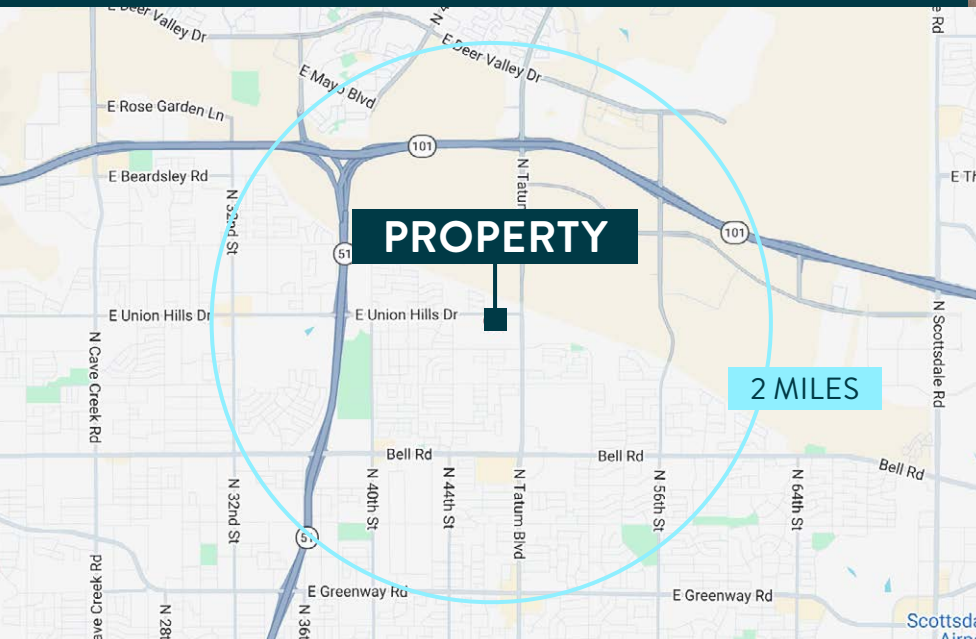
SUITE PHOTOS



AMENITIES

RESTAURANTS (2-MILE RADIUS)

SNOWFOX Sushi	Habit Burger & Grill
Jersey Mike's Subs	NoRa Asian Fresh
Thirsty Lion	Ra-Ra-Ramen
Saigon Bistro	Penghu Uncle Chicken and Boba Tea
Taco Bell	Breakfast Kitchen Bar
Rubio's Coastal Grill	Pita Jungle
Saba's Mediterranean Kitchen	Flower Child
Five Guys	Barrio Queen
Raj & Rani's Indian Kitchen	...and more!
Two Hands Corndog	



DEMOGRAPHICS

PARADISE VALLEY



244,463
CURRENT POPULATION
(5-mile radius, 2026 estimate)



+1.6%
POPULATION GROWTH
(2010-2026)



\$165K+
AVERAGE INCOME
Estimated average household
net worth ~\$1.53M



57.8%
HIGHER EDUCATION
Adults possessing a Bachelor's degree
or higher (2-mile radius, 2026)



75.6%
WHITE COLLAR WORKERS
(2-mile radius, 2026)

LIVE INSIGHTS

Local commercial activity shows recent, site-specific leasing and entitlement movement around the 7th Street / Union Hills node: the subject property at 4727 E Union Hills has appeared on commercial listings and marketing materials, adjacent corner retail (SEC 7th & Union Hills) is marketed with Planned Shopping Center zoning and available pads, and city council/permit records within the Union Hills corridor include liquor-license and zoning items and traffic/signal upgrades tied to nearby parcels—indicating active property marketing and municipal permitting in the immediate trade area.



