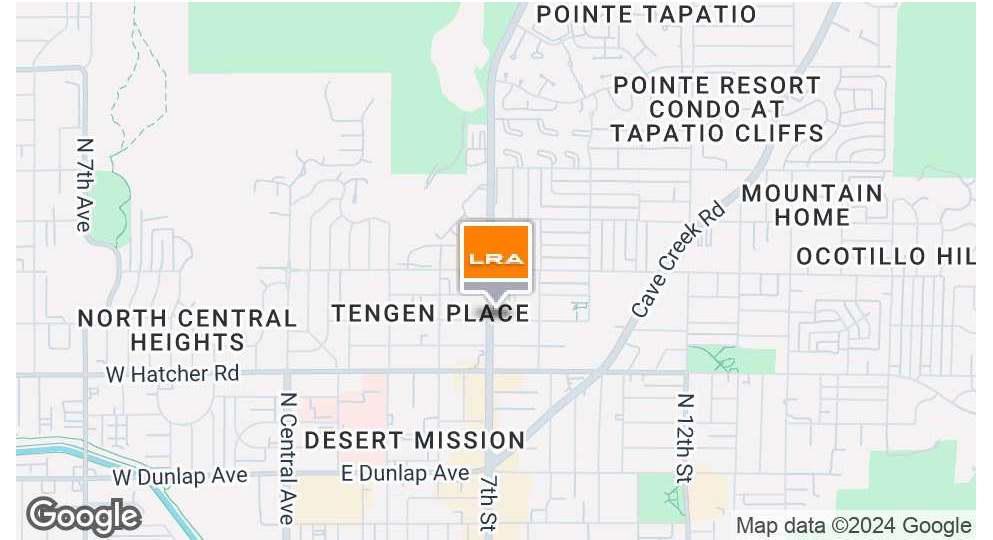




## FREESTANDING RESTAURANT/BAR BUILDING FOR LEASE

# 9521 N 7th St

9521 N 7th St | Phoenix, AZ 85020



### OFFERING SUMMARY

Lease Rate:	\$29.00 SF/yr (MG)
Building Size:	1,664 SF
Available SF:	1,664 SF
Lot Size:	9,247 SF
Number of Units:	1
Zoning:	C-2
Market:	Phoenix

### PROPERTY OVERVIEW

Extraordinary opportunity to operate a bar or restaurant in Central Phx. Building is complete with a walk-in cooler, hood, bar area, two bathrooms, and office. Excellent visibility along 7th St.

### PROPERTY HIGHLIGHTS

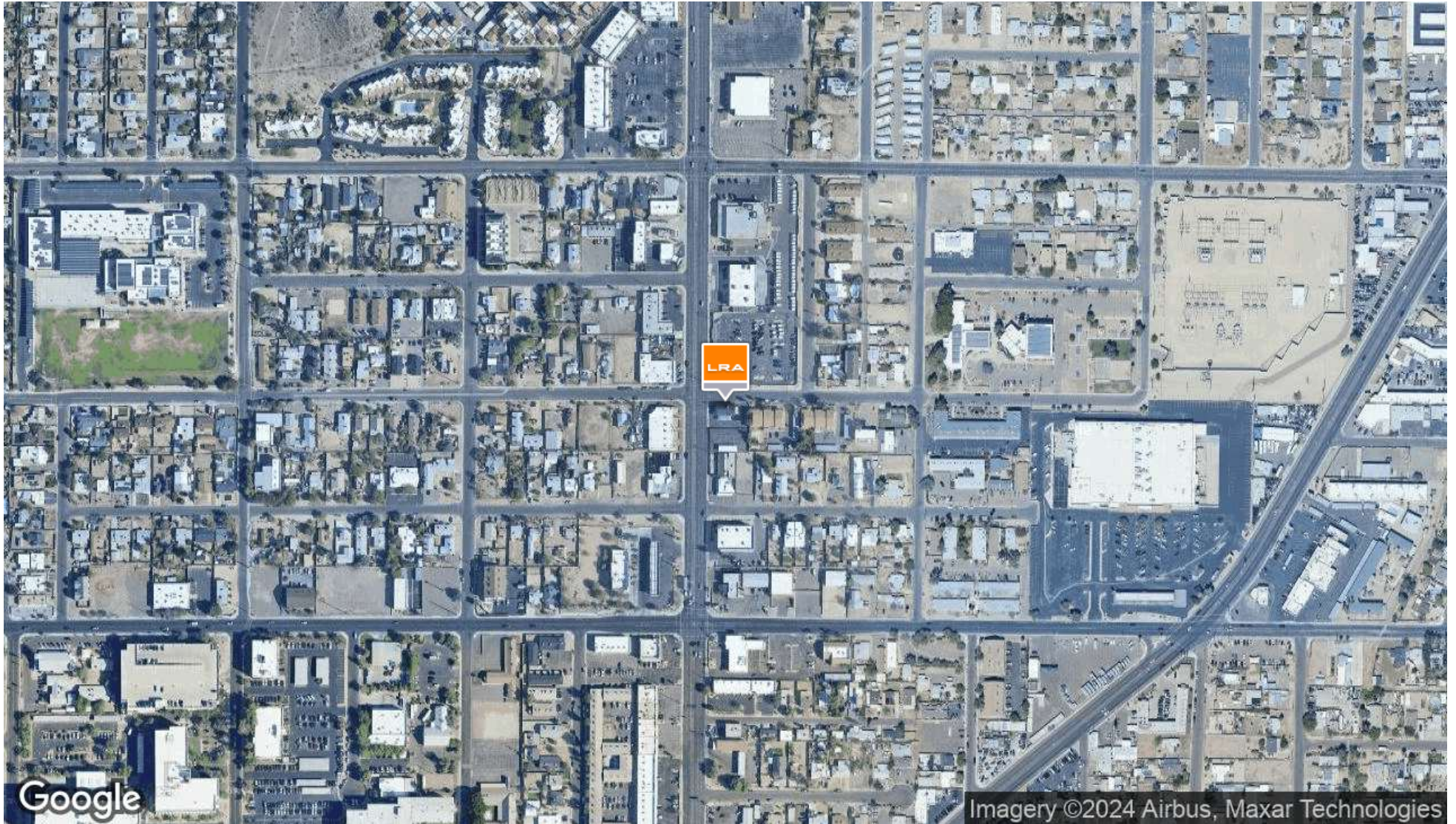
- Centrally Located
- Bar area
- Kitchen Hood
- Walk-In Cooler
- Monument signage
- Street Frontage

