

3,200 SF FREESTANDING RETAIL



3925 NORTH 67TH AVENUE

PHOENIX, ARIZONA 85033

Sale Price: \$1,700,000

Lease Rate: \$32.00 PSF + NNN

Excellent Owner User or Single Tenant Opportunity

Great Frontage & Visibility on 67th Avenue

Large Monument Signage

Shadow Anchored by Fry's Food & Drug

Excellent Area Co-Tenancies

High Traffic Intersection

Easy Access to I-10 & Loop 101

Strong Area Demographics

Close Proximity to Grand Canyon University, Desert Sky Mall, Talking Stick Amphitheater

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES **AVERAGE AGE:** 28.4 30.2 29.5 POPULATION: 29.453 218,943 445,604 AVERAGE HH INCOME: \$77,411 \$80.074 \$77,899 TRAFFIC COUNTS **VPD** N 67TH AVENUE: 33,678 W INDIAN SCHOOL ROAD: 36.922 YEAR BUILT 2007 LOT SIZE 0.45 AC **ZONING PSC** PARCEL NUMBER 103-01-088

Matt Harper, CCIM

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67TH AVENUE & INDIAN SCHOOL ROAD FOR SALE/LEASE 3,200 SF FREESTANDING RETAIL









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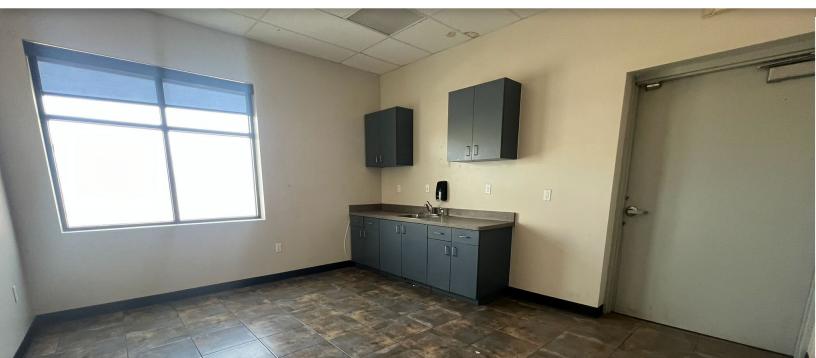




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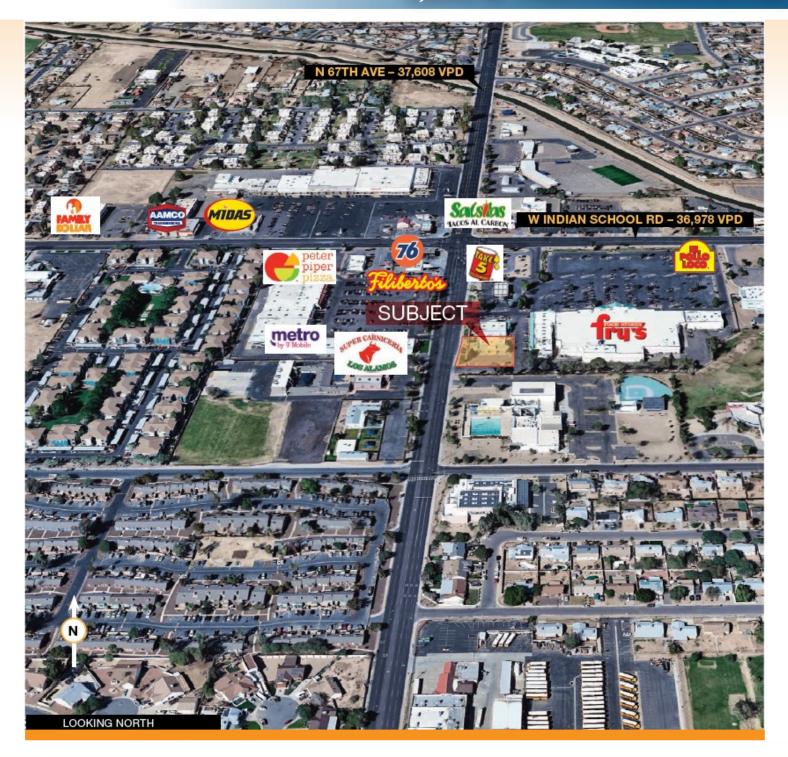
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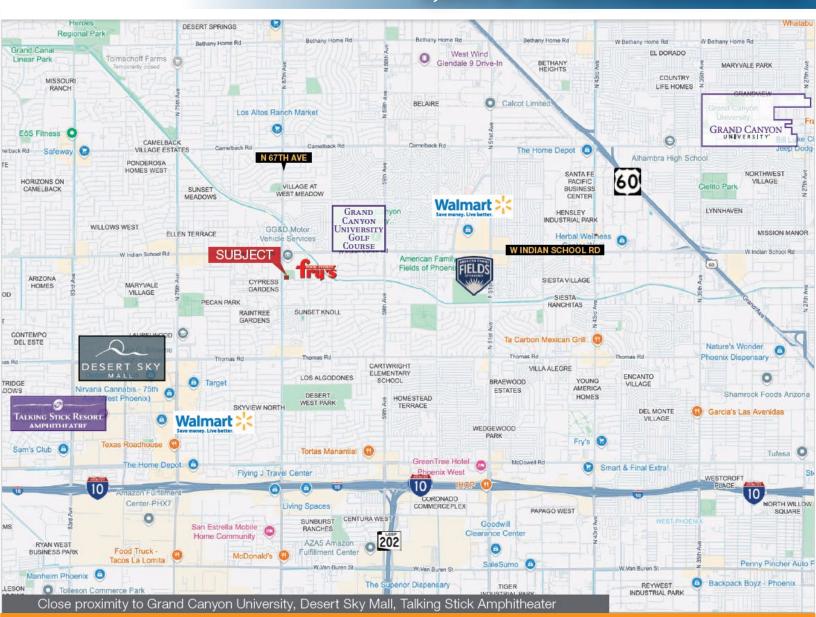
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