LOCATION



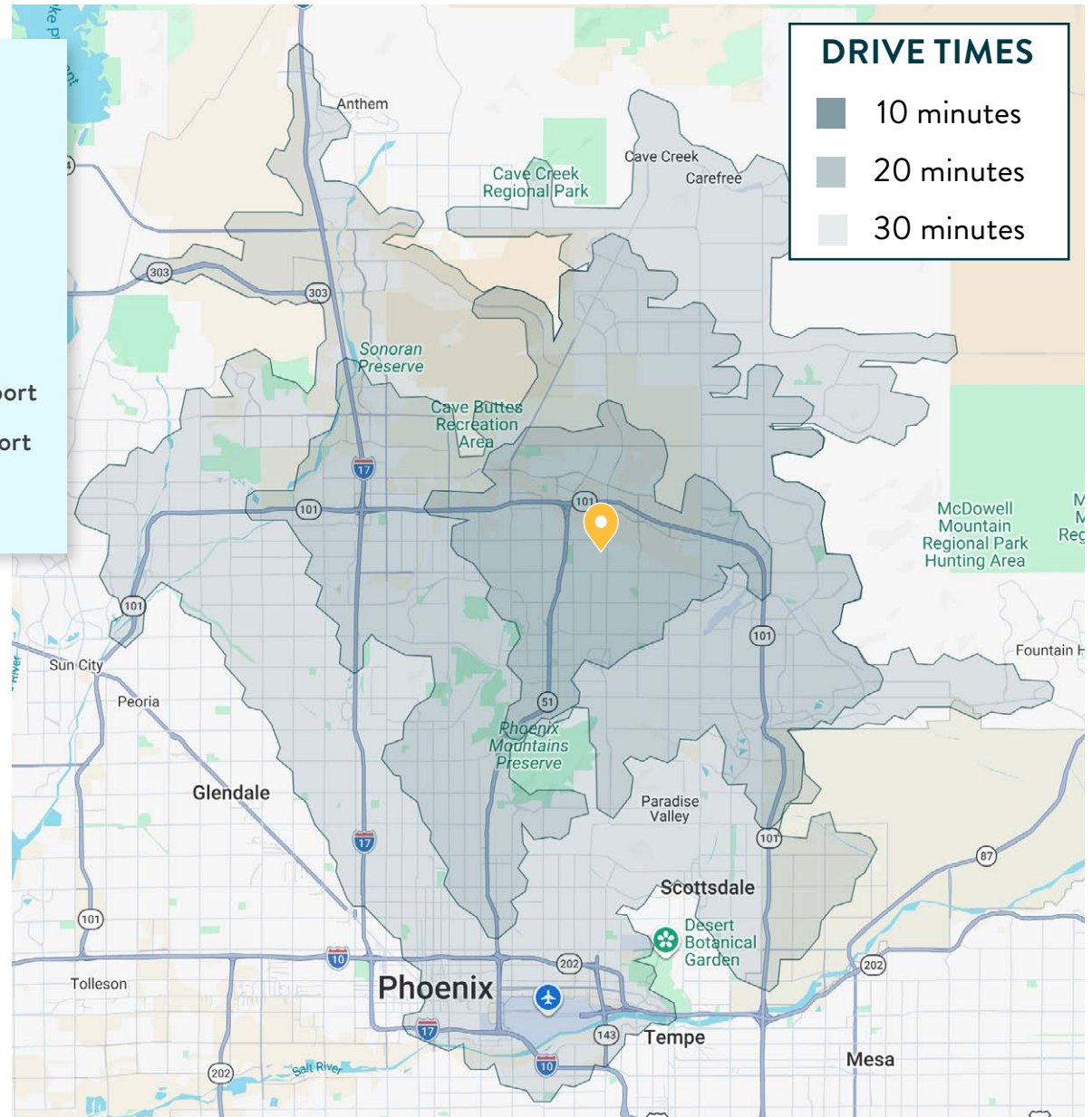
DIRECT FREEWAY ACCESS:

- + 1.1 miles from SR 51
- + 1.5 miles from Loop 101



AIRPORT ACCESS:

- + 20 min from Phoenix Sky Harbor Airport
- + 13 min from Phoenix Deer Valley Airport
- + 14 min from Scottsdale Airport



Thank You

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CONTACT



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