

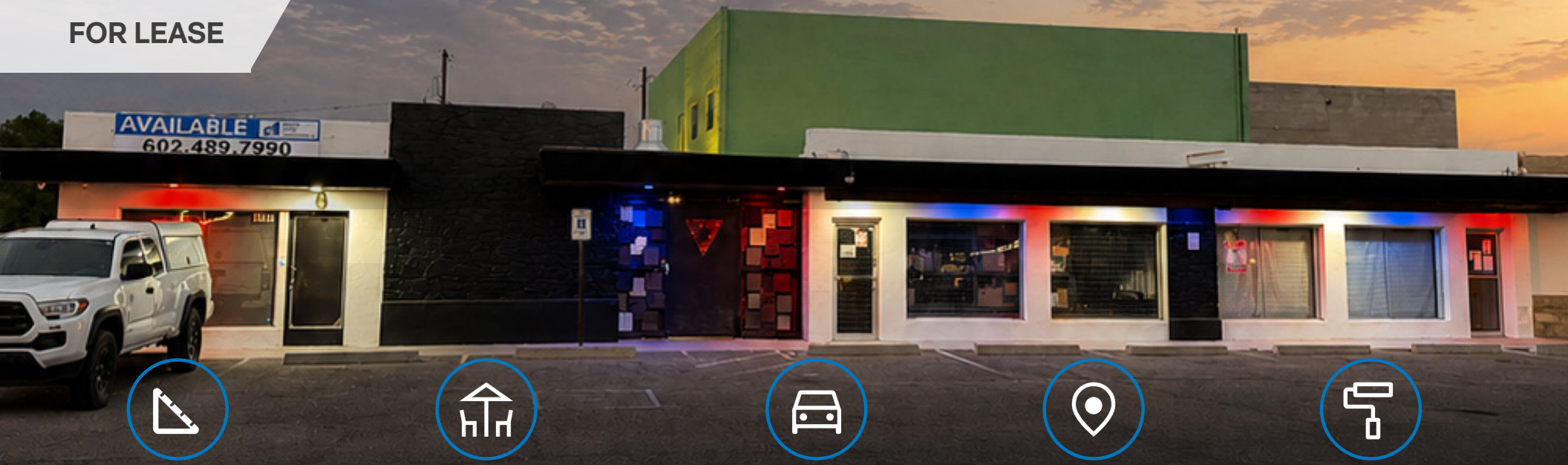
CHARACTER. FLEXIBILITY. POSSIBILITY.

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NORTH CENTRAL PHOENIX
RETAIL/OFFICE SPACE

SEC 7th St & Butler Dr
8341 N 7th St, Phoenix, AZ 85020

FOR LEASE



MULTIPLE SUITE
CONFIGURATIONS



SHARED COURTYARD
ENVIRONMENT



FRONTAGE ON 7TH
STREET (28,086 VPD)



MINUTES TO
SR-51 & I-17



UPDATED
EXTERIOR & PARKING

7TH ST & BUTLER DR

PROPERTY FEATURES

- Suites Available From ± 432 SF to $\pm 1,856$ SF
- Excellent Frontage on N 7th Street
- Minutes from SR-51 & I-17



