

WINSOR RANCH

6801-6823 N. 35TH AVENUE, PHOENIX, ARIZONA 85009

RETAIL SPACES FOR LEASE



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# PROPERTY SUMMARY

**AVAILABLE** ±746 - 3,512 SF

- Anchored by Los Altos Ranch Market
- Great visibility with high traffic counts
- Located less than two miles from I-17 Freeway
- Tremendous demographics

## TENANTS:



## TRAFFIC COUNTS

**N** 35th Ave: 12,654 VPD    **E** Glendale Ave: 20,719 VPD  
**S** 35th Ave: 12,570 VPD    **W** Glendale Ave: 20,414 VPD



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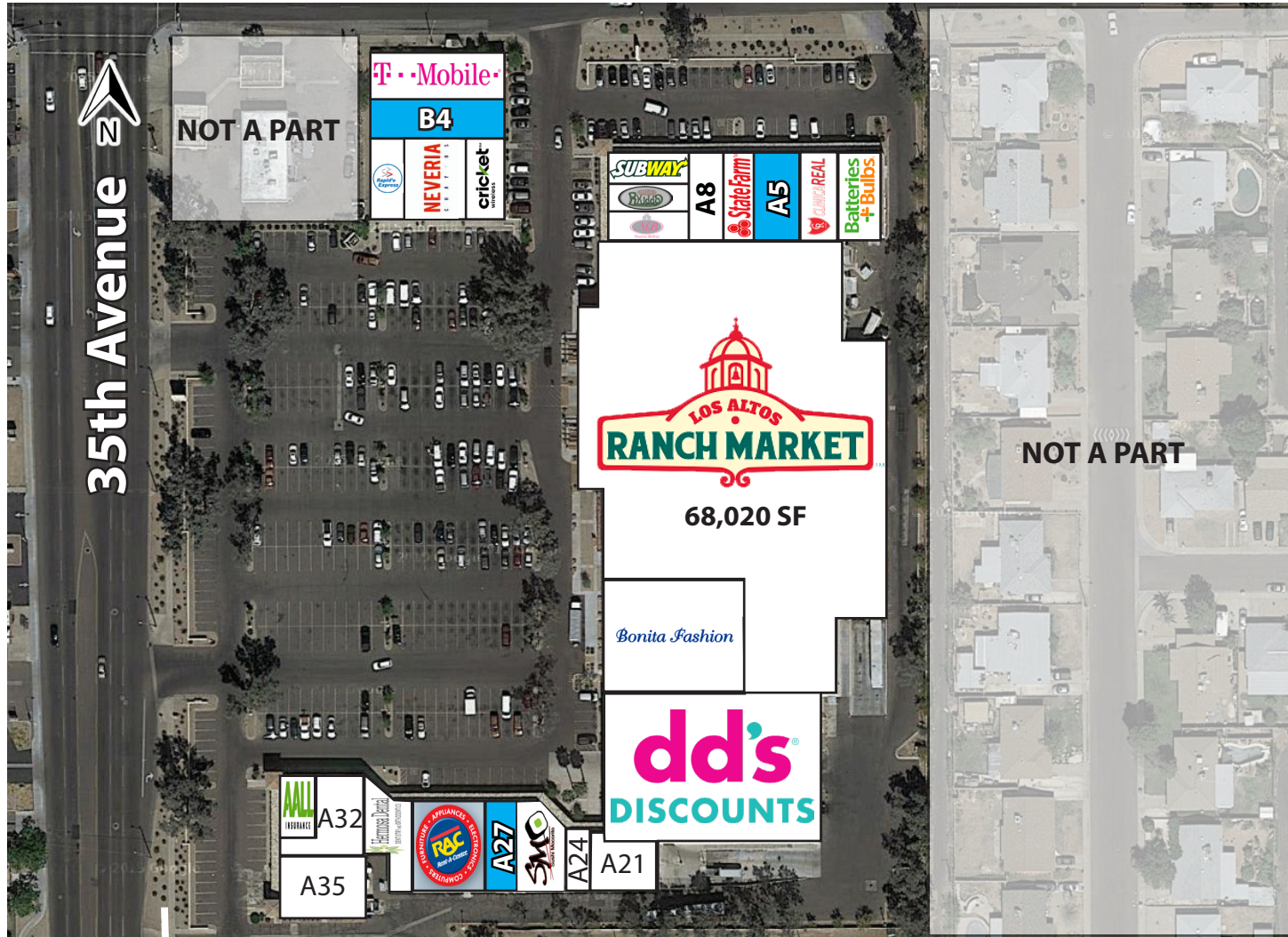
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SITE PLAN



