

REDEVELOPED BY



**JOIN DOLLAR TREE  
AND VASA FITNESS**

**CBRE**

# PARK NORTHERN

NEC NORTHERN AVE & 35TH AVE  
PHOENIX, AZ

35th Avenue  
VPD 31,184

Northern Avenue  
VPD 44,610





## PROPERTY HIGHLIGHTS

- Dense population with a three-mile population in excess of 198,874\*
- Planned re-development
- Located at a signalized intersection with good access and excellent visibility
- Easy access from Interstate 17



## AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2023 Population	25,564	208,975	509,838
Daytime Population	17,020	181,813	464,222
2023 Households	8,218	71,704	181,927
Med. Home Value	\$264,234	\$266,455	\$292,469

\*Source: Esri



## TRAFFIC COUNTS

Northern Ave	44,610 VPD
35th Ave	31,184 VPD

Source: ADOT



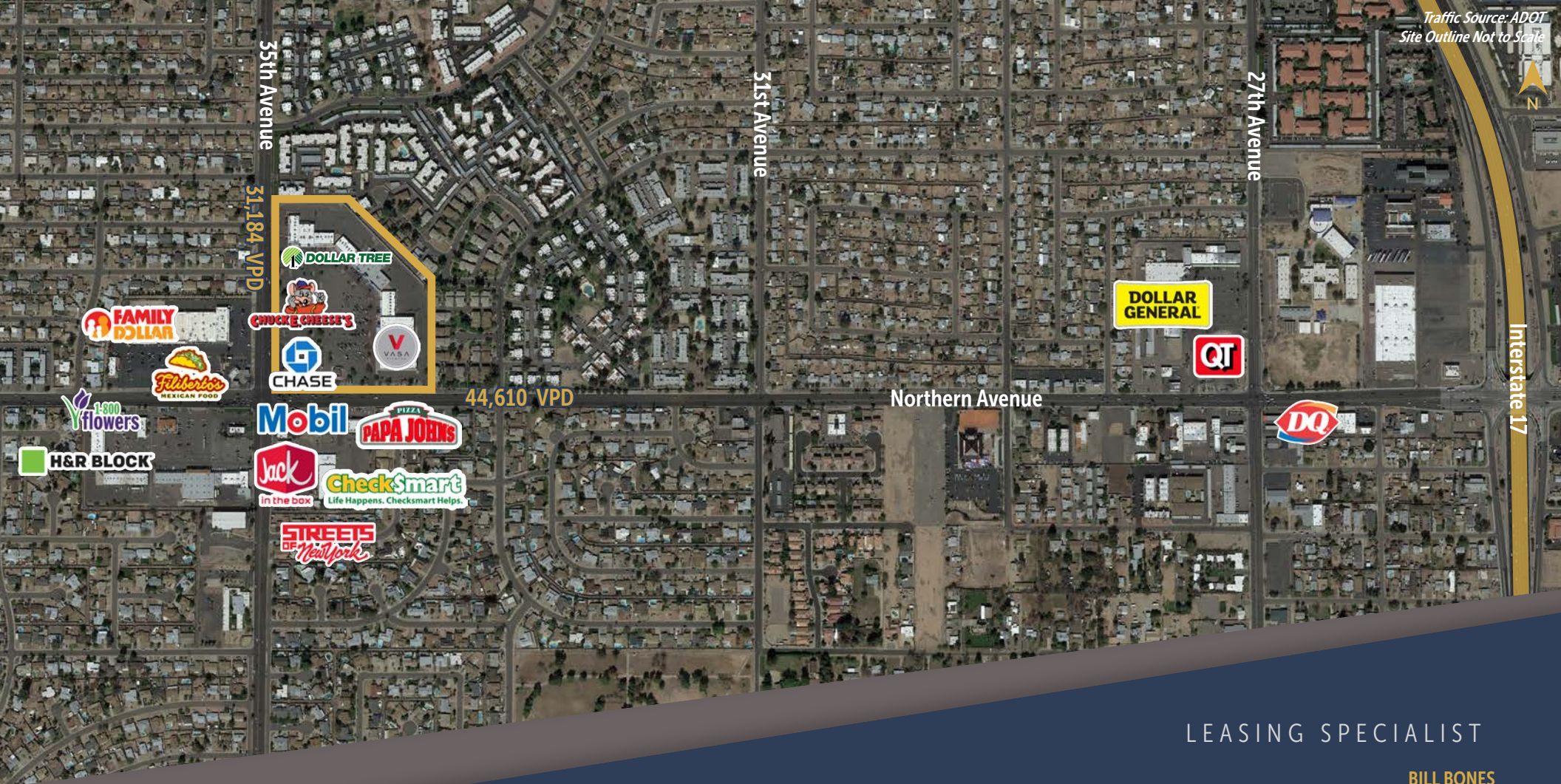
# TENANTS

SUITE	TENANT	± SIZE (SF)
A1	Water & Ice	983
A2	Metro Mobile	766
A3	Advanced Chiropractic	988
A4	1st Acceptance Ins.	738
A6	Barber Shop	926
A7	Choko Loco	1,492
B2	Dollar Tree	8,480
B3	LaPatrona Fashion	745
C1	Halal Store	1,186
C2	AVAILABLE	909
C3	H&R Block	1,343
C4	Mima's Beauty College	3,759
D1-5	CASA Academy	4,575
D8	CASA Academy	3,780
D10	Armed Forces Career Center	2,092
E1-2	CASA Academy	17,962
H1	Vasa Fitness	60,000
J1	LoanMax	2,440



NOT TO SCALE  
ALL DIMENSIONS ARE APPROXIMATE

35TH AVENUE



LEASING SPECIALIST

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NEC NORTHERN AVE & 35TH AVE PHOENIX, AZ

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