

3.84 ACRES  
AVAILABLE

ExtraSpace  
Storage

W Broadway Rd

SUBJECT

Shop N  
Save Market

Tire Shop

Auto Parts  
Store

Car  
Dealer

Metal  
Recycling

Salvage

22,968 ADT

36,188 ADT

Industrial  
Rigging

Fili's Bar  
& Grill

RETAIL PROPERTY FOR GROUND LEASE | BTS | SALE



WESTERN  
RETAIL ADVISORS

# RETAIL LAND DEVELOPMENT

4402 S 35th Ave Phoenix, AZ 85041

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## LOCATION DESCRIPTION

Easy access to major transportation routes

## PROPERTY HIGHLIGHTS

- 167,471 SF - DIVISIBLE 20,000-167,471 SF
- GROUND LEASE, BTS, OR SALE
- USES PERMITTED INCLUDE GAS STATION, C-STORE WITH CAR WASH, RESTAURANTS WITH DRIVE THRU'S, BANKS, MEDICAL PROFESSIONAL OFFICES, RETAIL SPACE AND MORE
- Easy access to major transportation routes to Loop 202, I-10 and I-17 freeways
- C-2 Zoning - City of Phoenix
- APN 105-69-001D
- Traffic counts over 38,000 vehicles per day along 35th Ave
- Traffic counts over 22,000 vehicles per day along Broadway Rd
- Seller has ALTA & PHASE I
- Utilities on site

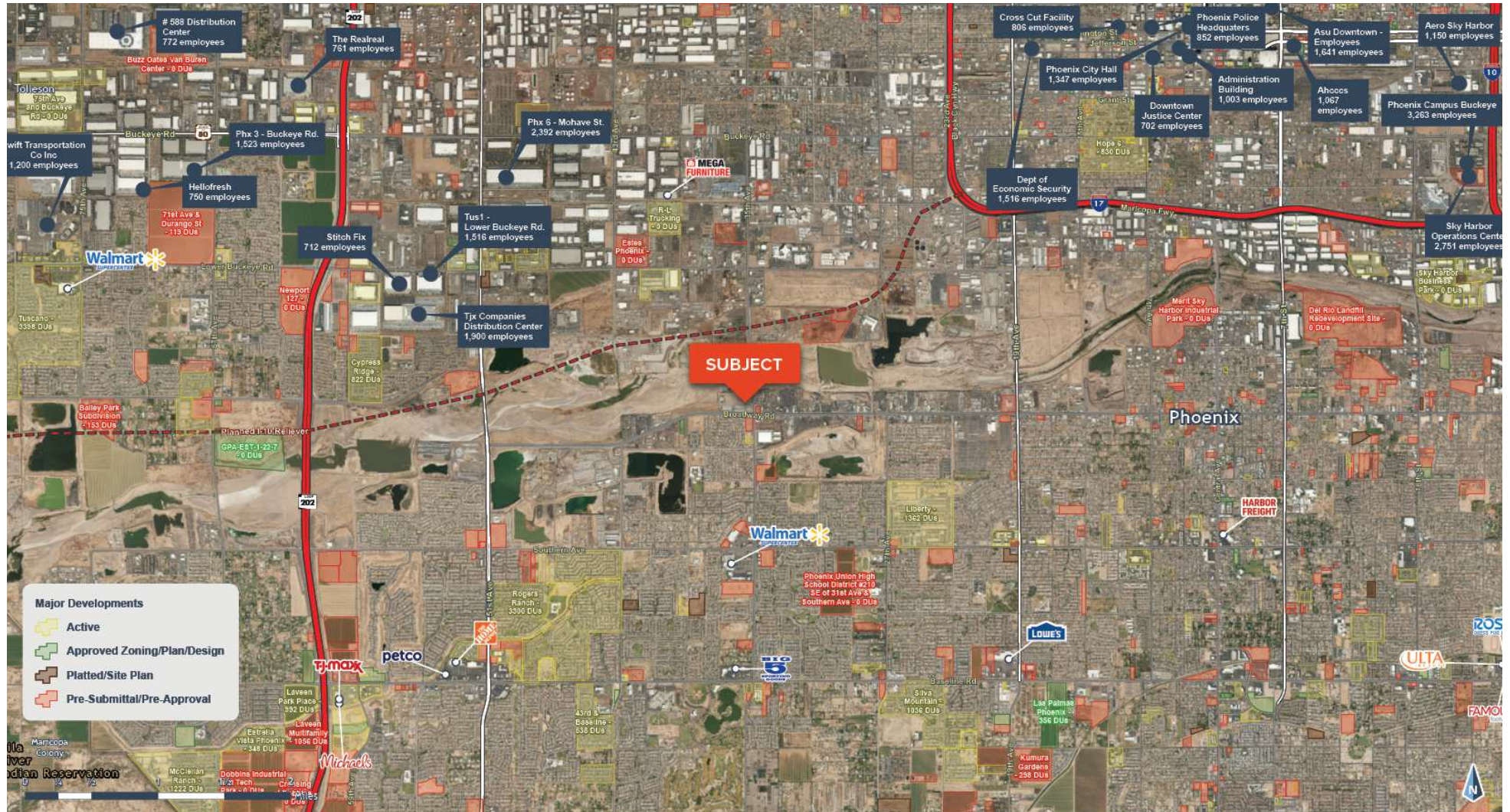
## AREA CO-TENANTS



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## LEGEND

Available

Unavailable

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## LEASE INFORMATION

Lease Type:	GROUND LEASE OR BTS	Lease Term:	Negotiable
Total Space:	1.11 - 1.52 Acres	Lease Rate:	CALL FOR PRICING