CLOSE PROXIMITY TO RESIDENTIAL
& EMPLOYMENT HUBS



SURROUNDED BY MULTIPLE
RETAILERS, RESTAURANTS, AND
NEW AREA DEVELOPMENTS



\$32.00 PSF GROSS
Utilities & Internet Included

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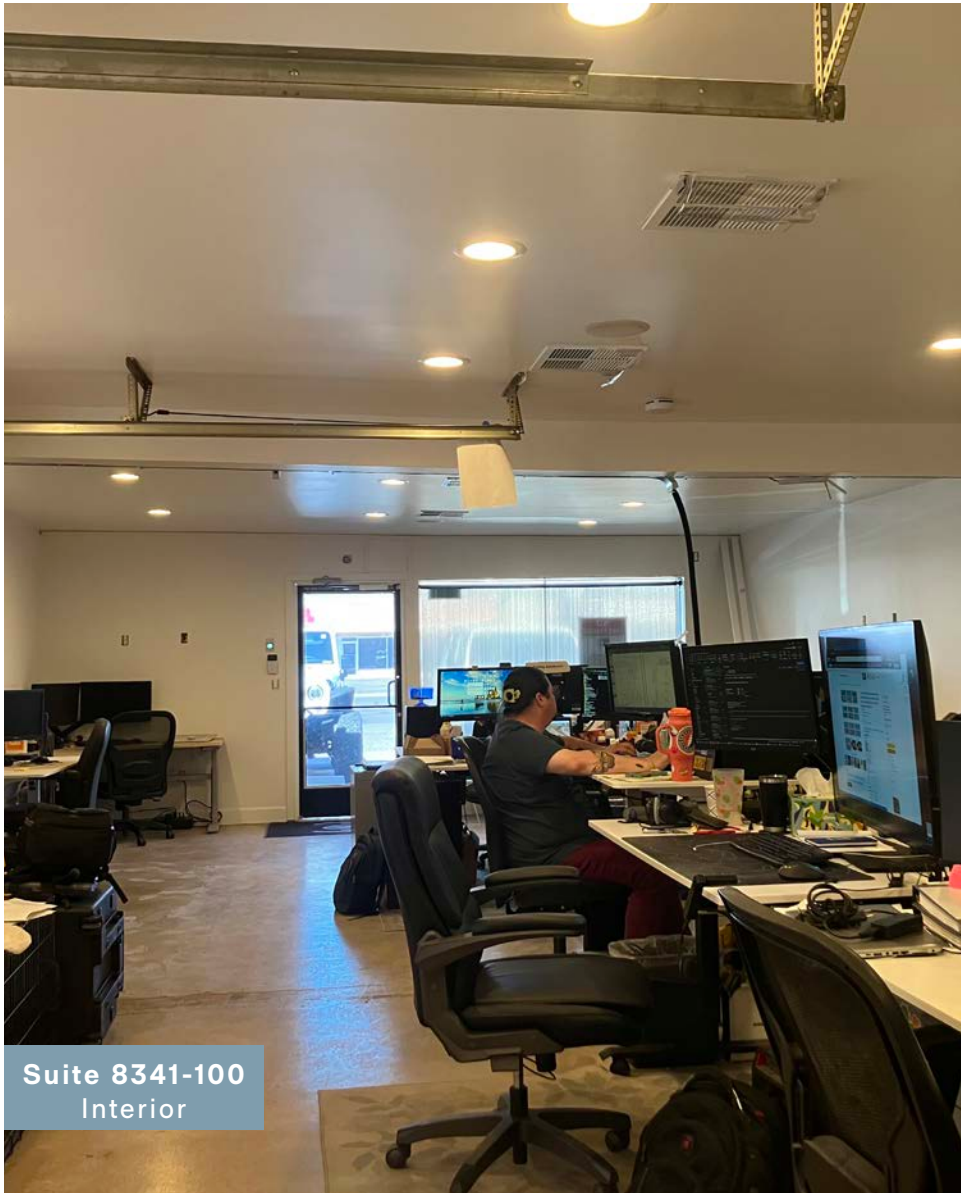
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FLOOR PLAN



Rendering Concept





Suite 8341-100
Interior



Suite 8341-100
Rear Access



7TH ST & BUTLER DR

Dunalp Ave

Metro Phoenix
Commerce Center

SUBJECT
PROPERTY

Northern Ave

Madison Village
Marketplace

Glendale Ave

Christown
Shopping Center

Bethany Home Rd

Grand Canyon
University

Uptown Phoenix 4MI

Camelback Rd

Steele Indian
School Park

Indian School Rd

51

EASY
FREEWAY ACCESS



2 MIN DRIVE TO SR 51

8 MIN DRIVE INTERSTATE 17

10 MIN DRIVE TO UPTOWN PHOENIX

27th Ave

7th Ave

Central Ave

7th St

12th St

16th St

24th St

Biltmore
Fashion Park

Camelback
Corridor

32nd St

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DEMOGRAPHICS

Population	1-Mile	3-Mile	5-Mile
Est. Population	18,069	121,054	384,234
Proj. Pop. (2030)	18,798	125,832	399,568
Daytime Population	3,271	52,910	130,317
Median Age	41.3	39.8	37.6

Household	1-Mile	3-Mile	5-Mile
Total Households	7,822	52,221	156,177
Proj. Households (2030)	8,138	54,311	162,896
Avg. Household Size	2.3	2.2	2.3

Income	1-Mile	3-Mile	5-Mile
Average HH Income	\$108,745	\$104,610	\$100,551
Med. HH Income	\$83,162	\$74,299	\$72,863



FOR MORE INFORMATION, CONTACT

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