LRA

FREESTANDING RESTAURANT/BAR BUILDING FOR LEASE

9521 N 7th St

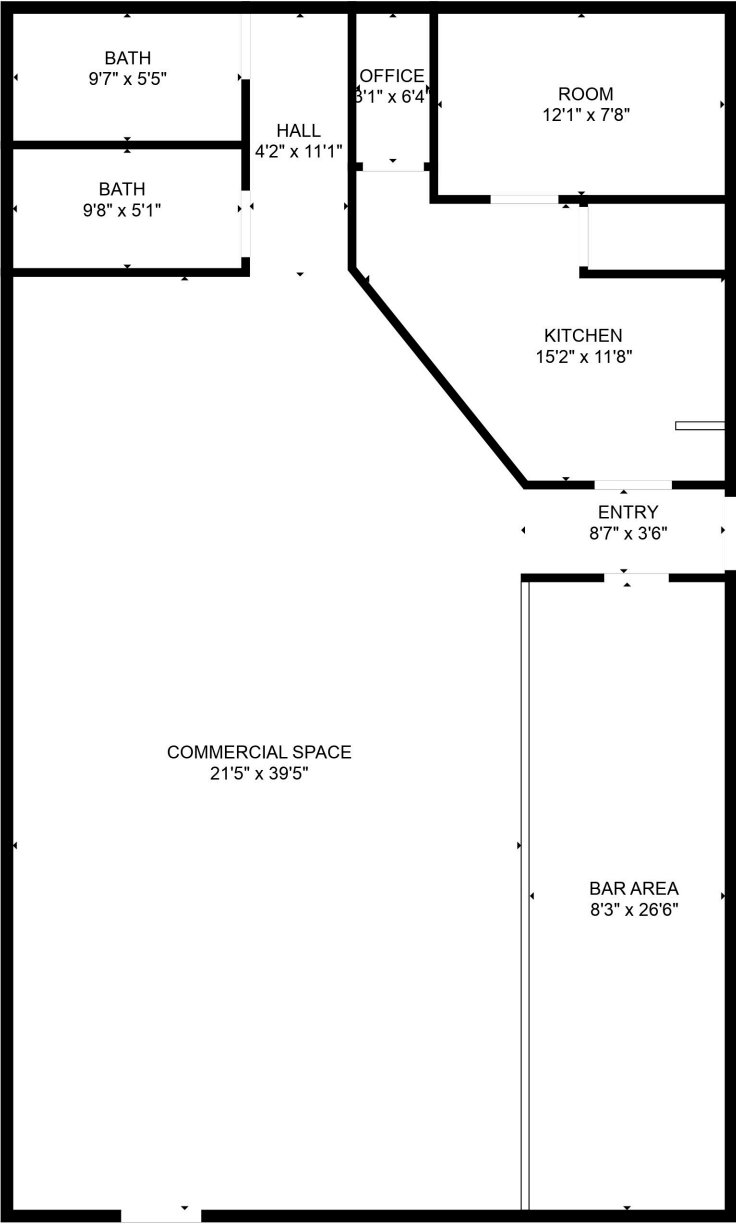
9521 N 7th St | Phoenix, AZ 85020



[www.lrarealestate.com](http://www.lrarealestate.com)