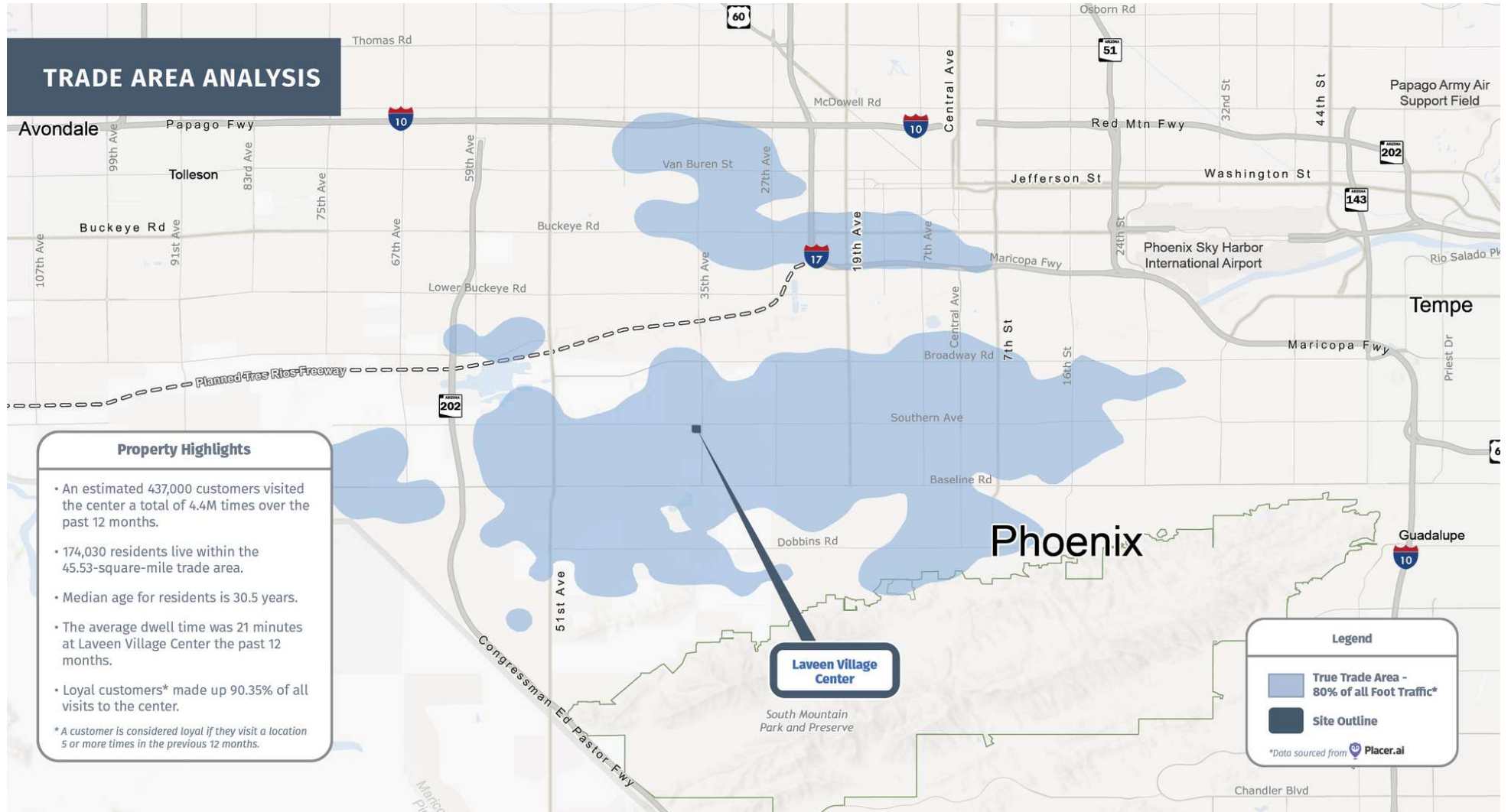
## AVAILABLE SPACES

PADS	TENANT	SIZE	TYPE	RATE
HARD CORNER PAD	Available	1.52 Acres	GROUND LEASE OR BTS	CALL FOR PRICING
MIDDLE PAD	Available	1.22 Acres	GROUND LEASE OR BTS	CALL FOR PRICING
SOUTH PAD	Available	1.11 Acres	GROUND LEASE OR BTS	CALL FOR PRICING

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## POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	5,944	86,798	254,111
Median Age	30.6	31.6	32.3



## HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$64,268	\$82,328	\$69,907
Average	\$82,064	\$100,371	\$91,586



## DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	93	1,615	7,441
Employees	2,021	33,938	179,788
Daytime Population	5,222	84,920	333,666



## EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	20.4%	28.3%	27.9%



## EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	42.5%	55.5%	50.9%
Services	26.1%	19.3%	20.1%
Blue Collar	31.5%	25.2%	29.0%



## HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	1,525	22,718	75,406
Median Home Value	\$301,651	\$390,678	\$380,646

\* 2024 Demographic data derived from ESRI

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