



**896 SF - 20,045 SF
AVAILABLE FOR LEASE**

**JUICE ZONE
COMING SOON!**

7TH STREET PLAZA

**710-822 E UNION HILLS DRIVE
PHOENIX, AZ 85024**



DENA ZELL
602.386.5691
dzell@camcre.com

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

2701 E. CAMELBACK RD., SUITE #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



PROPERTY SUMMARY

AVAILABLE 896 - 20,045 SF

PROPERTY HIGHLIGHTS

- ZONING: C2, City of Phoenix
- Great Proximity to SR 51, Loop 101 and I-17
- Anchored by Goodwill and Dollar Tree
- Excellent Demographics

PROPERTY DESCRIPTION

Retail - Neighborhood Center

TENANTS



TRAFFIC COUNTS

N 7th Street: 29,807 VPD

S 7th Street: 32,654 VPD

E Union Hills Drive: 20,674 VPD

W Union Hills Drive: 25,203 VPD



DENA ZELL
602.386.5691
dzell@camcre.com

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

2701 E. CAMELBACK RD., SUITE #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM



SITE PLAN

Shop	Tenant	SF
A2	North Valley Bicycles	1,877
A4-8	AVAILABLE	4,125
A10-12	Eleganze Beauty Salon	1,755
A14	Water Well	1,170
A15	Mi Pueblo Mexican Restaurant	996
A18	Bosa Donuts	1,900
B1	AVAILABLE	5,585
C4	European Grocery	1,200
C6-8	Ava Bakery	1,800
C10	Juice Zone	900
C12	Cell Phone Repair	900
C14	Dragon Bowl	1,800
C16-24	Creative Beginnings	7,977

Shop	Tenant	SF
D2	Arizona Family Karate	1,520
D4	Dream Dinners	1,303
D6-8	Dental Office	2,252
D12	AVAILABLE	1,948
D14	AVAILABLE	896
D16	AVAILABLE	1,365
D18	Little Caesar's Pizza	978
D20	Capri Nails	980
D22	Imagine Wellness Chiropractic	1,303
A	Goodwill	35,534
E	Desert Financial Credit Union	5,577
F	Dollar Tree Store	15,032
O	AVAILABLE	20,045



DEMOGRAPHICS



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	20,557	114,370	261,113
Average Age	34.2	34.7	34.8
Average Age (Male)	31.5	33.2	33.6
Average Age (Female)	37.3	36.6	36.4



AVG. HH INCOME

	1 MILE	3 MILES	5 MILES
Average HH Income	\$58,872	\$67,599	\$68,076
Average House Value	\$219,505	\$254,131	\$254,107



HH UNITS

	1 MILE	3 MILES	5 MILES
Total Households	8,847	47,473	106,030
# of Persons per HH	2.3	2.4	2.5



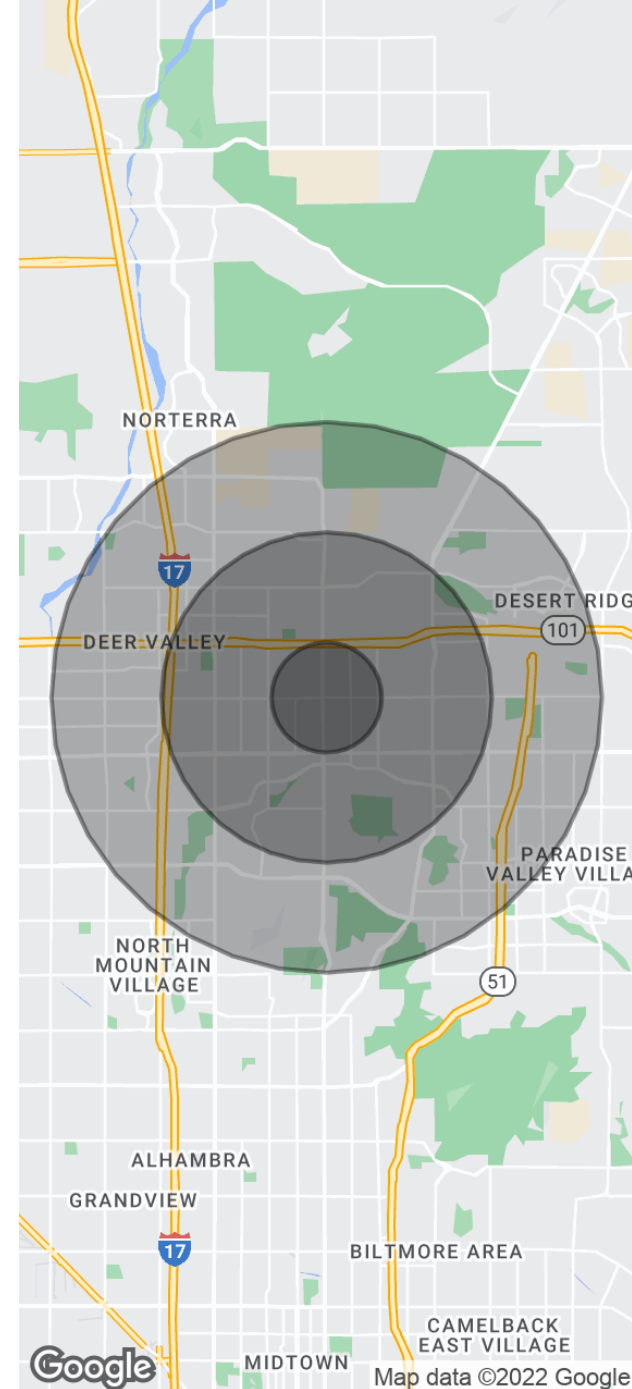
DAYTIME POPULATION

	1 MILE	3 MILES	5 MILES
Total Daytime Pop	10,803	81,817	193,832
Workers	4,053	46,544	111,189
Residents	43.9	23.7	23.4



HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2022 Households	10,738	54,423	123,039
2027 Households	12,288	59,082	133,277



NEC 7TH STREET & UNION HILLS DRIVE



DENA ZELL
602.386.5691
dzell@camcre.com

NATALIE JAAFAR
602.386.5710
njaafar@camcre.com

2701 E. CAMELBACK RD., SUITE #170, PHOENIX, AZ 85016 | 602.489.7990 | WWW.CAMCRE.COM

