



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	29.5	30.2
POPULATION:	29,453	218,943	445,604
AVERAGE HH INCOME:	\$77,411	\$77,899	\$80,074

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

Senior Vice President

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Leah Motsinger

Senior Associate

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