

FOR LEASE

SEC 7TH ST & DUNLAP AVE

19,300 SF AVAILABLE



CAMCRE.

GABE ORTEGA
480.561.0189
gortega@camcre.com

SHELBY TWOREK
602.491.1030
stworek@camcre.com

CHRIS GEROW
602.491.1041
cgerow@camcre.com

CAMCRE.COM



PROPERTY FEATURES

SIZE	±19,300 SF (plus ±905 SF basement)
PARKING	66 spaces (44 in front, 22 in rear)
LOADING	Two (2) overhead roll-up doors
CLEAR HEIGHT	±13.5' (to the ceiling grid)
RATE	\$12.00/SF
NNN	\$2.03/SF



**STRONG VISIBILITY ON
HARD CORNER**

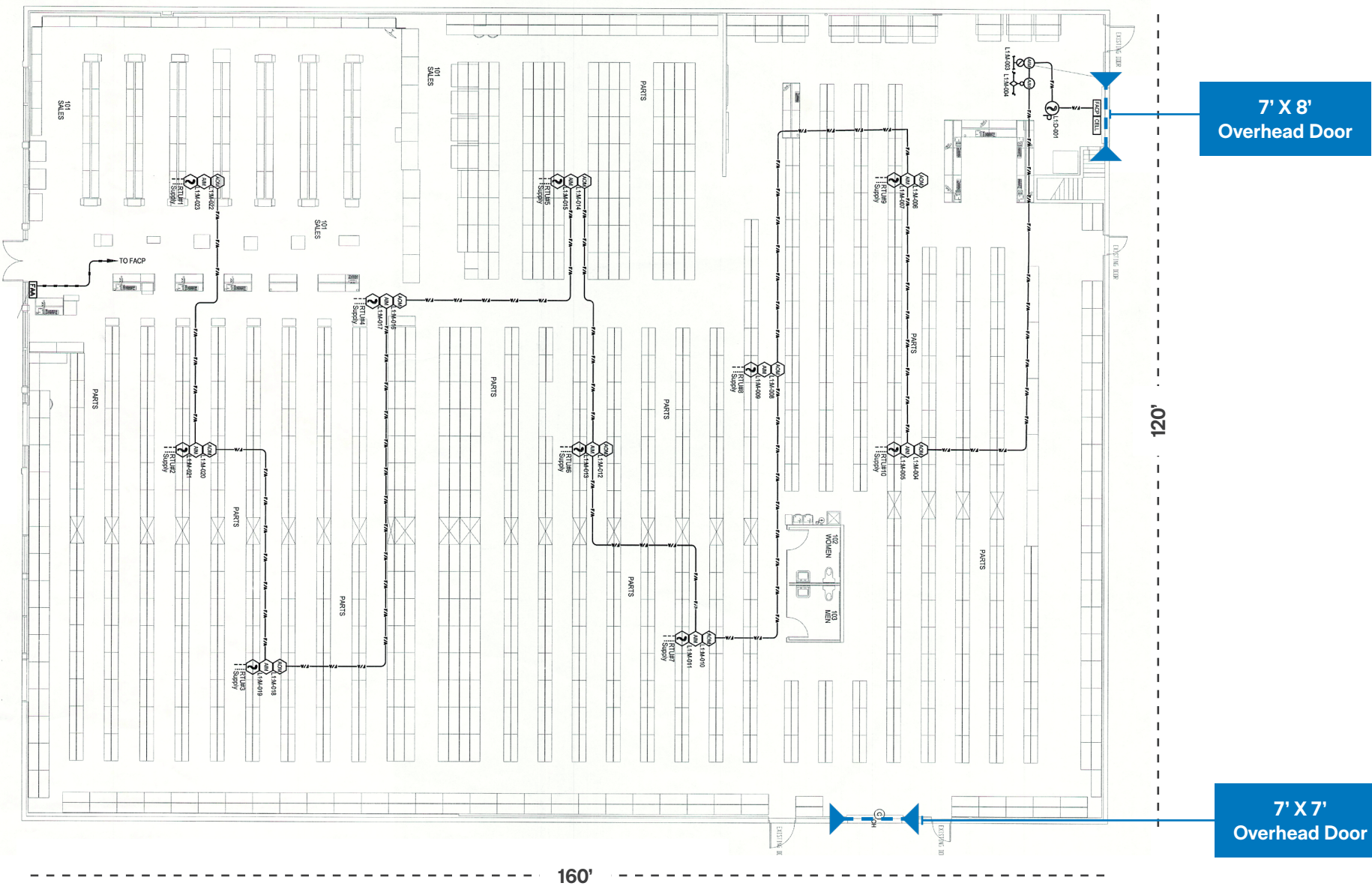


**HIGH TRAFFIC CORRIDOR WITH
OVER 60,000 VEHICLES
AT INTERSECTION**



PYLON SIGNAGE

FLOOR PLAN



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Dunlap Ave