Suite	Tenant	SF
A1/2	Batteries & Bulbs	2,688
A3	Clinica Real	2,541
<b>A5</b>	<b>AVAILABLE</b>	<b>2,547</b>
A7	State Farm Insurance	1,280
A8	Smoke & Vape	1,432
A9	Subway	1,244
A10	R Kidd's Pizza & Wings	1,050
A11	Nuestra Belleza	1,272

Suite	Tenant	SF
A16/19	Bonita Fashion	7,824
A20	dd's Discount	18,215
A21	Bella Beauty	1,572
A24	Brimley's Water and Ice	1,182
A25	Sushi Mocerito	2,771
<b>A27</b>	<b>AVAILABLE</b>	<b>746</b>
A28	Rent-A-Center	4,052
A30/31	Hermosa Dental	2,408
A32	Happy Kids Pediatrics	2,200

Suite	Tenant	SF
A33	AALL Insurance	1,556
A35	Wave MAX	3,221
B1	T-Mobile	3,059
<b>B4</b>	<b>AVAILABLE</b>	<b>3,512</b>
B8	Rapido Tax Express	1,250
B9/B10	Antojitos Neveria	1,855
B11	Cricket Wireless	1,662

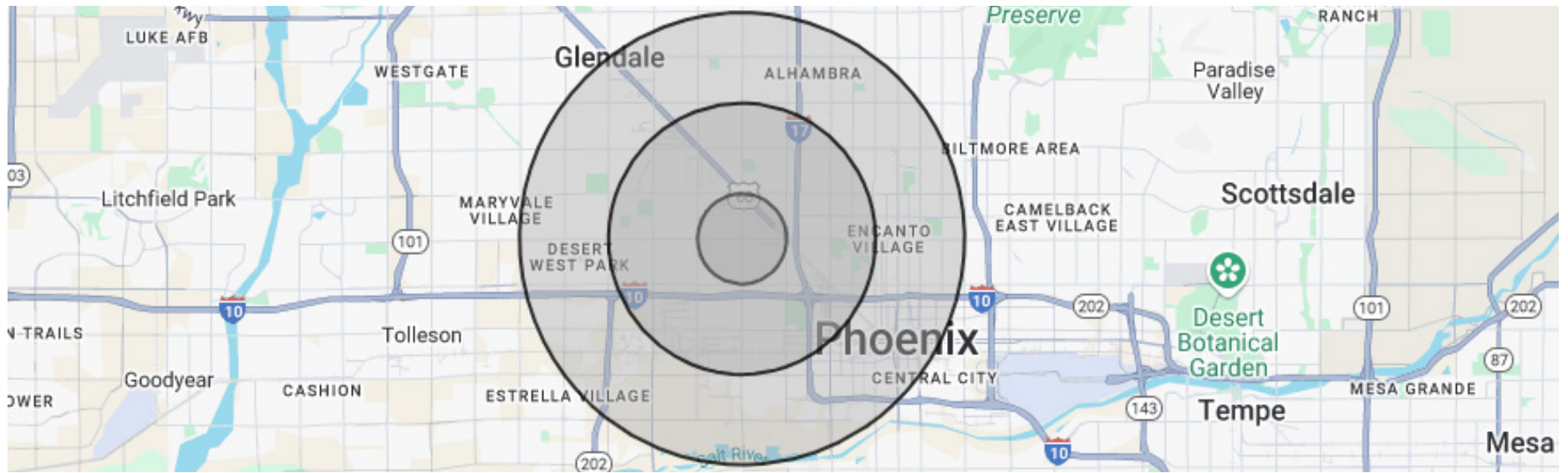


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## DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	24,232	224,983	576,547
Current Year	22,656	209,027	534,767
2020 Population	23,663	208,066	531,343
Growth Current Year - 2029	1.4%	1.5%	1.6%
Growth 2020 - Current Year	-1.1%	0.1%	0.2%

HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	7,527	75,960	202,853
Current Year	7,038	70,315	187,611
2020 Population	7,433	70,226	186,435
Growth Current Year - 2029	1.4%	1.6%	1.6%
Growth 2020-Current Year	-0.7%	0.3%	0.5%

INCOME	1-MILE	3-MILE	5-MILE
Avg Household Income	\$67,247	\$65,533	\$72,406
Median Household Income	\$52,832	\$48,811	\$53,344



## CONFIDENTIALITY STATEMENT

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