**BRYAN MORTENSEN**  
Associate Broker  
C 602.621.3770  
[bryanm@lrphx.com](mailto:bryanm@lrphx.com)

LRA

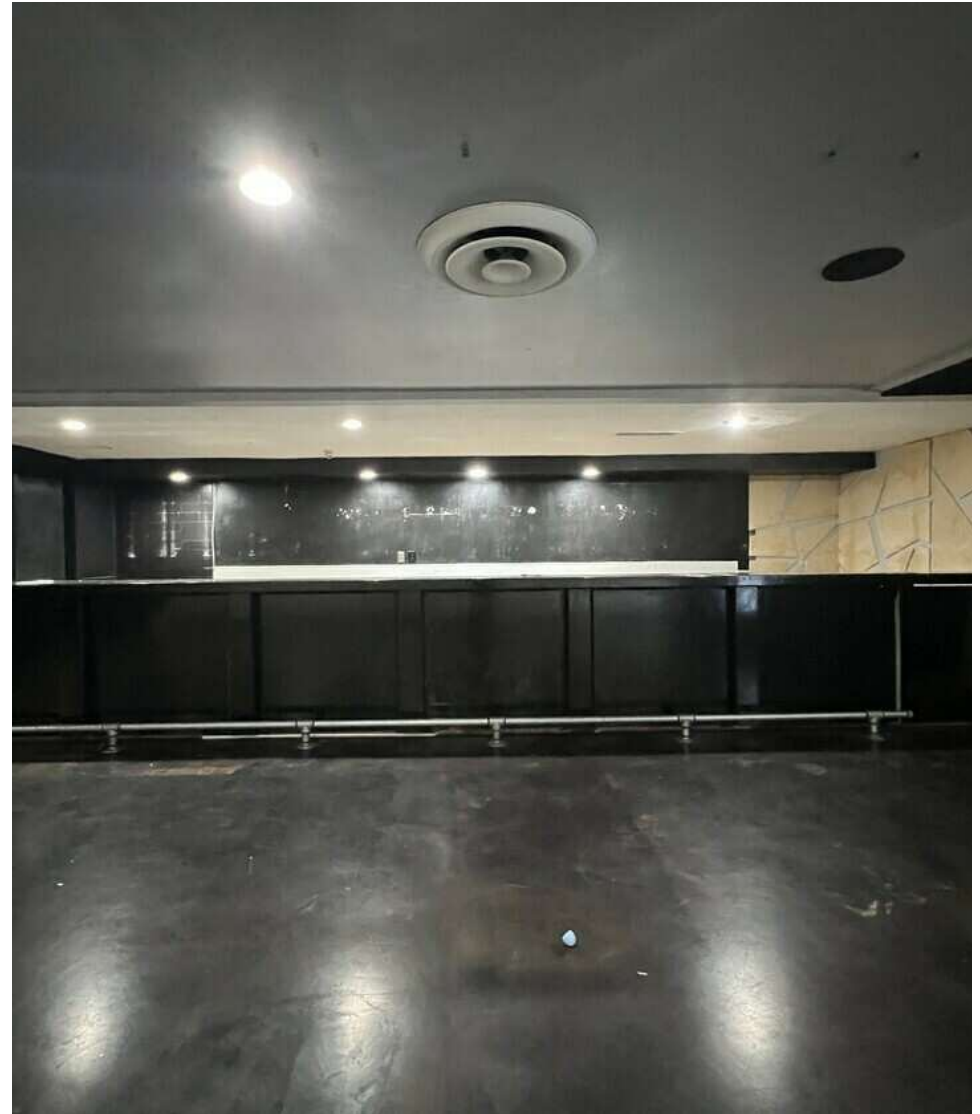
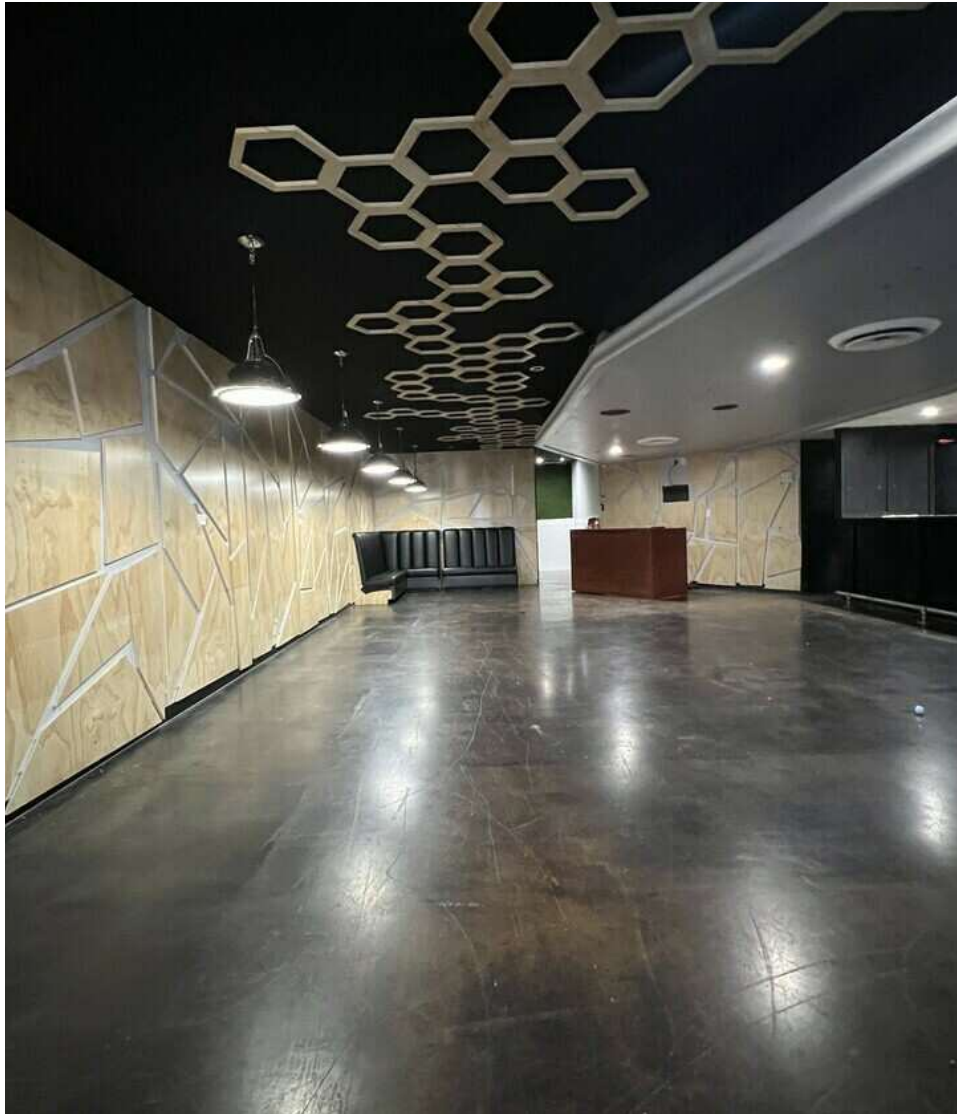




FREESTANDING RESTAURANT/BAR BUILDING FOR LEASE

9521 N 7th St

9521 N 7th St | Phoenix, AZ 85020





Map  
data  
©2024  
Google



# FREESTANDING RESTAURANT/BAR BUILDING FOR LEASE

## 9521 N 7th St

9521 N 7th St | Phoenix, AZ 85020

### POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	15,706	49,577	104,848
Average age	38.3	37.2	38.4
Average age (Male)	37.5	36.1	37.6
Average age (Female)	39.4	38.6	39.2

### HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total households	6,708	20,022	43,521
# of persons per HH	2.3	2.5	2.4
Average HH income	\$52,620	\$64,051	\$72,746
Average house value	\$243,126	\$329,939	\$362,499

### ETHNICITY (%)

	1 MILE	2 MILES	3 MILES
Hispanic	37.7%	36.6%	28.1%

### RACE

	1 MILE	2 MILES	3 MILES
Total Population - White	13,520	41,329	87,090
Total Population - Black	589	2,068	4,728
Total Population - Asian	173	764	2,751
Total Population - Hawaiian	21	73	159
Total Population - American Indian	450	930	1,986
Total Population - Other	712	3,456	6,085

\* Demographic data derived from 2020 ACS - US Census