27,067 VPD



Cave Creek Rd

SAJAD
AND GO

SUBJECT
PROPERTY

Dunlap Ave

4,467 VPD



SUBWAY

CUBESMART
self storage

WELLS
FARGO

planet
fitness

Little Miss
BBQ

27,067 VPD



7th St

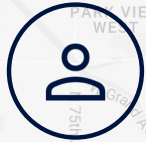
DEMOGRAPHICS WITHIN 3 MI



117,447
TOTAL POPULATION



49,677
DAYTIME POPULATION



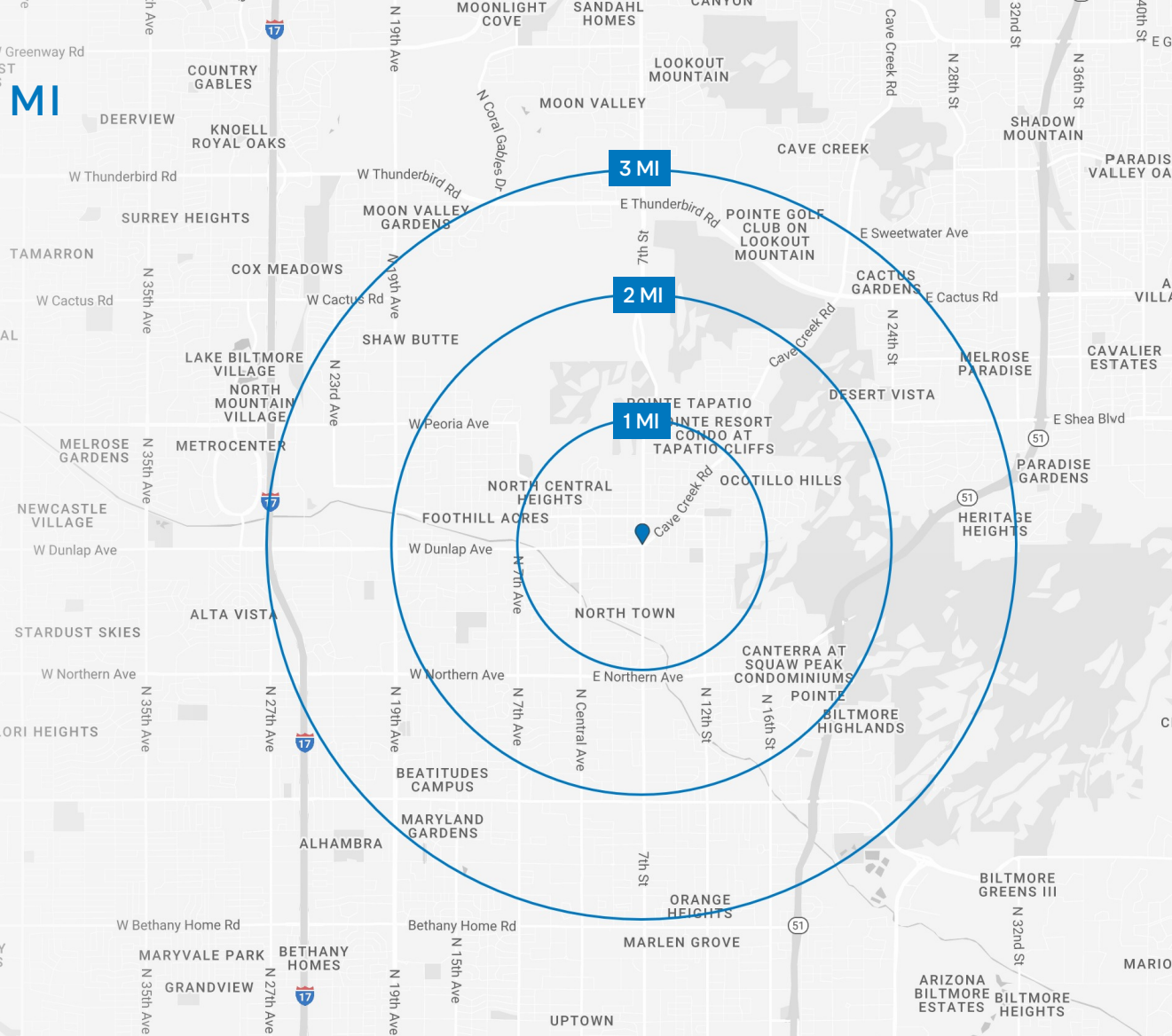
38.8
MEDIAN AGE



52,192
TOTAL HOUSEHOLDS



\$116,217
AVERAGE HH INCOME



FOR MORE INFORMATION, CONTACT

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602.491.1030
stworek@camcre.com

CHRIS GEROW
602.491.1041
cgerow@camcre.com

602.489.7990
CAMCRE.COM

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